

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

May 17, 2010

The City Council of the City of Grand Junction convened into regular session on the 17th day of May 2010 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Tom Kenyon, Gregg Palmer, Sam Susuras, and Council President Teresa Coons. Absent was Councilmember Bill Pitts. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons called the meeting to order. Councilmember Susuras led the Pledge of Allegiance followed by an Invocation by Pastor Ken Landry, Clifton Bible Church.

Presentation

Presentation of Appreciation Plaque to Outgoing President of the Council Bruce Hill

Council President Teresa Coons presented an appreciation plaque to outgoing Council President/Mayor Bruce Hill and expressed her appreciation of serving with him as well as his mentorship.

Councilmember Hill said he was grateful for the support of his family during his term and thanked City Manager Kadrich and City Attorney Shaver for the work they did together. He thanked Deputy City Manager Rich Englehart as he too is an asset to the City. He thanked his fellow Councilmembers for their discussions and conversations. He was so proud at the first Listening Tour meeting to see how Council engaged with that group of people. He expressed his appreciation for the honor to serve the community.

Council President Coons noted that Councilmember Hill had served as Mayor previously for two terms and she admired his study of governance.

Proclamations/Recognitions

Proclaiming May, 2010 as "Military Appreciation Month" in the City of Grand Junction

Proclaiming May 24 – June 6, 2010 as "2-Week, 2-Second Start the Habit Challenge" in the City of Grand Junction

Council Comments

Councilmember Palmer noted that as elected officials they are called to attend a number of events. He along with Council President Coons and Councilmember Hill attended the GED graduation. There was a gentleman that picked up his diploma that

was well past graduation age. He sought the man out and asked for his story. The 61 year old gentleman told about how it meant so much to him and he was so proud of himself to receive his GED one week before his granddaughter received her high school diploma.

Councilmember Hill recognized Councilmember Palmer who was the Master of Ceremonies at the event and did a nice job. He then noted the next Listening Tour will be on Thursday, May 20th at Lincoln Park Barn and invited the public to attend.

Citizen Comments

There were none.

City Manager's Report

City Manager Laurie Kadrach addressed the City Council. She first updated the Council on the Avalon Theatre and she recognized the Manager, Tim Seeberg, and his staff for their good work. Their revenues have increased and there has been an operating margin for the first time. The number of attendees has increased. The dinner and a movie event has been very successful. The numbers are not anticipated to continue in the summer months. Discussions are still continuing with the Symphony and on the needed improvements.

The next topic she addressed was the City's mission and core values and the 2010 work plan. First, they want to ensure the community that the City's services are central to the City's key mission. They continue to try to fund programs that are important to members of the community. The Compressed Natural Gas project is important and is continuing. Another primary objective is to listen to the community and they are using surveys to gauge the importance of various programs.

Council President Coons noted the recent rededication of Rocket Park and how that encouraged community participation.

City Manager Kadrach advised that a Master Plan for Burkey Park has been completed. A communication plan was developed and there have been sessions with the City Council and managers on how to get the City's message out into the community.

Deputy City Manager Englehart along with Mesa County's Assistant Manager Stefani Conley worked on the complete count program for the 2010 Census.

Other items on the work plan include the adoption of the Zoning and Development Code, which has been adopted, and maximizing City revenues and monitoring finances. Along with that they are seeking all grant opportunities and working with federal

legislators on funding opportunities. Also, regarding the finances, they will continue to amend the 2010 budget when necessary. She is cautiously optimistic that revenues streams are improving. Internally, Staff has been performing a quarterly review of line item budgets and evaluating partnerships for consolidated services and/or cost savings with other community entities. One example is discussions with the Clifton Fire District on efficiencies that might be realized with the City's Fire Department.

The reduction of force has initiated a facility use study as well as an equipment and vehicles use study.

City Manager Kadrach distributed a new community planning brochure which was put together in large part by Kristin Winn, Public Works and Planning.

The City surveyors will be surveying the City properties on the Grand Mesa as time allows this year.

City Manager Kadrach said she is putting together a Citizen's Brochure and Financial Operations Manager Jodi Romero is working on compiling the information to be included.

That concluded her report.

CONSENT CALENDAR

Councilmember Kenyon read the Consent Calendar and moved that the Consent Calendar Items #1 through #6 be adopted. Councilmember Hill seconded the motion. Motion carried by roll call vote with Councilmember Palmer voting NO on item #6.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the May 5, 2010 Regular Meeting and the May 10, 2010 Joint Persigo Meeting

2. **Council Assignments for 2010-2011**

City Council considers the appointments and assignments for its members to various boards, committees, commissions, and organizations.

Resolution No. 27-10—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions and Organizations

Action: Adopt Resolution No. 27-10

3. **Setting a Hearing on the R and A Subdivision Vacation, Located Adjacent to 545 Grand Mesa Avenue** [File #VR-2009-231]

Request to vacate an unused portion of the Grand Mesa Avenue Right-of-Way to make the front setback of the existing residence more conforming.

Proposed Ordinance Vacating a Portion of the Grand Mesa Avenue Right-of-Way Located Adjacent to 545 Grand Mesa Avenue for R and A Subdivision

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for June 2, 2010

4. **Setting a Hearing on Amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code** [File #TAC-2010-039]

Proposed amendments to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project's Open Space Fee.

Proposed Ordinance Amending Section 21.03.040(e), Residential Districts, R4; Section 21.03.040, Residential District Summary Table; Section 21.03.060(c)(5), Cluster Developments, Bulk Standards; Section 21.02.120(b)(2), Special Permits; Section 21.06.020(c), Private And Public Parks And Open Spaces, Trails; And Section 21.10.020, Terms Defined

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for June 14, 2010

5. **Contract Amendment for the 2010 Waterline Replacement Project, Phase 1**

This project is Phase 1 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. This contract amendment (Change Order No.1) is required to meet the Colorado Department of Transportation (CDOT) specifications.

Action: Authorize the City Purchasing Division to Issue Change Order No. 1 to M.A. Concrete Construction, Inc. of Grand Junction, Colorado for the 2010 Waterline Replacement Project, Phase 1 in the Amount of \$200,777.50 for a Revised Contract Amount of \$1,431,608.50

6. Construction Contract for 2010 Alley Improvement District

The project consists of construction of concrete pavement in two alleys and the removal and replacement of deteriorated sewer lines in both alleys. The alleys are located from 3rd Street to 4th Street between Colorado Avenue and Ute Avenue, and from 11th Street to 12th Street between North Avenue and Belford Avenue. This is a property owner initiated program through which City alleys are reconstructed with concrete pavement. Sewer, gas lines, and other utilities are also inspected and replaced as needed.

Action: Authorize the City Purchasing Division to Sign a Construction Contract for the 2010 Alley Improvement District with Sorter Construction, Inc. in the Amount of \$182,140.00

ITEMS NEEDING INDIVIDUAL CONSIDERATION**City Property Transfer Along No Thoroughfare Canyon Trail to Carl and Sharon Pellam**

The City acquired a tract of land near Rosevale Road from the Riverfront Commission to build a trail. The City agreed upon the completion of the No Thoroughfare Trail to deed a remnant to the adjacent property owners, the Pellams.

John Shaver, City Attorney, presented this item. He explained that the City acquired property to construct No Thoroughfare Trail. He displayed maps and photos to describe the location. The trail has been constructed and there is now a remnant that is not needed by the City and it is City's Property Committee's recommendation that the remnant be conveyed to Carl and Sharon Pellam, adjacent property owners. The resolution will authorize the Mayor to execute a quit claim deed conveying the property to the Pellams. City Attorney Shaver then listed three concerns the Pellams have expressed: 1) the taxation of the property, which City Attorney Shaver advised he would be glad to assist the Pellams in working with the County; 2) the fence, which the City has agreed to compensate them \$500 towards a portion of the fence; and 3) maintenance of the drainage way through there, which may not be the City's, but the City could assist them to make sure it is maintained by the appropriate entity.

Councilmember Kenyon lauded the partnership and the relationship with the property owners in a situation like this where there is a public benefit and believes it is important for the City to help mitigate problems such as clean up or vandalism to keep a positive relationship with the property owners.

City Attorney Shaver also noted that the sewer lift station for the area was purposefully constructed on the City side of the trail.

Councilmember Kenyon complimented the construction of the trail.

Sharon Pellam, 422 Rosevale Road, said her main concern was the debris from the construction left on the property and the run-off from the ditch but that has been discussed with Mr. Shaver.

Resolution No. 28-10—A Resolution Authorizing the Conveyance of Real Property to Carl and Sharon Pellam

Councilmember Hill moved to adopt Resolution No. 28-10. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing—2010 CDBG Program Year Funding Requests [File #2010 CDBG]

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2010 Program Year. The City will receive \$374,550 for the 2010 program year.

The public hearing was opened at 7:49 p.m.

Kristen Ashbeck, Senior Planner, presented this item. She reviewed the history of the program which has been an entitlement community for fifteen years. She detailed the funds available for distribution to the various projects.

Eighteen applications were received and the recommendation is to fund ten of those projects which include two city projects.

The 2010 Action Plan is proposed for adoption on June 14, 2010.

Ms. Ashbeck then listed the programs recommended for funding:

ADMINISTRATION AND PLANNING PROJECTS

1. Program Administration

The City's CDBG Consolidated Plan is done every 5 years, along with the Analysis of Impediments to Fair Housing study. Both of these reports were last adopted in 2006. Thus, new reports are required to be adopted in June 2011 so the work must be completed during the 2010 Program Year. Staff is proposing to complete both studies in-house and allocate funds in order to cover two-thirds staff salary and community participation costs for the studies as well as administration of the overall CDBG program. **Recommended Funding: \$60,000**

PUBLIC SERVICES PROJECTS

2. St. Mary's Foundation Gray Gourmet Program

This program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 32 seniors. **Recommended Funding: \$20,500**

3. St. Mary's Foundation Foster Grandparent Program

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children. **Recommended Funding: \$12,000**

4. Mesa Youth Services, Inc. dba Partners

The Western Colorado Conservation Corps (WCCC) operated under Partners is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25. Members have the opportunity to learn life skills, provide service to their community and conservation groups, as well as take on civic and environmental responsibilities. WCCC continues to grow at a rate of 15-20% per year both in budget and the amount of youth and young adults served in the program. Currently, the program serves 178 local youth and young adults. CDBG funds would be used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects that will generate revenue for the Corps program. **Recommended Funding: \$17,000**

5. Counseling and Education Center (CEC)

This program provides counseling services for low income citizens. Funds are requested to help pay for counseling services. **Recommended Funding: \$6,682**

CAPITAL PROJECTS

6. Dual Immersion Academy (DIA) Slope Stabilization and Landscaping (City project)

The DIA in the Riverside neighborhood is directly adjacent to the eastbound on ramp from Broadway/Grand Avenue to the Riverside Parkway. The steep side slope of the Parkway was not stabilized or finished with the Parkway project. Therefore, the slope is open to erosion and, during heavy rains and runoff the playground behind the school has been flooded. This project would stabilize the slope and provide some landscaping at the corner of West and Broadway/Grand Avenue to improve the drainage situation as well as beautify the site.

Recommended Funding: \$34,471

7. Hawthorne Park Restroom (City project)

This project would replace the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility. The Hawthorne Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1955 and is dated, dilapidated, and requires significant ongoing maintenance. Cost savings can be realized on the project through City Park's employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009. **Recommended Funding: \$158,000**

8. HomewardBound Homeless Shelter Repairs and Improvement

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds would be used towards: 1) replace walk-in cooler; 2) replace sprinkler system gauges; 3) roof repair; 4) clean HVAC system; and 5) enclose 620 square foot area to provide additional indoor operational space. **Recommended Funding: \$6,000**

9. Center for Independence (CFI) Energy Improvements to Main Program Office

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds will be used to increase energy savings by replacing a failing heating system, installing an outdoor reset on the boiler pipes with insulation, and replace 24 single pane windows that allow heated or cooled air to escape. **Recommended Funding: \$34,100**

10. Grand Valley Catholic Outreach (GVCO) Soup Kitchen Remodel

GVCO operates the Soup Kitchen located at 245 South 1st Street. The facility expects to serve 85,000 people in 2010-2011. The flat roof on the building has been repaired numerous times and has exceeded its serviceable life. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility. **Recommended Funding: \$73,725**

The rest of the program year will be to develop the final Action Plan which will be out for thirty days for a public review period. During that time, on June 14, the City Council will hold a Public Hearing to adopt the Action Plan.

Council President Coons asked Ms. Ashbeck to explain the leveraging achieved by the CDBG funds. Ms. Ashbeck said a previous study showed about a 5 to 1 return, the \$5 million the City has received has leveraged \$25 million in other funding.

Sister Karen Bland from Grand Valley Catholic Outreach thanked the City Council for considering their request. She described the times the rain has come through the roof.

Gi Moon, Homeward Bound Executive Director, thanked both Council and Staff for the process and the opportunity to receive funding for their request.

Denise Potterton, Foster Grandparent Program Director, said the program is growing and she appreciates being able to reimburse their volunteers for mileage and the funding will also allow more volunteers to get into the program.

Rusty Lloyd, Director for Conservation Corps, stated that, as the program continues to grow, they have a lot more kids that need jobs, education, and development. He thanked the Council for their support.

Susan Capps, Development Director for the Center for Independence, thanked Council for their consideration for funding to replace their heating and cooling units. The Center for Independence helps disabled people become independent.

There were no other public comments.

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

Councilmember Kenyon said he is a member of the board for the Center for Independence so he will abstain from voting on the Center for Independence.

Councilmember Beckstein moved to accept the CDBG City Council Workshop recommendations for funding for 2010 CDBG program year and set a public hearing for adoption of the 2010 CDBG Action Plan for June 14, 2010. Councilmember Palmer seconded the motion. Motion carried with Councilmember Kenyon abstaining on the Center for Independence.

Public Hearing—Justice Assistance Grant Application

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice, to apply for an annual grant in the amount of \$65,342. These funds are allocated evenly between Grand Junction Police Department and Mesa County Sheriff's Office and will be used in combination with other funding sources to purchase 800MHz radios. The Bureau of Justice Assistance

requires City Council review and to provide an opportunity for public comment, as part of the application process.

The public hearing was opened at 8:09 p.m.

Troy Smith, Deputy Chief of Police, presented this item. This grant is an annual formulation grant that the City receives along with the Mesa County Sheriff's Department. There is an agreement with the Sheriff to use this money to further the 800MHz radio project.

Councilmember Kenyon asked how many more radios are needed. Deputy Chief Smith said they are operational now but more radios are needed for the City's officers and the other agencies. Right now they are sharing equipment and doing the best they can as well as looking for other dollars. There are a number of agencies that have not converted to 800MHz so they continue to look for funding for the conversion.

Councilmember Palmer asked about the status of the infrastructure. Deputy Chief Smith said the valley floor has good 800MHz coverage but the outlying areas still need more coverage. It is estimated that three more towers are needed. The next tower to be constructed will be in the Rabbit Valley area. There is also need in the Uncompahgre Valley and on the Grand Mesa.

Councilmember Susuras asked for clarification on the financial impact statement. Deputy Chief Smith explained that the funds need to be shown as received and then shown as an expense but there is no affect to the City's budget.

There were no public comments.

The public hearing was closed at 8:15 p.m.

Councilmember Kenyon moved to authorize the City Manager to apply for these funds and to manage/disperse \$65,342 in grant funds. Councilmember Hill seconded the motion. Motion carried.

Public Hearing—Marriott Alley Vacation, Located North of Main Street, East of North 3rd Street [File #VR-2009-254]

Request to vacate a portion of the east/west alley between Main Street and Rood Avenue, west of North 3rd Street. The portion of the alley that is requesting to be vacated, if approved, will be incorporated into the landscaping and site circulation of a proposed new hotel.

The public hearing was closed at 8:15 p.m.

Lisa Cox, Planning Manager, presented this item. She described the site, the location, and the request. The City will retain an easement across the property. She asked that the Staff Report and attachments be entered into the record.

Councilmember Palmer asked why just a portion of the alley is being vacated and will that be part of the building envelope? Ms. Cox advised that the other half of the alley has already been vacated. Councilmember Palmer asked about the utilities. Ms. Cox said there are existing utilities and there is no plan to relocate them. The vacated right-of-way will be used for site circulation and will be landscaped but no structure will be built on the right-of-way.

Kevin Reimer, applicant, 225 Main Street, agreed the vacation is for site circulation and there will be landscaping and a swale for stormwater control in that area.

There were no public comments.

The public hearing was closed at 8:20 p.m.

Ordinance No. 4425—An Ordinance Vacating Right-of-Way for a Portion of the Alley Located between Main Street and Rood Avenue West of North 3rd Street (Marriott Hotel)

Councilmember Palmer moved to adopt Ordinance No. 4425 and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing—Comprehensive Plan Amendment to Include the Revised Grand Valley Circulation Plan [File #PLN-2010-030]

Request Comprehensive Plan Amendment revising the Grand Valley Circulation Plan for consistency with the Comprehensive Plan.

The public hearing was opened at 8:21 p.m.

Tim Moore, Public Works and Planning Director, introduced this item. He said the Plan speaks to connectivity in the community and it identifies the links that are missing that would help balance transportation. The Plan alerts future developers and landowners as to what the City would like to see in the community regarding the transportation corridors. Some of the area in the Plan is outside the City limits so this will be presented to Mesa County for adoption as well.

Councilmember Palmer asked if the County will adopt the Plan. Mr. Moore said they will; it is important to have their buy-in.

He then deferred to Engineering Manager Trent Prall for the detail of the changes proposed.

Trent Prall, Engineering Manager, explained that the Plan identifies the blueprint for the community in the next thirty years and helps the City know what is needed when development comes forward. There have been several neighborhood plans that have been adopted since the last Circulation Plan was adopted and now, with the Comprehensive Plan, an update was needed.

Mr. Prall described the significant changes: the Comprehensive Plan added six square miles to the planning area, there are new areas in the northwest and southeast, H Road is classified as Principal Arterial from 20 Road to the Clifton Interchange, I Road is classified as a major collector from 20 Road to 24 Road and 24 Road to 27 Road and the Whitewater area is been added to the planning area.

Mr. Prall showed the modeling used to develop the Plan, how the roads are working today versus how the increase in traffic will affect the capacities in thirty years. He explained the notes on the Plan that will refer the public to additional information.

Councilmember Hill said he thinks a few pieces are missing; he thinks there will be other connections to I-70. There needs to be more options. There are other points that need pressure relief. Some of the locations where the roadways go over the interstate, the overpasses, are not bicycle and pedestrian-friendly/safe.

Councilmember Beckstein said Grand Valley Regional Transportation Committee (GVRTC) is currently reviewing a traffic plan so perhaps this Plan needs to wait until that Plan is completed.

Public Works and Planning Director Tim Moore said the 2035 Plan is a required Plan by CDOT which includes all of Mesa County and is basically the 30,000-foot view. The Circulation Plan will be uploaded into that Plan. The 2035 Plan is a bigger view. He agreed that additional interchanges with I-70 need to be added into this Plan.

Councilmember Beckstein just wanted to make sure they would not have to revisit this within a year due to the other study in the works.

Public Works and Planning Director Tim Moore said that the 2035 Plan is more of a Multi-modal Plan and looks at other things not looked at in this Plan.

Councilmember Palmer asked for clarification on the model map shown for 2035 that shows failing corridors.

Public Works and Planning Director Tim Moore advised that an older map would have shown a lot of failing corridors. In the last ten years, several projects have been completed that have improved those corridors. The 2035 model is the basis for developing the next capital improvement projects that will avoid those congestion levels.

Councilmember Kenyon asked if that will include a budget evaluation. Public Works and Planning Director Tim Moore said that will be part of the prioritization. Councilmember Kenyon said that no one wants to see the roads be that congested in 2035.

Councilmember Beckstein asked if everything on the wish list for the 2035 model gets built out, would the map be used to try and figure out new roads. Public Works and Planning Director Tim Moore said yes and gave an example of what might happen and the different scenarios they would look at.

Councilmember Coons asked if any of the projects are in the capital projects budget. Public Works and Planning Director Tim Moore said that some of the projects previously discussed were but none of the projects that they are visioning.

There were no public comments.

The public hearing was closed at 8:51 p.m.

Ordinance No. 4426—An Ordinance Amending the Comprehensive Plan of the City of Grand Junction to Include the Revised Grand Valley Circulation Plan

Councilmember Beckstein moved to adopt Ordinance No. 4426 and ordered it published. Councilmember Hill seconded the motion.

Councilmember Hill said from a standpoint of planning and referring to the map, instead of planning for red (failing corridors), the City's objective should be the vision to plan for the green (uncongested corridors).

Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:53 p.m.

Stephanie Tuin, MMC
City Clerk