

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

September 16, 2009

The City Council of the City of Grand Junction convened into regular session on the 16th day of September 2009 at 7:02 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Bill Pitts, and Council President Bruce Hill. Absent was Councilmember Linda Romer Todd. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Hill called the meeting to order. Councilmember Palmer led in the Pledge of Allegiance.

Presentations

Annual Buffer Program Update: Margie Latta of Mesa Land Trust presented their Annual Update.

Ms. Latta reviewed the Mesa Land Trust and their purpose. The buffer program is going into their tenth year. This is the second year that all the partners are contributing financially. The Trust works with willing land owners that want to place a conservation easement onto their property. The Trust also seeks grant funds for conservation easement acquisition. They have acquired thirty easements since the year 2000.

This year the local newspaper has provided some coverage to the efforts of the Trust. Articles in the paper resulted in a flurry of inquiries to the Trust regarding conservation easements.

Ms. Latta displayed an aerial photo of the Palisade buffer with the conservation easements obtained identified. The Trust has made progress on acquisitions along the river. There are also a number of easements along the view shed of the interstate.

Next the Fruita buffer was displayed. The Trust has seven easements in that area.

Ms. Latta then reviewed the financial information and she thanked the City for their continued support. She listed all the various grants and how Grand Junction funding has been leveraged. She concluded by saying they will be ready to start the 2010 grant process next year.

Councilmember Palmer asked Ms. Latta to explain conservation easements. Ms. Latta said the restrictions on development are determined by the size of the property and the development rights on the property. A conservation easement is when a property owner

allows the Trust to buy some or all of the development rights. Occasionally a property owner will choose to keep some of the development rights.

Councilmember Palmer asked how using those development rights still leaves a buffer. Ms. Latta said that isn't what typically happens; on small parcels the owners usually don't want it further developed.

Councilmember Kenyon thanked Ms. Latta and the Trust for their tremendous work. He encouraged their continued efforts.

Councilmember Coons extolled the work of the Trust and how their efforts are benefiting the community. She inquired about rumors of lawsuits. Councilmember Kenyon clarified that there are questions on the appraised value of such easements on the eastern slope.

Ms. Latta said there were some unethical appraisals in the southeast portion of the State but that controversy has tapered off and it is mostly behind them. Some of their clients were audited. One of the ways that was addressed is an accreditation program which audits land trusts through the national organization. The Mesa Land Trust became accredited this year; only one of sixty land trusts accredited.

With that Ms. Latta thanked the City Council.

Citizen Comments

There were none.

CONSENT CALENDAR

Council President Hill read the Consent Calendar. Councilmember Coons moved to approve items #1 through #3. Councilmember Palmer seconded the motion. Motion carried by roll call vote with Councilmember Kenyon abstaining on item #3.

1. Construction Contract for the Lower No Thoroughfare Trail Connector

Lower No Thoroughfare Trail is one of the highest priorities for the Riverfront Commission and Urban Trails Committee, as it will provide a much safer and efficient trail connection between the Hwy 340/Broadway trail section and the very popular Monument Road bicycle corridor. Total project cost is estimated to be \$369,754, including approximately \$55,000 for inspection services and Staff time. A GOCO Trails Grant received through Mesa County (\$250,329) and contributions from the Colorado Riverfront Foundation (\$50,000) and Mesa

County (\$160,000) will cover the total costs of the project and will be reimbursed to the City.

Action: Authorize the City Manager to Sign a Construction Contract with Skyline Contracting Inc., of Grand Junction, Colorado for the Lower No Thoroughfare Canyon Trail Construction Project in the Amount of \$314,674.00

2. **Amendment to FAA Grant for the Airport to Fund the Aviation Ramp**

AIP-41 is a \$1,750,000.00 Grant for additional funding of the General Aviation Ramp Reconstruction Project at the east end of the ramp. Total funding for this project with this grant is \$11,325,667.00. This grant will complete the funding of this project. The Supplement Co-sponsorship Agreement is required by the FAA as part of the grant acceptance by the City.

Action: Authorize the Mayor and City Attorney to Sign the Original FAA AIP-41 Grant Documents for General Aviation Ramp Reconstruction at the Grand Junction Regional Airport and Authorize the City Manager to Sign the Supplemental Co-sponsorship Agreement for AIP-41

3. **Appointment of Council Member Tom Kenyon to Colorado Municipal League Policy Committee**

Resolution No. 79-09—A Resolution Appointing Council Member Tom Kenyon to Represent the City on the Colorado Municipal League Policy Committee

Action: Adopt Resolution No. 79-09

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Tiara Rado Golf Course Irrigation Replacement

This project will replace the 40 year old irrigation system at Tiara Rado Golf Course that is deteriorating and in some cases beyond repair. This approval request is for the irrigation contractor (\$1,152,776) and material purchase (\$519,904.50) for a total cost of \$1,672,680.50.

The second phase of this project (pond construction and dirtwork) will be bid in October. If approved, the City will realize future cost savings through reduced irrigation repairs, reduced pump repairs and decreased electrical costs. It is also anticipated that one full time position will be reduced at the course (through retirement in 2010) and will not be replaced as a result of the more efficient irrigation system.

Rob Schoeber, Parks and Recreation Director, presented this item. He advised this project has been on the "to do" list for several years and due to some creative thinking the Department has a proposal that he believes will be well received. The irrigation system is forty years old and is failing in many different areas. The project presented is Phase I; besides the obvious benefits there will be water savings, increased water storage capacity, and better wildlife habitat. The hope is that there will be no interruption of play during the work. That is the reason for seeking a specialty contractor for the job. Although the project overall is \$1.6 million, over \$500,000 will be spent locally on the materials.

Jay Valentine, Assistant Financial Operations Manager, explained the reasoning for loaning the golf course the funding to take advantage of the current construction environment which will be paid back with interest so the general fund will be investing in this project.

Mr. Schoeber advised the plan is that the course will stay open, but an effort will be made to notify the golfers as the back nine will be closed over winter during the construction.

Council President Hill asked for the term of the loan. Mr. Valentine said fifteen years is the estimate but the Finance Department is looking at other funding to buy down a part of the loan. Mr. Valentine said there will be other savings in energy, in maintenance, and a retirement will take place so Staff will be reduced. The new system will allow for a Staff reduction.

Council President Hill asked about Phase II. Mr. Valentine said they will be back before the City Council for that approval.

Councilmember Kenyon asked if, at the same time, they will improve the cart paths.

Doug Jones, Golf Course Superintendent, said they do plan to address that as well as spreading some of the dirt around in needed areas. He also detailed how the water rights will be rearranged.

Councilmember Palmer moved to authorize the City Purchasing Division to enter into a construction contract with Formost Construction, Murrieta, CA in the amount of \$1,152,776 and authorize the City Purchasing Division to purchase the irrigation materials from Grand Junction Pipe in the amount of \$519,904.50. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Sharon Pellam, 422 Rose Hill Road, approached the City Council.

City Attorney Shaver advised that the Pellams are the property owners adjacent to the No Thoroughfare Trail. He received a letter from the Pellam's attorney and he called and left a message. It is his intention to discuss the matter with the Pellam's attorney.

Ms. Pellam said they purchased the property about two years ago and had the property surveyed. After they purchased the property, they received a letter that the City wanted to speak to the Pellams. They were told the City owned that property. The Pellams researched the deed and the only exception was a right-of-way for the Redlands Canal. They again met with the City. Apparently the Redlands Canal gave the property to the Riverfront Foundation which then sold the property to the City. The City then advised the Pellams to move their fence. She wondered why they were contacted if there wasn't a question. This action will force the Pellams to put in a new access and move their fence.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:50 p.m.

Stephanie Tuin, MMC
City Clerk