

**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING**

**August 3, 2009**

The City Council of the City of Grand Junction convened into regular session on the 3<sup>rd</sup> day of August 2009 at 7:03 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Bill Pitts, Linda Romer Todd, and Council President Bruce Hill. Councilmember Gregg Palmer was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Councilmember Todd led in the Pledge of Allegiance followed by an invocation by Bob Pollack, Fruita United Methodist Church Trustee.

**Appointments**

Councilmember Coons moved to re-appoint Bennett Boeschenstein, Dennis Devore, and Gust Panos and Appoint Brian Meinhart for three year terms to expire July 2012 to the Riverfront Commission. Councilmember Beckstein seconded the motion. Motion carried.

Councilmember Beckstein moved to ratify the appointment of Peggy Page as the Downtown Development Authority Representative on the Historic Preservation Board for the remainder of a four year term expiring December 2011. Councilmember Kenyon seconded the motion. Motion carried.

**Certificates of Appointment**

Scott Howard was present to receive his certificate of appointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District.

Doug Conant and Dr. Keith Dickerson were present to receive their certificates of appointment to the Urban Trails Committee.

**Citizen Comments**

Ken Sublett, 413 Montero Street, said he is a bicyclist. He said bicycling in Grand Junction is not as easy as it could be. He was present to discuss the possibility of appointing a bicycle advocate. Secondly, he asked that bicycling be addressed in the Comprehensive Plan. Having notoriety as cycle-friendly, the City of Grand Junction would attract bicyclers to the City.

**Presentations****Business Incubator**

Chris Reddin, Executive Director for the Business Incubator, presented an annual update. She discussed what is needed to start a business and how the Incubator helps entrepreneurs with those efforts. She expressed that the current location is perfect for their needs. She listed the various programs they provide and the services they deliver to help grow businesses in the community. They are connected to a number of on-line social networks.

Councilmember Coons noted that the services are not just for for-profit businesses but can also help non-profit businesses as well.

**Mesa Developmental Services**

Jeff Nichols, Executive Director for Mesa Developmental Services (MDS), presented an update. MDS was founded in 1966 and is a 501(c)(3) but is in the top twenty as far as employment. They serve 600 people, 230 are children. Over 11% are locals. They have early intervention and early childhood programs. More than one out of every ten people on the street has some sort of disability. Ninety percent of their funding is Federal or State sources. Officially they serve all of Mesa County but the vast majority live in and around the City of Grand Junction. The biggest benefit is to provide the minimum amount of assistance to have individuals productive in the community. They work hard to get people as independent as possible.

MDS is looking at a wide variety of improvements to their services and to their funding. They also look for partnerships and coordination of services in the community. They have felt the affect of the State funding cuts and are waiting to know what is to be expected, but they have positioned themselves very well to weather the storm.

Councilmember Coons noted it is a remarkable program.

**Council Comments**

Council President Hill announced that the Council will take public comment for the Downtown Uplift Project which is later on the agenda.

There were no other Council comments.

**\*\*\* CONSENT CALENDAR \*\*\***

Councilmember Pitts read the Consent Calendar and then moved to approve items #1 through #9. Councilmember Todd seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

*Action: Approve the Minutes of the July 13, 2009 and the July 15, 2009 Regular Meetings*

2. **Setting a Hearing on the Issuance of Downtown Development Authority (DDA) Tax Increment Revenue Bonds and Pledge the Tax Increment Revenues of the City for Payment of the Bonds – Series 2009**

On April 3, 2007, a majority of qualified voters within the boundaries of the Grand Junction, Colorado Downtown Development Authority (DDA) authorized the City to issue bonds or other indebtedness for the purpose of financing certain capital improvements within the DDA's "Plan of Development" area. The voters also authorized the pledge of tax increment funds for payment of the bonds. The City Council is authorized by the City Charter to authorize the issuance of such tax increment revenue bonds and now desires to cause the bonds to be issued, to authorize and direct the application of the proceeds and to provide security for the payment.

Proposed Ordinance Authorizing the Issuance of the City of Grand Junction, Colorado, Downtown Development Authority Tax Increment Revenue Bonds, Series 2009; Pledging the Tax Increment Revenues of the City for the Payment of the Bonds; and Related Matters

*Action: Introduction of Proposed Ordinance and Set a Public Hearing for August 17, 2009*

3. **Setting a Hearing on Cross Referencing Old Municipal Code Numbering with New Numbering System to Allow the Transition Between the Two Systems**

Staff has been working on reorganizing and renumbering of the Municipal Code and other reference documents such as the Zoning and Development Code, the various manuals (SSID, TEDS, and SWMM), the various neighborhood and corridor plans and other important previously approved documents in order to have them on the internet for easy public access. At this point, the work is close enough to completion that a transition ordinance is in order to allow any reference to the current Code (soon to be Old Code) to apply to the newly numbered Code (soon to be New Code).

Proposed Ordinance Providing for a Cross Reference Between the 1994 Code of Ordinances Old Numbering System and the New Numbering System

*Action: Introduction of Proposed Ordinance and Set a Public Hearing for August 17, 2009*

4. **Setting a Hearing on Fiesta Guadalajara Rezone, Preliminary Development Plan, and Vacation of Right-of-Way, Located at 710 and 748 North Avenue and 705 and 727 Glenwood Avenue** [File # RZ-2009-037]

Requests for: 1) zone property located at 710 and 748 North Avenue and 705 and 727 Glenwood Avenue to PD (Planned Development) with default zones of C-1(Light Commercial) and R-8 (Residential 8 du/ac), 2) approval of a Preliminary Development Plan, and 3) vacation of the west 7.5' of the north/south alley located east of North 7<sup>th</sup> Street and south of Glenwood Avenue.

Proposed Ordinance Rezoning Property, Known as the Fiesta Guadalajara Rezone, Located at 710 and 748 North Avenue and 705 and 727 Glenwood Avenue to a PD (Planned Development) Zone

Proposed Ordinance Vacating a Portion of North-South Alley Right-of-Way Located West of North 7<sup>th</sup> Street and South of Glenwood Avenue

*Action: Introduction of Proposed Ordinances and Set a Public Hearing for August 17, 2009*

5. **Setting a Hearing on the Redlands Vista Planned Development Rezone and Amendment to the Preliminary Development Plan, Located at West Ridges Blvd., School Ridge Rd., and Ridge Circle Drive** [File #PFP-2009-092]

Amend the existing Ordinance for Redlands Vista in the Ridges Preliminary Development Plan (PDP) to increase the density from 3.8 dwelling units per acre, to 6.7 dwelling units per acre. The redesign includes private streets.

Proposed Ordinance Rezoning and Amending the Preliminary Development Plan for Redlands Vista Planned Development, Lot 1 and Lot 2, Block Twenty-One, the Ridges Filing No. Four, Located at West Ridges Blvd., School Ridge Road, and Ridge Circle Drive

*Action: Introduction of Proposed Ordinance and Set a Public Hearing for August 17, 2009*

6. **Setting a Hearing on Zoning the Fults Annexation, Located at 3066 F Road**  
[File #ANX-2009-130]

A request to zone the 3.72 acre Fults Annexation, consisting of one parcel located at 3066 F Road, to an R-4 (Residential – 4 units per acre) zone district.

Proposed Ordinance Zoning the Fults Annexation to R-4 (Residential – 4 Units Per Acre), Located at 3066 F Road

*Action: Introduction of Proposed Ordinance and Set a Public Hearing for August 17, 2009*

7. **Setting a Hearing on Rezoning Property Located Between Ute Avenue and Pitkin Avenue, Between S. 5<sup>th</sup> and S. 6<sup>th</sup> Street and Between Ute Avenue and Pitkin Avenue from S. 7<sup>th</sup> Street, East 230 Feet** [File #RZ-2008-342]

A request to rezone Block 139, consisting of 2.52 acres more or less, and a portion of Block 137, consisting of 1.45 acres more or less, from C-1 (Light Commercial) to B-2 (Downtown Business) for the purposes of facilitating a new fire station and police building on City owned property.

Proposed Ordinance Rezoning Parcels of Land from C-1 (Light Commercial) To B-2 (Downtown Business), Located Between Ute and Pitkin Avenues from S. 5<sup>th</sup> Street to S. 6<sup>th</sup> Street and from S. 7<sup>th</sup> Street East Approximately 230 Feet

*Action: Introduction of Proposed Ordinance and Set a Public Hearing for August 17, 2009*

8. **Setting a Hearing on Vacating the North/South Alley Between Ute Avenue and Pitkin Avenue, East of South 7<sup>th</sup> Street and a Portion of the East/West Alley Between South 7<sup>th</sup> and South 8<sup>th</sup> Street South of Ute Avenue** [File #VR-2008-342]

Request to vacate alleys within Block 137 of the Original Town Site of Grand Junction for the purposes of consolidating City-owned parcels and the construction of a new Fire Station.

Proposed Ordinance Vacating Alley Rights-of-Way Located Between Ute and Pitkin Avenues, East of South 7<sup>th</sup> Street

*Action: Introduction of Proposed Ordinance and Set a Public Hearing for August 17, 2009*

9. **Purchase of Self Contained Breathing Apparatus (SCBA) for the Fire Department**

Purchase of 64 Self Contained Breathing Apparatus (SCBA) units with accessories for the Grand Junction Fire Department to replace existing units. All the existing SCBA units are non-compliant with the National Fire Protection Association (NFPA) standards and need to be replaced at one time to ensure training and emergency safety procedures are met.

*Action: Authorize the City Purchasing Division to Award a Contract to Municipal Emergency Services (MES) of Englewood, CO in the Amount of \$395,875.25 for the Purchase of 64 Scott NXG7 SCBA Units*

**ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Public Hearing— Reigan Growth Plan Amendment, Located at 2202, 2202 ½ and 2204 H Road** [File #GPA-2009-069]

The petitioners, Robert and Marie Reigan, Jerry D. Patterson and TEK Leasing LLC, request adoption of a resolution to amend the Growth Plan Future Land Use Map from Mixed Use to Commercial/Industrial for three properties that total 12 +/- acres located at 2202, 2202 ½ and 2204 H Road. The Planning Commission recommended denial of the proposed Growth Plan Amendment request at their May 26, 2009 meeting.

Council President Hill announced there was a request received to withdraw this growth plan amendment, therefore the item will be taken off the agenda.

**Public Hearing—Peiffer Annexation and Zoning, Located at 2454 Bella Pago Drive** [File #ANX-2009-113]

A request to annex and zone 2.10 acres, located at 2454 Bella Pago Drive to R-2 (Residential 2 du/acre). The Peiffer Annexation consists of one (1) parcel and includes a portion of Bella Pago Drive.

The public hearing was opened at 7:32 p.m.

Judith Rice, Associate Planner, presented this item. She described the site, the location, and the request. She noted that the current City zoning to the east of the property is R-2 not R-4. She asked that the Staff Report and attachments be entered into the record. The applicant was present but did not wish to speak.

There were no public comments.

The public hearing was closed at 7:35 p.m.

**a. Accepting Petition**

Resolution No. 63-09—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Peiffer Annexation, Located at 2454 Bella Pago Drive and Including a Portion of the Bella Pago Drive Right-of-Way is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4364—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Peiffer Annexation, Approximately 2.10 Acres, Located at 2454 Bella Pago Drive and Including a Portion of the Bella Pago Drive Right-of-Way

**c. Zoning Ordinance**

Ordinance No. 4367—An Ordinance Zoning the Peiffer Annexation to R-2 (Residential 2 Du/Acre) Zone District, Located at 2454 Bella Pago

Councilmember Todd moved to adopt Resolution No. 63-09 and Ordinance Nos. 4364 and 4367 and ordered them published. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

**Public Hearing—Monument Village Commercial Center Annexation and Zoning, Located at 2152 Broadway** [File #ANX-2009-116]

Request to annex and zone 5.77 acres, located at 2152 Broadway, to B-1 (Neighborhood Business). The Monument Village Commercial Center Annexation consists of one parcel, and 1.54 acres of right-of-way.

The public hearing was opened at 7:36 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the site, the location and the request. She asked that the Staff Report and attachments be entered into the record. The application does meet the criteria of the Zoning and Development Code. The annexation will create a small enclave. The applicant is present but does not wish to make a presentation.

There were no public comments.

The public hearing was closed at 7:38 p.m.

**a. Accepting Petition**

Resolution No. 64-09—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Monument Village Commercial Center Annexation, Located at 2152 Broadway and Includes Portions of Right-of-Way for Monument Village Drive and Rio Hondo Road and all of Monument Lane is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4368—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Monument Village Commercial Center Annexation, Approximately 5.77 Acres, Located at 2152 Broadway and Includes Portions of Right-of-Way for Monument Village Drive and Rio Hondo Road and all of Monument Lane

**c. Zoning Ordinance**

Ordinance No. 4369—An Ordinance Zoning the Monument Village Commercial Center Annexation to B-1 Neighborhood Business, Located at 2152 Broadway

Councilmember Beckstein moved to adopt Resolution No. 64-09 and Ordinance Nos. 4368 and 4369 and ordered them published. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

**Public Hearing—Clarifying Ordinance No. 4188 in Regard to Section 36-17 of the Municipal Code and Ordinance No. 4234 Regarding the Inclusion of the Usage of Golf Carts in the 2003 Model Traffic Code for Colorado**

The Municipal Code was amended with Ordinance No. 4188 to include a parking violation for stopping, standing or parking in whole or in part on a planting strip in Section 36-17(a). The City's intent was for subsections (b), (c) and (d) to remain unaltered and in full force and effect. Similarly, the 2003 Model Traffic Code was amended with Ordinance No. 4234 to include usage of golf carts on public roads. See Section 36-2. The City's intent was for sections 705, 1102, 1409, 1416, 1417, 1418 and 1503 as amended by Ordinance No. 4110 to remain in full force and effect. As clarified, these sections will promote statewide uniformity in traffic regulation.

The public hearing was opened at 7:39 p.m.

John Shaver, City Attorney, presented this item. He explained that it is the second reading and is purely a housekeeping matter that came up through the recodification review. The City has its own parking code and is different from that which is in the Model Traffic Code.



Councilmember Todd asked about the golf carts mentioned in the proposed ordinance. City Attorney Shaver explained that the City also has a specialized Code relative to golf carts on roadways. Golf carts are allowed under City Code around Mesa State College and also around the Bookcliff Country Club. The proposed ordinance does not change the substance, but clarifies the other sections that were to remain in full force and effect.

There were no public comments.

The public hearing was closed at 7:44 p.m.

Ordinance No. 4370—An Ordinance Clarifying Ordinance No. 4188 Regarding the Municipal Code and Ordinance No. 4234 Regarding the 2003 Model Traffic Code of Colorado as Adopted by the City of Grand Junction

Councilmember Kenyon moved to adopt Ordinance No. 4370 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

### **Negotiate Somerville Ranch and Anderson Ranch Lease**

The Somerville and Anderson ranches comprise approximately 12,000 acres of deeded land within the Whitewater and North Fork of Kannah Creek basins. The ranches are a critical component of the City of Grand Junction's drinking water system. The ranch lands provide source water protection and the water allocated to the ranches are used for irrigation to maintain City owned water rights for future municipal use. The Utilities Department solicited interested parties in March 2009 to submit proposals on leasing the properties. The Department received eleven proposals from area ranchers, farmers, and the Colorado Division of Wildlife. Utilities Staff conducted in-depth personal interviews with eight of eleven presenters and selected three proposals for final consideration and completed on-site visits of their current properties.

Council President Hill clarified the action before them is to authorize Staff to negotiate the lease with Howard and Janie Van Winkle.

Rick Brinkman, Water Services Manager, presented this item.

Councilmember Kenyon asked Mr. Brinkman to provide background on these ranches.

Mr. Brinkman advised the current lessees are Cliff and Judy Davis and have been leasing the Somerville Ranch for 12 years and the Anderson ranch for 30 years. The City purchased those ranches for the water rights and must use the water beneficially to retain the water rights. The City does that by having the ranches be run as ranches for irrigation and hunting. The leases are about \$40,000 per year and the payments go to the Water Fund.

Councilmember Coons asked Mr. Brinkman what the process is for leasing the ranches. Mr. Brinkman said it has been a family run operation for many years. City Staff talked about other options like having a manager; this would cost the Water Fund money so they decided to advertise for bids for proposals. The City received eleven proposals. Staff reviewed them and interviewed eight because three decided not to interview. The eight people were interviewed in person and Staff narrowed it down to three. Those three were notified. City Staff looked at those three operations. Staff then met with the Property Committee and provided a matrix of all the proposals, then a subsequent meeting was set with the Property Committee where all members were present. The Property Committee recommended the Van Winkle's proposal and the desire to keep the lease in private hands rather than a public entity such as the Division of Wildlife.

Councilmember Todd commended Staff for their time and effort in reviewing and interviewing the applicants.

Councilmember Kenyon moved to authorize Staff to negotiate with Howard and Janie Van Winkle for a ten-year lease on the Anderson and Somerville Ranches. Councilmember Coons seconded the motion.

Rex Beach stood and asked if he will have an opportunity to speak and he was advised he could speak at the end of the meeting under Citizen Comments.

Motion carried.

### **Downtown Uplift Recommendations**

The DDA will present their final recommendation for the Downtown Uplift renovation of Main Street, including concept, scope, and timeline.

Heidi Hoffman Ham, DDA Executive Director, presented this item. She referred to the other members of the team who were present. She noted that several members of the DDA and DTA boards are also present.

She talked about the efforts and how the improvements will be paid for by the DDA. She described the number of outreach efforts that have taken place. The design has been modified to reflect many of those comments and the feedback received.

Ted Ciavonne, Ciavonne, Roberts, and Associates, is the design architect, and he presented the preferred alternative concept. As a result of the feedback received, they have incorporated the 100 and 200 blocks of Main Street. They modified the 400 block of Main Street which will no longer be totally pedestrian, and they shifted and balanced a few of the uses throughout the project, such as the play areas. Some of the plan did extend across First Street intersection, although it is realized that is not a part of the

project. One of the ideas is to soften the First and Main corner to be more like an entrance instead of being overwhelmed by Two Rivers Convention Center. Improvements are proposed to be made to make the 2<sup>nd</sup> and 3<sup>rd</sup> Street intersections to be a part of the downtown. In the four hundred block, much of the parking was added back in and the performance area would also be the fountain area. The three, four, and five hundred blocks of Main Street would also have play areas.

Councilmember Todd asked about the interactive water feature. Mr. Ciavonne advised when the street is open, the fountain would be on, when the street is closed and the area is needed for performances, the fountain would be shut off.

Steve Thoms, DDA/DGJBID chairman and a downtown business owner, encouraged the approval of the preferred alternative. He believes that the improvements will stimulate activity on Main Street. He listed the number of other improvements that have occurred in the downtown and how they have stimulated business.

Councilmember Beckstein asked if some of the changes are required due to safety. Ms. Ham concurred and said parking is being standardized as to width and depth and also adding handicap spaces in the mid blocks where there will be ramps or on grade entrances onto the sidewalk. The net loss is four parking spaces. There will be spaces gained on the side streets.

Councilmember Pitts asked if all the property owners in the area have weighed in on the proposal. Ms. Ham said yes and they have mailed and emailed everyone on those blocks involved in this project.

Councilmember Kenyon thanked Ms. Ham and the DDA board for the intense and long effort in the development of the Plan. He especially thanked Mr. Ciavonne on how well they listened to the public.

Councilmember Todd asked Ms. Ham to clarify the funding for the project. Council President Hill interjected that once the direction is determined, then the DDA along with Staff will work out the details. Councilmember Todd stated she wanted the "who is paying for this?" question to be addressed for the public. Ms. Ham said all the DDA projects are funded from the DDA tax mechanism and the tax comes from the property owners in the downtown district.

Council President Hill added that Colorado Avenue was funded by DDA funding as well as most of 7<sup>th</sup> Street.

Council President Hill opened the floor for public comments.

Aaron Hart, with Hart Music since 1971, said he has had a love for Main Street since he was a young boy. It means a lot for it to stay as a viable business community. He is concerned about the four hundred block. They have a petition that has been signed by four hundred block business owners and other merchants which he submitted to the City Clerk. Thirty-eight people object to any changes to the parking. Many of the merchants in the four hundred block have customers that rely on short term parking. Because the parking issue affects the merchants, he urged the City to keep as many parking spots as possible.

Ron Maupin, 2441 Wellington Court, owns Haggly of Vendors Emporium, said he is more impressed that the public was involved. He has a concern that there is no place for the tour buses to park or a truck and trailer travel. Two Rivers Convention Center is heavily signed with no parking. He is concerned about proceeding with the two hundred block without knowing the final design of the hotel. He said he hopes there is still room for cars to back out without getting into traffic. He encouraged the City to proceed with this design.

Mancel Page, 444 Main, Page Parson Jewelers and resides at 746 Grand Avenue, said he has spent 50 years in the Downtown Development Authority. His concern is, when you lose parking you lose business, so keep as much parking as possible.

Jenna Alley, Formal Affair, 555 Main Street, stated that her business has already been affected by the metered parking and parking garage. The parking lot behind her business has been reduced. Her business relies on short term parking to thrive. Events such as Farmers Market hurts her business. Her business has been there 34 years. She continues to get complaints on parking and the parking meters from her customers who are trying to pick up a dress or tuxedo. She did not receive an email or letter from the Downtown Development Authority. She fears any loss of parking.

Bill Wagner, member of Downtown Development Association Board, also a downtown property owner, said he thought the public had been heard on wanting a more radical concept for downtown. He agrees about the views on the metered parking. He did not feel getting rid of the meters would affect revenues. His family has had a downtown business since 1948. He said that Main Street has been a diamond for the community. He encouraged the Council to accept the preferred plan as proposed.

Milton Long, 237 White Avenue, Apt. B, said there are no parking meters in front of his house and that is good.

DDA Executive Director Ham said that there is a back-up lane and that will be maintained. As far as the hotel, they did talk to the Reimers and they agree they should not tear up the street twice, so they will make sure utility stubs are designed in.

Councilmember Coons read a statement from Councilmember Palmer who was absent. She asked that it be entered into the record (see attachment).

Councilmember Kenyon moved to approve the Design Concept for the project as recommended by the DDA and to authorize the City Manager and Staff to proceed with development of cost projections/allocations and timelines for the project, and continue to evaluate the parking situation. Councilmember Todd seconded the motion.

Council President Hill asked for more clarification on the addition to the motion. Councilmember Kenyon advised that he means to continue to evaluate the parking situation with future discussions.

Councilmember Coons said she is not a merchant and because she has no experience she values the comments by those merchants but she is a consumer. She tends to go and shop at places and she often struggles to find a place to park, which for her is not necessarily a negative because on her walk from the parking place to her destination, she see more things to buy or come back to look at. She understands those that want to run in and run out but she thinks there are many shoppers like her that want to “see what’s new” when she walks to her destination. She thinks it is a great design.

Councilmember Beckstein represents the City Council on the Downtown Development Authority (DDA) and the DDA has been listening to the consumer, the businesses and property owners and the biggest issue is the parking, it is always a discussion. Another comment is to keep Main Street as Main Street. No one really wants things to change dramatically between Fourth and Fifth Streets. A lot of comments are that the stores do not necessarily benefit from the events that take place downtown. She urged caution as far as events and to consider the storefronts. She said they are still open to what the public and the business owners have to say.

Councilmember Pitts thanked Councilmember Kenyon for adding the comment on the parking. He was concerned about the one owner who said they were not notified.

Council President Hill asked that the Parking Management Advisory Group (PMAG) reactivate and he identified some of the issues with free parking. His concern with the motion is that the last sentence was not to direct the Downtown Development Authority to make changes. They can’t put numbers to something that continues to change. He suggested Council be advised with the net loss or gain of parking.

Councilmember Todd questioned what her second was to. As they move forward, she took the parking issue to be downtown in general and not necessarily for this project. She suggested splitting the motion as the language has changed.

Council President Hill said it was the intent to address parking in downtown, not just Main Street.

Councilmember Kenyon agreed that was his intent.

Councilmember Beckstein suggested they go back to the original motion and then direct the City Manager to work on the other issues relative to parking.

Councilmember Beckstein moved to amend the motion to strike the words "to continue to evaluate parking management". Councilmember Todd seconded the motion. Motion carried to amend the motion 4 to 2 with Councilmembers Kenyon and Pitts voting NO.

A vote was called on the amended motion. Amended motion carried 5 to 1 with Councilmember Pitts voting NO.

Councilmember Kenyon moved to direct the City Manager to continue to evaluate the downtown parking management and bring a report back to City Council. Councilmember Beckstein seconded the motion. Motion carried.

Council President Hill called a recess at 9:03 p.m.

The meeting reconvened at 9:14 p.m.

### **Non-Scheduled Citizens & Visitors**

Rex Beach, 230 Pabor, Fruita, was a finalist for the Somerville and Anderson Ranch leases. He said it was a great process and he spent over a year researching and putting together a proposal as a ranch manager. He said it took a great deal of time researching and talking to folks and other agencies. He asked for the opportunity to present his proposal to the City Council. It is ten year lease and it is important to give the opportunity for the best guy to get the job. Although Mr. Van Winkle was selected because of his knowledge of water rights, he assured the City Council he too would protect the water. He is frustrated because he put so much time into the proposal, he feels he should have the opportunity to present.

There were no other citizen comments.

### **Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 9:22 p.m.

Stephanie Tuin, MMC  
City Clerk

**Deana Pietro - downtown statement**

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**From:** Gregg Palmer  
**To:** Teresa Coons  
**Date:** 8/2/2009 6:48 PM  
**Subject:** downtown statement

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Teri,

Thanks for reading this into the record for me.

" I appreciate the opportunity to read into the record my thoughts on the downtown uplift project. Clearly as a downtown merchant and property owner for 30 years, this is an important topic for me. Given my multi state downtown business interests, I think I have a broad perspective on both healthy and successful down towns, and those who have lost their competitive edge.

First, I want to complement the DDA board, staff, and others who have worked so very hard on this project. I commend you on the effort to gather so much input and so many ideas in reaching your preferred alternative. I have worked with merchant groups before, so I know the challenges you faced. Though I will stray from your conclusion, I applaud your commitment to making downtown Grand junction better. Thank you.

I want to say what a truly unique downtown area we have. Having seen literally dozens of down towns, and talked with merchants nation wide over my many decades in retail, we have a jewel here that we should protect first, and change only with great deliberation. This down town is currently the communities number one tourist attraction, and a consistently strong commercial area. It needs to remain just that.

This is my greatest concern. I absolutely believe that we need to freshen up our main street. I believe, however, that the changes are more modest than proposed. I fully support the tenants of concept two, all through out the down town area. Widening side walks, adding some fountains and play features, maintaining the serpentine road way, and making it as customer friendly as possible. I stress customer friendly, because I fear some of the proposed changes are more geared towards entertainment, rather than retail. I do not support any loss of parking, and I can not endorse the notion of a super block concept. The original design, so successful for 45 years, treated all the blocks evenly. It should continue that way. We do not need a stage area, as I believe ample areas exist to rotate he occasional venue. The Avalon, Wells Fargo, and two rivers among them. There is a belief implied in this design that says the more people down town, the more successful merchants will be. While this may be counter intuitive, it is not true, and most merchants will attest to this. Shoppers and visitors are different . Retail is fragile, and we need to preserve retail first and foremost.

My years of retail experience across the western United States, my conversations with retailers nation wide, and my discussions with citizens here at home all tell me the same thing. We need to freshen up main street, we should not change the basic character of retail, parking must remain, and all the blocks should be treated equally.

I ask my fellow council members to head the wisdom of those whose lives and fortunes are invested on these very streets. Approve concept two for the entire length of the project, and reject the super block concept. "

Thank you for reading this for me. Believe it or not, I was brief.