

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

October 5, 2009

The City Council of the City of Grand Junction convened into regular session on the 5th day of October 2009 at 7:02 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Bill Pitts, Linda Romer Todd, and Council President Bruce Hill. 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 Pitts led in the Pledge of Allegiance followed by a moment of silence.

Proclamations

Proclaiming October 2009 as “Kids Voting Month” in the City of Grand Junction

Proclaiming the Week of October 4-10, 2009 as “National 4-H Week” in the City of Grand Junction

Proclaiming the Week of October 4-10, 2009 as “Fire Prevention Week” in the City of Grand Junction

Citizen Comments

There were none.

Council Comments

There were none.

City Manager’s Report

Laurie Kadrach, City Manager, reported to the City Council regarding the previous question and vote that was considered for a public safety facility. After the last meeting on the matter, there was a workshop to discuss the next steps and she was directed to report to the community. Ms. Kadrach described the steps that the City intends to take toward meeting the public safety needs in the community. The main tone is to listen to the community and then define the citizen concerns and ideas and understand the public sentiment. She described the various ways Staff will interact with the community in order to solicit ideas and concerns.

The hope is to have a report back to the City Council by spring 2010.

City Manager Kadrach advised that they are trying to build capacity within the existing budget so they are ready for the next steps.

Councilmember Kenyon said the City needs a handout to respond to concerns from the community. He referred to a number of comments on why the City appears to be spending money on other items. He also wanted to be included in the invitation for any meetings in his district.

City Manager Kadrach advised the next report will be the 3rd quarter financial information.

Council President Hill asked if that will be in two weeks to which Ms. Kadrach responded affirmatively.

CONSENT CALENDAR

Councilmember Todd read the Consent Calendar and then moved to approve items #1 through #5. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the September 14, 2009, and the September 16, 2009 Regular Meetings

2. **Setting a Hearing on Correcting Legal Descriptions on Various Annexation and Zoning Ordinances and Resolutions**

A discrepancy in the legal description of Barker Annexation No. 2 recently became known when a development application was filed for the proposed Carson Subdivision, which occupies the same area. An improvement survey was completed and submitted as part of the subdivision application and discrepancies in the property description were discovered. This Ordinance corrects the discrepancies found in the prior ordinances and resolutions.

Proposed Ordinance Amending Ordinance No. 3666 and Ordinance No. 3667 Annexing Territory to the City of Grand Junction, Colorado, Barker Annexation No. 2, Located at 172 Lantzer Avenue; 2934 Highway 50 and 2937 Jon Hall Drive

Action: Introduction of a Proposed Ordinance and Set a Hearing for October 19, 2009

3. **Purchase of Type III Ambulance**

Purchase of Type III Ambulance for the Grand Junction Fire Department (GJFD) to replace an existing unit.

Action: Authorize the Purchasing Division to Award a Contract to Life Line Emergency Vehicles through Rocky Mountain Emergency Vehicles of Denver, CO in the Amount of \$174,254 for the Purchase of a Type III Ambulance for the Grand Junction Fire Department

4. **Design/Build Persigo Waste Water Treatment Plant Shop Building**

This approval request is for the contract award for the Design and Construction of a shop building to be located at the Persigo Waste Water Treatment Plant (WWTP).

Action: Authorize the Purchasing Division to Enter into a Contract with PNCl Construction for the Design and Construction of a Shop Building in the Amount of \$107,252

5. **CDBG Subrecipient Contracts for 2008 CDBG-R (Stimulus) Funds and Projects within the Community Development Block Grant (CDBG) Program Year** [File #CDBG-2008-08, 2009-02,03, 04 and 07]

The Subrecipient Contracts formalize the City's award of a total of \$411,201 to various non-profit organizations allocated from the City's 2008 CDBG-R and 2009 CDBG Program as previously approved by Council.

Action: Authorize the City Manager to Sign the Subrecipient Contracts with Housing Resources of Western Colorado, HomewardBound of the Grand Valley, St. Mary's Senior Companion Program and the Grand Junction Housing Authority for the City's 2008 CDBG-R and 2009 Program Year Funds

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Free Holiday Parking in the Downtown

The Downtown Partnership and Development Authority have requested free parking in the downtown area again this year during the holiday shopping season. City Staff recommends Free Holiday Parking in all of downtown, including the first floor of the Rood Avenue parking structure, with the exception of government offices areas and shared-revenue lots.

Jodi Romero, Financial Operations Manager, presented this item noting Heidi Hoffman Ham, DDA Director, was also present. Ms. Romero explained the program and why it is being requested. The program has been in place for many years and is very popular with the downtown merchants.

Councilmember Kenyon asked how much money is lost with the program. Ms. Romero said those revenues are not budgeted as the program has been in place for many years but the revenues not collected are around \$20,000.

Councilmember Coons moved to vacate parking enforcement at all designated, downtown, metered spaces, and signed parking from Thanksgiving to New Year's Day, except loading, no parking, handicapped, and unbagged meter spaces surrounding government offices and in shared revenue lots. Free metered spaces will be clearly designated by covering the meters with the well-known "Seasons Greetings-Free Parking" red plastic bag. Councilmember Beckstein seconded the motion.

Councilmember Palmer asked if he needs to disclose a conflict as his business is directly affected by this program. City Attorney Shaver advised that the program is of general application and his disclosure is sufficient.

Motion carried.

Public Hearing—Accepting Improvements and Assessments Connected with Alley Improvement District No. ST-09

Improvements to the following alleys have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 3rd to 4th, between Glenwood Avenue and Kennedy Avenue*
- East/West Alley from 9th to 10th, between Main Street and Rood Avenue*
- East/West T Alley from 17th to 18th, between North Avenue and Glenwood Avenue*
- East/West Alley from 11th to 12th, between Hill Avenue and Teller Avenue**

* Phase A Alleys

** Phase B Alley

The public hearing was opened at 7:29 p.m.

Tim Moore, Public Works and Planning Director, presented this item. He described the location of the alleys that have been improved. He noted that last year the percentages for the Owner/City portions were adjusted, which he detailed.

Councilmember Kenyon asked for clarification on the action. City Attorney Shaver advised the public hearing and subsequent adoption is for tonight.

There were no public comments.

The public hearing was closed at 7:31 p.m.

Ordinance No. 4383—An Ordinance Approving the Assessable Cost of the Improvements Made in and for Alley Improvement District No. ST-09, Phase A and Alley Improvement District ST-09, Phase B in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

Councilmember Kenyon moved to adopt Ordinance No. 4383 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Gunnison Avenue Revocable Permit [File #RVP-2009-101]

Request for a Revocable Permit to allow the undeveloped right-of-way between 28 ½ Road and Harris Road to be used for outdoor storage, fencing and vehicular access.

Judith Rice, Associate Planner, presented this item. She described the request, the location, and the site. She asked that the Staff Report and the attachments be entered into the record. She said the request meets the criteria of the Zoning and Development Code and it is recommended for approval.

Councilmember Palmer asked if the City is going to abandon that portion of Gunnison Avenue. Ms. Rice said the City Engineering Staff was not comfortable with vacating the area. Councilmember Palmer expressed that this could be an issue with Grand Junction Concrete Pipe using so much of the right-of-way if the revocable permit were to ever be revoked it would be a hardship. Ms. Rice agreed but noted that Grand Junction Concrete Pipe mostly uses it for circulation. The boat company however uses it more for storage.

Resolution No. 78-09—A Resolution Concerning the Issuance of a Revocable Permit to Brumbaugh Properties LLC and Grand Junction Concrete Pipe Company

Councilmember Palmer moved to adopt Resolution 78-09. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

Public Hearing—RQ Annexation and Zoning, Located at 3131 D Road [File # ANX-2009-144]

Request to annex and zone 20.02 acres, located at 3131 D Road to R-8 (Residential 8 du/acre) and CSR (Community Services and Recreation) districts. The RQ Annexation consists of one parcel and no right-of-way.

The public hearing was opened at 7:37 p.m.

Judith Rice, Associate Planner, presented this item. She described the request, the site, and the location. She asked that the Staff Report and attachments be entered into the record. The request meets the criteria of the Zoning and Development Code and the Planning Commission recommended approval on September 8, 2009.

Council President Hill commented that the 201 Boundary bisects the property. Ms. Rice agreed. Council President Hill asked if the City has jurisdiction. City Attorney Shaver advised that once the annexation petition is accepted and it includes that property, it is lawful to proceed. It will likely be brought back to the Persigo Board for a movement of the 201 boundary line.

The applicant was present but did not wish to speak.

There were no public comments.

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

a. Accepting Petition

Resolution No. 80-09—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the RQ Annexation, Located at 3131 D Road is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4384—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, RQ Annexation, Approximately 20.02 Acres, Located at 3131 D Road

c. Zoning Ordinance

Ordinance No. 4385—An Ordinance Zoning the RQ Annexation to R-8 (Residential 8 DU/Acre) and CSR (Community Services and Recreation), Located at 3131 D Road

Councilmember Beckstein moved to adopt Resolution No. 80-09 and Ordinance Nos. 4384 and 4385 and ordered them published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing—Taylor III Rezone, Located at 2711 G Road [File #RZ-2008-293]

Request to rezone 0.07 acres located at 2711 G Road, from PD (Planned Development) zone district to R-5 (Residential 5 du/acre) zone district.

The public hearing was opened at 7:41 p.m.

Judith Rice, Associate Planner, presented this item. She described the request, the site, and the location. She asked that the Staff Report and attachments be entered into the record. The request meets the criteria of the Zoning and Development Code. The Planning Commission recommended approval of the rezone on September 8, 2009.

Councilmember Palmer asked if the property is currently in the City. Ms. Rice answered affirmatively.

The applicant was not present.

The public hearing was closed at 7:43 p.m.

Ordinance No. 4386—An Ordinance Rezoning a Portion of the Property Known as the Taylor III Rezone from PD (Planned Development) to R-5 (Residential 5 DU/Acre), Located at 2711 G Road

Councilmember Coons moved to adopt Ordinance No. 4386 and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:44 p.m.

Stephanie Tuin, MMC
City Clerk