

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

November 30, 2009

The City Council of the City of Grand Junction convened into regular session on the 30th day of November 2009 at 7:00 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 Kadrich, 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 followed by a moment of silence.

Appointments

Councilmember Kenyon moved to re-appoint Ebe Eslami and Reginald Wall and appoint Richard Schoenrad and Rob Burnett to four year terms all to expire October, 2013 to the Planning Commission and appoint Lyn Benoit as 1st alternate to the Planning Commission and Gregory Williams as 2nd alternate to the Planning Commission and both to the Zoning Board of Appeals to expire October 2013. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Certificate of Appointment

John Stevens was present to receive his certificate of appointment to the Grand Junction Regional Airport Authority.

Presentations/Recognitions

Citizen Budget Advisory Committee Members

John Borgen and Jeff Phillips were recognized for their work with City Staff on the development of the 2010 Budget by Councilmember Beckstein.

Mr. Borgen said he learned a lot about City government, his previous experience in the corporate world was not nearly as vigorous. He complimented the City Staff.

Mr. Phillips was impressed with the openness of the process.

The two were presented with Certificates of Appreciation.

Council Comments

Council President Hill recognized Boy Scout Troop #333 in attendance.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Pitts read the Consent Calendar and then moved to approve items #1 through #4. Councilmember Todd seconded the motion. Motion carried by roll call vote with Councilmember Kenyon voting NO.

1. Minutes of Previous Meetings

Action: Approve the Minutes of the November 16, 2009 and the November 18, 2009 Regular Meetings

2. Setting a Hearing to Create Alley Improvement District 2010

A successful petition has been submitted requesting a Local Improvement District be created to reconstruct the following alley:

- East/West Alley from 11th to 12th, between Belford Avenue and North Avenue

Resolution No. 90-09—A Resolution Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create within said City Alley Improvement District No. ST-10 and Authorizing the City Engineer to Prepare Details and Specifications for the Same

Action: Adopt Resolution No. 90-09 and Set a Public Hearing for January 4, 2010

3. Setting a Hearing on Zoning the Matthews Enclave Annexation, Located along the Colorado River West of 25 Road and South of the Riverside Parkway [File #ANX-2009-209]

A request to zone the 10.53 acre Matthews Enclave Annexation, consisting of one privately-owned parcel and portions of two publicly-owned parcels, less 0.83 acres of public right-of-way, to a CSR (Community Services and Recreation) zone district.

Proposed Ordinance Zoning the Matthews Enclave Annexation to CSR (Community Services and Recreation), Located along the Colorado River West of 25 Road and South of the Riverside Parkway

Action: *Introduction of a Proposed Ordinance and Set a Hearing for December 14, 2009*

4. **2010 Rates and Fees**

Propose rate/fee increases of 4% for a 2010 annual pass for Lincoln Park and Tiara Rado Golf Courses, 10.7% in the Persigo plant investment fee, and 2.5% net increase in ambulance transport fee as presented and discussed during City Council budget workshops.

Resolution No. 91-09—A Resolution Adopting Fees and Charges for Annual Golf Passes at Tiara Rado and Lincoln Park Golf Courses, Plant Investment Fees for the Persigo Wastewater Treatment Plant and Ambulance Transport

Action: *Adopt Resolution No. 91-09*

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Construction Contract for the 7th Street (26 ½; F ½) Bridge Replacement Project

This Project entails replacing a 52 year old bridge over the Grand Valley Irrigation Company's Highline Canal with a new precast concrete structure. This bridge has been identified by the State of Colorado as "structurally deficient" with an overall structural rating of 37.8%. This low structural rating requires the bridge have posted weight limits restricting heavy trucks on this section of 7th Street. The bridge replacement project is scheduled to begin on January 11, 2010 with a final completion date of April 16, 2010 and is being 80% funded by a Federal Highway Administration Grant.

Tim Moore, Public Works and Planning Director, presented this item. He described the bridge proposed to be replaced, the financing for the project, and the timing to be around water in the irrigation canal. There were three bridges found to be deficient and this is the third and last one to be replaced.

Councilmember Palmer moved to authorize the City Manager to sign a construction contract with Mays Concrete, Inc. of Grand Junction, Colorado for the 7th Street Bridge Replacement Project in the amount of \$303,740.00. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing—Reman Rezone, Located at 555 West Gunnison Avenue and Two Adjacent Properties [File # RZ-2009-163]

Request to rezone 1.76 acres, from C-1(Light Commercial) to C-2 (General Commercial).

The public hearing was opened at 7:13 p.m.

Michelle Hoshide, Associate Planner, presented this item. She described the request, location, and site. The Future Land Use Map does allow for both zonings, either C-1 or C-2. She asked that the Staff Report and attachments be entered into the record.

Councilmember Palmer inquired about goal six of the draft Comprehensive Plan and noted that it encouraged the preservation of the business, such as Springworks. He didn't have an issue with the rezone but noted that this was the first instance of encouraging the promotion of businesses. Ms. Hoshide responded that this wording was included to ensure that this particular business owner would not have to move or go through the rezoning process if the business were to expand in the future.

Councilmember Todd said that this particular owner has had to move to this current location because he could not expand to meet the Code with the zoning and landscaping requirements. She thinks this new wording is very appropriate.

There were no public comments.

The public hearing was closed at 7:16 p.m.

Ordinance No. 4393—An Ordinance Rezoning Three Parcels of Land from C-1 (Light Commercial) to C-2 (General Commercial), Located at 555 West Gunnison Avenue and Two Adjacent Parcels (Reman Rezone)

Councilmember Todd moved to adopt Ordinance No. 4393 and ordered it published. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Public Hearing—Landmark Baptist Church Rezone, Located at 1600 Ute Avenue
[File # RZ-2009-195]

Request to rezone 3.53 acres located at 1600 Ute Avenue, from C-2 (General Commercial) zone district to C-1 (Light Commercial) zone district.

The public hearing was opened at 7:17 p.m.

Judith Rice, Associate Planner, presented this item. She described the request, location, and site. The Future Land Use Map does designate the property as commercial so the zoning is allowed on the property. Ms. Rice described the uses proposed. Elementary schools are not allowed in the C-2 district, hence the request. She asked that the Staff Report and attachments be entered into the record.

Councilmember Todd inquired about the adjacent properties still being zoned C-2, and asked if there would be an issue. Ms. Rice noted that there are other C-1 zone districts to the west and residential zone districts one block to the north.

There were no public comments.

The public hearing was closed at 7:21 p.m.

Ordinance No. 4394—An Ordinance Rezoning the Property Known as the Landmark Baptist Church Rezone from C-2 (General Commercial) to C-1 (Light Commercial), Located at 1600 Ute Avenue

Councilmember Beckstein moved to adopt Ordinance No. 4394 and ordered it published. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

Public Hearing—Expanding the Boundaries for the Downtown Development Authority (DDA)

The DDA has been petitioned by Mesa County Board of County Commissioners, the Mesa County Library District and the City to include various properties into the DDA boundaries. Inclusion of these properties within the DDA Boundaries will serve to promote community stability and prosperity by improving property values, assist in the development and redevelopment of the district and provide for the continuance of economic health in the community.

The public hearing was opened at 7:22 p.m.

Heidi Hoffman Ham, Downtown Development Authority (DDA) Executive Director, presented this item. She explained that the property owners have requested that they be included into the Downtown Development Authority. The DDA board has reviewed the requests and approved all of them for inclusion.

John Shaver, City Attorney advised that the parcel numbers, the addresses, and the legal descriptions be included in the ordinance to ensure all the properties are addressed.

Councilmember Todd asked if all the properties are contiguous with the existing DDA. Ms. Ham responded affirmatively.

Councilmember Coons asked what the benefit of inclusion is. Ms. Ham said these properties are all publicly owned, so no tax revenues will be reaped, but for redevelopment sake it is beneficial if they are all within the same boundary.

Councilmember Palmer asked for further clarification on the redevelopment, i.e., the City Center Catalyst projects. Ms. Ham advised that if, during redevelopment, the properties are conveyed into private ownership, then the DDA would reap tax revenues. The Catalyst project is still very perceptual, nowhere near ready to present.

Councilmember Palmer asked if a private property owner can petition to be removed from the DDA. Ms. Ham said yes, there is a process for that request.

Councilmember Kenyon asked if the properties will receive a benefit from inclusion but yet are not going to pay into the DDA. Ms. Ham said the hope is that the properties in the Grand/Ouray area would eventually be privately owned and there would be a future benefit.

Councilmember Todd asked about the process of exemption from the DDA. Ms. Ham said there is a process, yet there are benefits and value to being part of the DDA.

Councilmember Palmer asked if any of the City-owned parcels have been reviewed by the Property Committee and would that affect anything if they were part of the DDA.

Laurie Kadrach, City Manager, said yes, the Property Committee has reviewed this and Staff was directed to get them ready for sale.

Councilmember Palmer asked if the inclusion in the DDA boundary would affect the ability to sell or change the sale price. City Manager Kadrach said she didn't think it would. City Attorney Shaver responded there would be no legal reason for it to change.

Councilmember Pitts said it is his understanding that the properties are contiguous with the DDA. Ms. Ham said they are. City Attorney Shaver said a boundary map can be provided, the maps provided include only the parcels being presented.

Council President Hill noted this does not have anything to do with inclusion in the Business Improvement District.

Councilmember Todd asked that in the future a companion map of existing boundaries be provided.

There were no public comments.

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

Ordinance No. 4395—An Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority

Councilmember Kenyon moved to adopt Ordinance No. 4395 and ordered it published. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing and Budget Presentation—2009 Mill Levies, 2009 Supplemental Appropriation and the 2010 Budget Appropriation

The resolutions set the mill levies of the City of Grand Junction (City), Ridges Metropolitan District, and the Downtown Development Authority (DDA). The City and DDA mill levies are for operations; the Ridges levy is for debt service only.

The public hearing was opened at 7:34 p.m.

Laurie Kadrach, City Manager, presented this item. She introduced the presentation with the City Core Values. She again thanked the Budget Advisory Committee members.

City Manager Kadrach began with the strategies for the budget. Sustainability which includes living within the City's means. There were several freezes in 2009, and 2010 is beginning in the same fashion as there will be a spending freeze in the first quarter. A second strategy included was to continue with Capital Projects, that is, the City's "local stimulus projects". Lastly the development process has been a focus. Projects that were ready to go were moved through the process first.

City Manager Kadrach explained the budget reduction from 2008 to 2010, a decrease of 14.5%. She then highlighted the capital spending. Two large capital projects were completed between 2005 and 2008 (the Riverside Parkway Project and the Ranchman's Ditch Project). The local economic impact for each dollar spent is \$1.75.

Relative to revenues, total revenue has decreased by 11%, however sales and use tax revenue is expected to decrease 16%. The decreases are due to the decrease in development and the loss of jobs in the energy industry. The unemployment figures are also up.

City Manager Kadrach's forecast for the economy has some bright spots such as Cabelas in Mesa Mall, which is the first in Colorado. There is renewed interest in some projects due to the reduction in construction costs. A new regional restaurant and a new big box retail outlet are expected.

For 2010, the strategies will be budget management, a 1st quarter spending freeze, and continuing to reduce the workforce and look toward recovery. The workforce reduction is targeting 2006 levels even though the community is not the same as it was in 2006 so service delivery will be a challenge. The number of employees per 1,000 in population has actually decreased since the 1980's.

Councilmember Todd asked if some of the full-time positions will become seasonal or part-time. City Manager Kadrach said not in 2010, but possibly in 2011.

Councilmember Beckstein asked how the workforce reduction will affect service delivery. City Manager Kadrach said they are trying to make it seamless. She gave examples of some the subtle differences like less street sweeping and less road patching. The doors will be open and customers will be addressed and emergency services will respond.

Greg Trainor, Utilities, Street Systems and Facilities Director, explained what his department does including water, sewer, trash, leaf removal, providing irrigation water in the Ridges, patching streets, and maintaining all the City's forty-four buildings. All of these divisions have long range business plans to maintain sustainability. Another focus is conservation of the City's natural resources. He mentioned a number of projects that have increased capacity.

Relative to the budgets, Mr. Trainor explained how his divisions also reduced the 2009 budget significantly and how savings were realized. Nine positions are vacant, the utilities systems rebated customers due to the decrease in fuel costs and an energy conservation project has been implemented throughout City building's which will result in significant savings. There are also some capital projects planned for 2010. There is a Compressed Natural Gas Fuel Project for the trash trucks and utility rates will not increase for 2010 even though they are much less than surrounding entities.

Councilmember Pitts asked about the implementation of the Compressed Natural Gas Project and the time frame. Mr. Trainor said it is proceeding along two fronts: first a facility at the municipal services center. Trash trucks are expected in 2010 that will accommodate compressed natural gas. Secondly, the excess methane at the Persigo Plant will be utilized for fuel in the future. That project is high priority but does not currently have funding.

Councilmember Todd asked about the reduced amount of overlays and chip seal when maintenance has already been deferred. She wondered what the impact will be on that asset. Mr. Trainor said next year's budget will be at the same level for spring clean-up and crack fill and sealing will also be at the same level. It is hoped that the economy will allow that same level of service. If not, priorities would have to be determined.

Fire Chief Ken Watkins then presented his operation and budget. One significant event in 2009 was the Preserve Fire. The Fire Department does serve a much larger population than the just the City limits. The Fire Department also provides other services outside the City limits such as hazardous material containment and search and rescue. He explained their 2009 budget decrease which included being reduced by three positions, the ambulance billing not being brought in house, and not hiring a trainer. Even without additional funds, a Wildland Fire Response team was created in 2009. They

were also able to move all dispatching of all non emergent calls to the Communication Center, which has improved service and keeps the dollars in the valley.

For 2010, the Fire Department is planning for some new equipment: a platform ladder truck (partially grant funded) and a new ambulance. The new ladder truck will likely improve the City's insurance rating. The Department is also looking at improving processes such as the burn permit process and fire inspection. They are also conducting a study with Clifton Fire Department for joint operations to improve operations for both communities.

Councilmember Coons asked for clarification on the dispatching, is it only the non-emergent? Chief Watkins said all dispatching is now at the Communication Center.

Councilmember Kenyon asked about the issue with burn permits. Chief Watkins said the issues are that many do not understand the responsibilities under the issued permit. The first step is an educational campaign.

Tim Moore, Public Works and Planning Director, advised the main focus of the department is to build community. He pointed out the 29 Road Extension project, the development of the Comprehensive Plan, paving roads and the neighborhood program specifically. The Public Works Department manages the City's construction projects, the City traffic system through the Traffic Engineering Department, Community Development and Planning, and Neighborhood Services. As with the other departments, the 2009 budget was reduced significantly with the economic downturn. The Department is reduced by eight positions and has realized construction savings.

For 2010, the 29 Road project will continue. They will be managing the utility projects mentioned earlier, balancing work force with work load (there will be some reductions with early retirement in 2010), and pursuing grant opportunities. The Public Works and Planning Department is looking forward to the new planning software which will improve processing for the Planning Division and the adoption of the revised Zoning and Development Code.

Councilmember Coons asked Mr. Moore to repeat the number of meetings for the Comprehensive Plan. Mr. Moore said they have held over 174 meetings with a variety of groups and in a number of venues, and sent out a four page insert in the Daily Sentinel. It has been a comprehensive outreach process.

Debbie Kovalik, Economic, Convention and Visitor Services Director, first spoke to how the various divisions in this department have been reorganized with the main focus of hospitality. She listed a number of events that have been hosted by this department. Ms. Kovalik then spoke to the budget reduction in 2009 including reducing two positions. They strive to match their revenue stream. One of the accomplishments in 2009 was an

upgrade to the Visitor Center Exhibit. The number of events at the Avalon Theatre almost doubled, increasing the revenue stream for that venue.

Looking toward 2010, the department will continue to match revenues. The Visitor Center will be open 362 days, the web presence will continue to be updated and the plan is to complete the partnership agreement with the Grand Junction Symphony for their use of the Avalon Theatre.

Interim Police Chief John Camper presented his overview starting with the 2009 budget reduction but with maintaining a high level of service. The Police Department oversees the Communication Center which serves 19 Police and Fire agencies. The 2010 budget is shown to increase due to interfund charges for fleet and technology in conjunction with the new CAD/RMS system. That will be somewhat offset by grant revenue. Maintenance will be incurred on the two systems during the transition. For 2009, the budget was reduced by decreasing overtime, reducing three positions, and all training was cut back. In 2010, five positions will be filled with grant funding. The Police Department has taken on employees from other departments to fill some key positions and thus maintain jobs for current City employees. Besides the new CAD/RMS/JMS (jail management) system, Grand Junction is a node for the new COPLINK system which connects agencies all over the State.

Looking at 2010, there will be the hiring of a new Police Chief, improving E911 operations, overhauling the training program, and becoming fully staffed. The Department is just about to be reaccredited by CACP and the internal affairs process is being assessed to ensure it is modern and up-to-date. An online reporting system is also planned. They are also working on the facility needs of the Police Department as well as for the Fire Department. The reductions are being looked in innovative ways.

Councilmember Todd asked about the grant to fill five positions; will that be maintained or will other funds need to be found? Chief Camper said it is funded for three years and other grant opportunities will be pursued.

Rob Schoeber, Parks and Recreation Director, described his diverse department which maintains 35 parks, two municipal golf courses and numerous trails. The Department is also responsible for the trees along the roadways which accounts for over 75,000 trees. Another division is the Arts and Cultural program, a nationally recognized program.

As with the other departments, the 2009 budget was reduced. The department was reduced by 6 positions. Partnerships that have come to light in this economy are a partnership with the Town of Palisade for the pool programming and with Mesa County for parks programming. Weed abatement was the beneficiary of volunteer work by a local company, Anode Systems.

Looking forward to 2010, Parks and Recreation is looking at more cross training to cover vacancies. There will be additional capacity in the new cemetery building and crews that have not previously worked together will be combined which will lend itself to additional cross training. A new irrigation system being installed at Tiara Rado which is paid for by intergovernmental funds from the golf funds, and will result in efficiencies in the use of irrigation water at that golf course.

Rich Englehart, Deputy City Manager, speaking on the Administration budget, said that this department supports other departments and like other departments has experienced a reduced budget in 2009. The department was reduced by nine positions and while cutting the budget, a team was formed to pursue other sources of funding especially stimulus money. Other funding sources pursued were loans and bonds through the enterprise funds. Many of the divisions have been involved in software procurement that will improve the City's information highway.

Looking at 2010, part of the reason interfund service has gone up is due to the additional software systems. The emphasis will be on in-house training to keep training cost down. The IT and City Clerk's office will be busy with implementing the new software to include the CAD/RMS, the EDRMS and the EnerGov system in Planning. The department will continue to monitor economic indicators and report financial performance. Mr. Englehart thanked Councilmember Beckstein for her idea on the Citizens Budget Advisory Committee and applauded how those Citizens brought forward new ideas and questions.

Councilmember Kenyon asked where the Court Administration is and how their budget has been reduced. Mr. Englehart said it is in Administration.

Jodi Romero, Financial Operations Manager, said that Municipal Court did find cost savings and contributed to the budget reduction.

City Manager Laurie Kadrach thanked the City Council for their participation and the number of hours they spent in developing the budget. She invited any citizen interested in participating next year to contact her or Jodi Romero. She again thanked the many citizens who have contacted her about the budget.

City Manager Kadrach said, in closing, with this next reduction the City is at bare bones. If there is another decline, in order to balance the budget, there will have to be service reductions. She does not anticipate further reductions unless revenues decline as much as 15%.

Councilmember Beckstein said her main concern is to maintain a level of service, especially in fire and police service (public safety). She applauded City Manager Kadrach's quick actions early in 2009 to balance the budget. She complimented the City Manager for keeping a tight rein on the budget.

Councilmember Palmer wanted the viewing audience to know the City Council has had multiple meetings on the budget and have gone through the details in many other meetings. This presentation is the culmination of all of those meetings. There has been even more attention to detail than in years past due to the economic situation. He is glad that the City was continuing to invest in the community to the benefit of all.

Councilmember Coons thanked the leadership of the City Manager and Department Heads. The City's process is the most collaborative and cooperative process she has ever observed.

Councilmember Pitts said this was his first experience with the City's budget process. He agreed that it is far more intense than in the corporate world and each Department is to be commended.

Councilmember Todd complimented the Staff and the process noting it has been a yearlong process.

Councilmember Kenyon said this has not been easy and each Department has been impacted. He is heartened by the attitude of City Staff to step up including taking a three percent pay reduction for all employees. He thanked all for the professional approach.

Council President Hill thanked City Manager Kadrich; she hit the mark on the process and noted how it builds more trust and respect.

Councilmember Beckstein appreciated it being a one year process with the situation being so volatile at this time. This one-year process should continue until the economic situation is different.

There were no public comments.

The public hearing was closed at 9:20 p.m.

a. Mill Levies for Property Tax for Levy Year 2009

Resolution No. 92-09—A Resolution Levying Taxes for the Year 2009 in the City of Grand Junction, Colorado

Resolution No. 93-09—A Resolution Levying Taxes for the Year 2009 in the Downtown Development Authority

Resolution No. 94-09—A Resolution Levying Taxes for the Year 2009 in the Ridges Metropolitan District

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2009 amended and 2010 proposed budgets.

b. 2009 Supplemental Appropriation Budget

Ordinance No. 4396—An Ordinance Making Supplemental Appropriations to the 2009 Budget of the City of Grand Junction

c. 2010 Budget Appropriation

Ordinance No. 4397—An Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Downtown Development Authority, and the Ridges Metropolitan District for the Year Beginning January 1, 2010 and Ending December 31, 2010

Councilmember Palmer moved to adopt Resolution Nos. 92-09, 93-09, and 94-09, and also adopt Ordinance Nos. 4396 and 4397 and ordered them 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 9:22 p.m.

Stephanie Tuin, MMC
City Clerk