

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

**January 20, 2010**

The City Council of the City of Grand Junction convened into regular session on the 20<sup>th</sup> day of January 2010 at 7:00 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 Pitts along with Boy Scout Troop 318 led in the Pledge of Allegiance followed by an invocation by Dr. Paul Dibble, Retired Pastor Colorado Christian University.

Council President Hill recognized Dr. Paul Dibble who gave the invocation and served on the City's Planning Commission for many years. Council President Hill then recognized Boy Scout Troop 318 in attendance that helped with the pledge.

**Appointments**

Councilmember Pitts moved to reappoint Paul Petersen, Rick Martindale and appoint Jessica Stimmel, Glen Gallegos, and Per Nilsson all to the Visitor and Convention Bureau Board of Directors for three year terms to expire December, 2012. Councilmember Kenyon seconded the motion. Motion carried.

**Recognitions/Presentations**

**“Water Partner of the Year” Presented by Regional Forest Supervisor Connie Clementson**

Forest Supervisor Connie Clementson explained the award and stated this is quite an honor as there are 15 forests in this region. The City has financially invested thousands of dollars to protect the watershed. She then presented a gift and certificate of recognition to the Council President.

In turn, Council President Hill then made a presentation to Forest Supervisor Clementson, BLM Fire Management Officer Lee Rickard, and State Forester Kelly Rogers.

**Recognition of Neighborhood Associations: Valley Meadows North, Bluffs West, and Chipeta West**

Kristen Ashbeck, Neighborhood Services, described the Valley Meadows Subdivision and their participation in a variety of neighborhood programs. The neighborhood applied for a neighborhood pride grant to improve a common area. The project was completed last November. The adjacent neighborhood wants to partner with Valley Meadows North to do more improvements as a result of their efforts.

One of the residents spoke, thanked the City Council and lauded the assistance she received from Kristen Ashbeck, Neighborhood Services. She also asked that the City Council not cut the neighborhood pride program.

Council President Hill presented her with a framed certificate of recognition.

Kristen Ashbeck then described the Bluffs West neighborhood and gave a brief history of the neighborhood. The subdivision includes almost 12 acres of private open space.

One of the residents addressed the City Council and said they demolished the old sewer plant and graded the site. They have requested the neighborhood pride grant to move the irrigation system into that area and work on the irrigation pond. He complimented Kristen Ashbeck and her assistance.

Council President Hill presented him with a framed certificate of recognition.

Kristen Ashbeck then described a newer subdivision, Chipeta West. The old farmhouse still exists but there are 27 new homes. The residents recently assumed the Homeowners Association (HOA) responsibilities and they are a very active group. There is a strip along the road right-of-way that they need to maintain which is why they have applied for a neighborhood pride grant.

Gust Panos, a resident of the neighborhood, thanked Ms. Ashbeck and the Neighborhood Services Division. He complimented the neighborhood pride program and urged the City Council to keep it funded.

Council President Hill presented him with a framed certificate of recognition.

**Council Comments**

There were none.

**Citizen Comments**

There were none.

**CONSENT CALENDAR**

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

**1. Minutes of Previous Meetings**

*Action: Approve the Minutes of the January 4, 2010 and January 6, 2010 Regular Meetings*

**2. Establish and Adjust Application Fees for Liquor Licensing**

The State recently established an Art Gallery Permit allowing complimentary alcoholic beverages to be served in small quantities in an establishment whose primary focus is art, precious and/or semi-precious metals or stones. There has been some interest in these permits in the local galleries and therefore it is necessary for the City to establish the application and renewal fees to be charged. The maximum permit and application fees are established by the State; the City is proposing a lesser fee for applications for renewal.

In 2007, the Colorado Legislature authorized an increase in the liquor license application fees allowed to be charged by local jurisdictions. The law allowed for a stepped increase through 2010, which was been approved and authorized by the City Council with Resolution No. 61-08. The stepped increase for transfer of ownership application fees capped at \$750 and Resolution No. 61-08 failed to recognize that cap. The proposed resolution corrects that oversight.

Resolution No. 06-10—A Resolution Establishing Application Fees for Art Gallery Permits and Amending Transfer of Liquor License Application Fees in the City of Grand Junction, Colorado

*Action: Adopt Resolution No. 06-10*

**3. Setting a Hearing Zoning the James Annexation, Located at 514 30 Road  
[File # ANX-2009-241]**

A request to zone the 1.29 acre James Annexation, consisting of one parcel located at 514 30 Road, to a C-1 (Light Commercial) zone district.

Proposed Ordinance Zoning the James Annexation to C-1 (Light Commercial)  
Located at 514 30 Road

*Action: Introduction of a Proposed Ordinance and Set a Hearing for February 1, 2010*

4. **Setting a Hearing for the Sign Code Amendment** [File # TAC-2009-251]

Proposed amendment to repeal Section 4.2B6 of the Zoning and Development Code regarding lighted, moving and changeable copy signs.

Proposed Ordinance Repealing Section 4.2B6 of the City of Grand Junction Zoning and Development Code Regarding Lighted, Moving and Changeable Copy Signs

*Action: Introduction of a Proposed Ordinance and Set a Hearing for February 1, 2010*

5. **Setting a Hearing for the 7<sup>th</sup> Street District Rezone** [File # RZ-2009-253]

Consideration of a rezoning of the 7<sup>th</sup> Street District from PD, Planned Development to PRD, Planned Residential Development – 7<sup>th</sup> Street with a default zone of R-8, Residential – 8 du/ac.

Proposed Ordinance Zoning the 7<sup>th</sup> Street District Planned Residential Development by Approving a List of Uses with a Default R-8 (Residential 8) Zone

*Action: Introduction of a Proposed Ordinance and Set a Hearing for February 17, 2010*

### ITEMS NEEDING INDIVIDUAL CONSIDERATION

**Public Hearing - Trail Side Subdivision Rezone, Located at 381 31 5/8 Road** [File #RZ-2009-136]

Request to rezone 9.15 acres located at 381 31 5/8 Road, from an R-5 (Residential 5 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district.

The public hearing was opened at 7:30 p.m.

Brian Rusche, Senior Planner, presented this item. He described the request, site, and location. The plan was approved by the Planning Commission on May 27, 2008. The applicant has asked that the property be rezoned to allow for more units. The property is

surrounded by zoning of R-4 and R-8. The request does meet the rezone criteria in the Code and is in conformance with the Growth Plan and the Pear Park Neighborhood Plan. The Planning Commission recommended approval on December 8, 2009.

Jeffrey Fleming, 2419 Hidden Valley Drive, is the planner and developer on the project. With the current market and new information on the need in the community they are asking for additional density as a better transition from the surrounding industrial uses. The plan will add one more lot and change the setbacks to allow for duplexes. They have also been speaking with Housing Resources and they may be interested in purchasing some units in the subdivision.

Councilmember Kenyon asked for Mr. Fleming's definition of affordable homes. Mr. Fleming said affordable by a school teacher, a fireman and other middle class working people. The price range would be \$160,000 to \$200,000 depending on the finishes. The additional density reduces the cost of each lot by 20%.

Councilmember Pitts asked about the multi-family structures. Mr. Fleming said eight multi-family units are allowed so some will be duplexes.

There were no public comments.

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

Ordinance No. 4402—An Ordinance Rezoning the Property Known as the Trail Side Subdivision from R-5, Residential 5 Units per Acre, to R-8, Residential 8 Units per Acre, Located at 381 31 5/8 Road

Councilmember Todd moved to adopt Ordinance No. 4402 and ordered it published. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

### **Construction Contract for the Persigo Vault and 54" Reinforced Concrete Pipe (RCP) Rehabilitation Project**

This project is one of four projects aimed at replacing, rehabilitating, or increasing capacity of aging sewer lines in the Persigo collection system. The City of Grand Junction as manager of the Persigo System will utilize Build America Bonds to fund the estimated \$4.6 million in projects.

These projects were included with the City's unsuccessful application for ARRA Funds earlier this year. The City has continued to move forward with the projects utilizing the Build America Bonds in an effort to provide stimulus to the construction community.

Tim Moore, Public Works and Planning Director, presented this item. He described the project which will rehabilitate pipe under the Persigo Wash. The funding is from the Build America Bonds. Mr. Moore detailed the budget and the costs. The bid came in under budget so there will be some savings. The three contractors who bid on the job are all specialty contractors and none are local.

Councilmember Kenyon asked how the bonds would be paid back. Mr. Moore said the two enterprise funds will repay the bonds through customer rates. Councilmember Kenyon asked if this is a good time to go forward with this line of work. Mr. Moore said the bids are at the 2005 and 2006 rates so this is a good time to construct these projects.

Councilmember Todd moved to authorize the City Manager to sign a construction contract with Insituform Technologies, Inc. Colorado Springs, Colorado for the Persigo Vault and 54" RCP Rehabilitation Project in the amount of \$859,655. Councilmember Coons seconded the motion.

Council President Hill complimented the leadership team going forward with these expedited plans through financing in order that the City reap significant savings with the current construction climate.

Roll was called and the motion carried.

### **Construction Contract for the 2010 Waterline Replacement Project – Phase 2**

This project is Phase 2 of a three phase project aimed at replacing aging water lines in the City's water distribution system. The City of Grand Junction received a \$3.8 million low interest loan through the Colorado Water Resources and Power Development Authority (CWRPDA) to fund these waterline replacement projects.

These projects were included with the City's unsuccessful application for ARRA Funds earlier this year. The City has continued to move forward with the projects utilizing the CWRPDA loan in an effort to provide stimulus to the construction community.

Tim Moore, Public Works and Planning Director, presented this item. The project is for Phase Two and replaces two waterlines. This project is funded through a low interest loan through the Colorado Water Resources and Power Authority. Mr. Moore described the budget and how the bids came in under budget. The low bidder is from Windsor and not one the City has had experience with. References were called and the City also ensured there were no local preferences from that area.

Councilmember Coons moved to authorize the City Manager to sign a construction contract with Schmidt Earth Builders, Inc. of Windsor, Colorado for the 2010 Waterline

Replacement Project Phase 2 in the amount of \$851,336.20. Councilmember Kenyon seconded the motion. Motion carried.

**Amendment to Action Plan for 2009 Community Development Block Grant (CDBG) Program Year and Subrecipient Contract for Project within the 2009 CDBG Program Year** [File #CDBG 2009-06]

Amend the City's Action Plan for CDBG Program Year 2009 to revise the grant to Mesa Developmental Services (MDS) to remodel seven group homes within the City limits rather than remodel the main program office and the Subrecipient Contract formalizes the City's award of \$40,000 to MDS as allocated from the City's 2009 CDBG Program previously approved by Council.

Kristen Ashbeck, Senior Planner in Neighborhood Services, presented this item. She explained the change to the contract and how Mesa Development Services will use the funding for the group homes rather than for their main offices as originally planned. Many of the improvements are related to energy efficiency.

No comments were received during the thirty day comment period as advertised. Marilee Langfitt representing Mesa Developmental Services was present but did not wish to speak.

There were no public comments.

Councilmember Beckstein moved to 1) approve the amendment to the City's CDBG Consolidated Plan 2009 Action Plan to reflect the revision to Project CDBG 2009-06 to remodel seven group homes; and 2) authorize the City Manager to sign the subrecipient contract with Mesa Developmental Services for the City's 2009 CDBG program year. Councilmember Coons seconded the motion. Motion carried.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 7:55 p.m.

Stephanie Tuin, MMC  
City Clerk