

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

April 19, 2010

The City Council of the City of Grand Junction convened into regular session on the 19th day of April 2010 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, 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 the Pledge of Allegiance followed by an Invocation by Pastor Joe Gross, Redlands Community Church.

Proclamations/Recognitions

Proclaiming April 18 – 24, 2010 as “Wastewater Worker Recognition Week” in the City of Grand Junction

Proclaiming April 24, 2010 as “Arbor Day” in the City of Grand Junction

Proclaiming April 2010 as “Colorado Architecture Month” in the City of Grand Junction

Proclaiming May 1, 2010 as “Silver Star Banner Day” in the City of Grand Junction

Certificates of Appointments

Brenda Brock, Lynne Sorlye, and Dale Reece were present to receive their Certificates of Appointment to the Horizon Drive Business Improvement District. Appointee Dale Reece introduced Horizon Drive Business Improvement District’s representative Victoria Patsantaras.

Randall Cupp, Joy Potter, Felicia Renee Sabartinelli, and Gary Smith were present to receive their Certificates of Appointment to the Commission on Arts and Culture.

Robert Johnston and Cliff Sprinkle were present to receive their Certificates of Appointment to the Forestry Board.

Council Comments

Council President Hill stated he and two other Councilmembers attended the Telecommunicator of the Year recognition celebration. He expressed his appreciation for the work that they do and noted telecommunicators should be recognized all year long.

Citizen Comments

There were none.

City Manager's Report

Laurie Kadrach, City Manager, presented the City Manager's Report. She began with a report on the sales and use tax collections. In January 2010, sales and use tax decreased by 23%. However, it is a lesser dollar amount than the loss in January 2009. Next, City Manager Kadrach showed a graph on retail sales. Although national retail sales have now crossed the 0% line and the City does show an increase, the City has not reached the 0% line.

As far as development applications, the City has only had 36 applications in 2010. However the value is much greater; in fact, the City is \$18 million dollars ahead of first quarter last year. 36% is in new residential construction. There are also some large commercial projects that account for 27% of the value. Other large contributors include solar projects, remodel projects, and a new church.

Unemployment is still high in Grand Junction and the workforce versus employment gap is still widening.

City Manager Kadrach presented a graph of a recession. It displayed recession impacts from 2007 until January 2010 across the nation.

There have however been some positive indicators. Job applications per job order have gone down.

Councilmember Coons asked if there is data to determine if some of the reduction is due to those out of work who have given up. City Manager Kadrach said there may be as many as three percent that are not factored in.

Councilmember Coons said she has heard the energy industry is beginning to hire again. Ms. Kadrach said she too has heard that.

Using national economic indicators, Grand Junction is back in the healthy zone (about 60 with 50 being in the healthy zone). The El Pomar Socio Economic Impacts Growth Study has some optimistic news that 65% of the businesses will expand in 2010 and they anticipate \$939 million to be invested in the area in 2010.

Looking at the budget, revenues have outpaced expenses with the exception of the large debt payment required for the Riverside Parkway. The 2010 General Fund is

30% less than the budgeted amount in 2009. \$20 million is still in reserve in fund balance.

The other budget reductions such as the 74 fewer positions, 3% pay reduction and a hiring freeze are still in effect.

Councilmember Palmer noted the difficulty in managing when revenues are in a free fall and the City should be commended on the manner in which the City and the Staff have kept a positive outlook and have done the things that need doing. There are some positive industries in the community – the college, the medical community, and the airport which are all doing ok.

Council President Hill thanked the City Manager.

CONSENT CALENDAR

Councilmember Susuras read the Consent Calendar and moved that the Consent Calendar Items #1 through 7 be adopted. Councilmember Palmer seconded clarifying the resolution number of item 6. Council President Hill also clarified that the hearings were corrected to be set for May 5, 2010 as opposed to May 3, 2010 as written. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the April 5, 2010 Regular Meeting

2. **City Market Utility Easement Vacation, Located at 630 24 Road** [File #CUP-2007-331]

Request to vacate a utility easement which was dedicated on Lot 2A, the Replat of Mesa Village Subdivision plat. The vacation of the easement is to help facilitate the construction of the new City Market store.

Resolution No. 19-10—A Resolution Vacating a Utility Easement on Lot 2, Replat of Mesa Village Subdivision, Located at 630 24 Road (City Market)

Action: Adopt Resolution No. 19-10

3. **Setting a Hearing on American Furniture Warehouse Maldonado Street Right-of-Way and Easement Vacations** [File #VR-2010-019]

Request to vacate 29,400 square feet of the north end of Maldonado Street and 18,356 square feet of an unnamed right-of-way extending east of Highway 6 and

50, along with eight other adjoining and nearby easements. These vacations are the first step in assembling several different parcels and “clear the slate” for the new construction of American Furniture Warehouse. New right-of-way and easements will be provided on the future plat.

Proposed Ordinance Vacating Right-of-Way for Maldonado Street and an Un-Named Right-of-Way, East of Maldonado Street, Located East of Base Rock Street (American Furniture Warehouse)

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for May 5, 2010

4. **Setting a Hearing on Amendments to the Code of Ordinances to Address Inconsistencies**

The City Code of Ordinances (“Code”) has recently had a comprehensive review as part of a contract with Code Publishing Company. During that review a small number of inconsistencies in the Code were brought forward. The proposed ordinance will address those inconsistencies.

Proposed Ordinance Making Certain Amendments to the City’s Code of Ordinances to Address Inconsistencies within the Code

Action: Introduction of Proposed Ordinance and Set a Hearing for May 5, 2010

5. **Leases for Two Dry Grazing Areas of City Property to Sally Marie Smith**

Sally Marie Smith and the City wish to renew Dry Grazing Leases for the next five years on properties located south of Whitewater.

Resolution No. 20-10—A Resolution Authorizing a Dry Grazing Lease of City Property (240 acres) to Sally Marie Smith

Resolution No. 21-10—A Resolution Authorizing a Dry Grazing Lease of City Property (191 acres) to Sally Marie Smith

Action: Adopt Resolution Nos. 20-10 and 21-10

6. **Five Year Lease of the Click Ranch Property to Dennis and Lora Wynn**

This is a proposed five-year ranching and grazing lease of the Click Ranch in the Kannah Creek area to Dennis and Lora Wynn.

Resolution No. 22-10—A Resolution Authorizing a Five-Year Lease of the City's Click Ranch Property in the Kannah Creek area to Dennis and Lora Wynn

Action: Adopt Resolution No. 22-10

7. **Five Year Lease of the Hallenbeck Ranch Property to Clint Miller**

A proposed five-year ranching and grazing lease of the 300-acre Hallenbeck Ranch on Purdy Mesa to Clint Miller.

Resolution No. 23-10—A Resolution Authorizing a Five-Year Lease of the City's Hallenbeck Ranch Property on Purdy Mesa to Clint Miller

Action: Adopt Resolution No. 23-10

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Construction Contract for the 2010 Waterline Replacement Project – Phase 3

This project is Phase 3 of a three phase waterline project aimed at replacing aging waterlines 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 waterline projects were included with the City's unsuccessful application for American Recovery and Reinvestment Act (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. This is the last phase of the waterline replacement projects. Funds were borrowed through Build America Bonds to fund these projects in an effort to have some local stimulus projects. All three projects will replace about six miles of waterline. Phase 3 consists of about three miles of waterline. The waterline replacements will be:

- North Avenue – 28 Road to 29 Road (Approx. 4,800 LF of PVC Pipe)
- 28½ Road – North Avenue to Elm Avenue (Approx. 1,500 LF of PVC Pipe)
- Kennedy Avenue – 25th Street to 28 Road (Approx. 700 LF of PVC Pipe)
- 18th Street – North Avenue to Bunting Avenue (Approx. 450 LF of PVC Pipe)
- 27½ Road – Sunshine Lane to Unawep Ave. (Approx. 1,300 LF of PVC Pipe)
- College Place – North Avenue to Texas Avenue (Approx. 1,225 LF of PVC Pipe)
- Texas Avenue – College Place to 12th Street (Approx. 800 LF of PVC Pipe)
- Elm Avenue – College Place to Cannell Avenue (Approx. 520 LF of PVC Pipe)

Jay Valentine, Assistant Financial Operations Manager, explained the total of all three phases is \$3,874,767. The Build America Bonds were for \$3.8 million; the remaining \$74K will be funded with savings in the water fund. The low bid came from Schmidt Earth Builders out of Windsor, Colorado.

Councilmember Susuras inquired as to what the percentage is that a local bidder would be awarded a bid even if the bid is higher. Mr. Valentine said the Staff will always recommend the low bidder.

It was noted that the City Council can choose to award the bid otherwise.

Councilmember Coons asked for confirmation that the recommended company is a qualified bidder. Mr. Valentine confirmed that Schmidt Earth Builders is prequalified and in fact is constructing Phase 2 of the Waterline Replacement Project and doing a good job.

Councilmember Palmer moved to authorize the City Purchasing Division to enter into a Construction Contract with Schmidt Earth Builders, Inc. of Windsor, Colorado for the 2010 Waterline Replacement Project – Phase 3 in the amount of \$1,499,803.00. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing—Extension Request for the Mesa State Outline Development Plan, Located at 29 Road and Riverside Parkway [File #ODP-2008-154]

This is a request for a two-year extension of the approved Mesa State Outline Development Plan. This request would extend the date that the Developer has to apply for a Preliminary Development Plan from December 15, 2010 to December 15, 2012.

The public hearing was opened at 8:05 p.m.

Greg Moberg, Planning Services Supervisor, presented this item. He described the request, the location, and the site. He asked that the Staff Report and attachments be entered into the record. The request is consistent with the goals and policies of the Comprehensive Plan and the Pear Park Plan. It also meets the criteria of the Zoning and Development Code.

City Council approved the Outline Development Plan on December 15, 2008. The Preliminary Development Plan was to be submitted within 2 years after approval of the Outline Development Plan or by December 15, 2010. If approved, the Preliminary Development Plan would need to be submitted on or before December 15, 2012. Planning Commission recommended approval for the requested extension on January 26, 2010.

There were no public comments.

The public hearing was closed at 8:08 p.m.

Ordinance No. 4421—An Ordinance Amending Ordinance No. 4314 Zoning the Mesa State Development to PD (Planned Development) Located at 2899 D ½ Road

Councilmember Kenyon moved to adopt Ordinance No. 4421 and ordered it published. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:09 p.m.

Stephanie Tuin, MMC
City Clerk