

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

**July 19, 2010**

The City Council of the City of Grand Junction convened into regular session on the 19<sup>th</sup> day of July 2010 at 7:04 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Tom Kenyon, Gregg Palmer, Sam Susuras, and Council President Teresa Coons. Councilmembers Bruce Hill and Bill Pitts were absent. 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 Palmer led the Pledge of Allegiance followed by a moment of silence.

**Proclamations/Recognitions**

Proclaiming July 24, 2010 as “Celebrate the Americans with Disabilities Act Day” in the City of Grand Junction

**Appointments**

Councilmember Kenyon moved to ratify the re-appointment of Keith Dickerson and the appointment of Craig Richardson to the Urban Trails Committee for three year terms expiring June 2013. Councilmember Palmer seconded the motion. Motion carried.

**Council Comments**

There were no comments.

**Citizen Comments**

There were none.

**City Manager’s Report**

Laurie Kadrich, City Manager, gave a report on her Harvard experience. She thanked the City Council and Deputy City Manager for allowing her to participate in this experience. The group was immersed into many of the things from the John F. Kennedy Library. She described a clip from the library of John F. Kennedy that had not previously been catalogued showing President Kennedy giving a commencement address calling those who were able to receive a higher education to give back to the community by means of civic duty.

The course was three weeks and included a large amount of reading material. There was a lot of interaction with the other 52 students. It was a requirement that they

roomed and ate together and also had study groups. The professors were mostly Harvard and other university professors with different teaching styles. John Viola also was a presenter who was an expert on the Socratic teaching model; he also leads strategic public policy. Another professor and noted author was Marty Linski, who taught executive leadership for Police and Fire strategies. City Manager Kadrach's favorite instructor was Dan Finn, 86 or 87 years old, and the last surviving member of the Kennedy cabinet. He was in charge of putting together the Kennedy Library and Archives. Mr. Finn has been involved in other presidencies regarding structures. During Kennedy's time there were 25 cabinet members compared to 2,000 cabinet members today.

City Manager Kadrach's experience was sponsored by the Gates Foundation (Rubber and Tire Company). Harvard does two programs each summer and includes people from all over the world. City Manager Kadrach presented an outline of the course content which included case studies, negotiation exercises, strategy in the public sector, and a host of other methods and topics. The students had an outward bound experience where they went to an island where a number of educational activities took place.

The case study is the method of study used at Harvard. As a graduate of the course, City Manager Kadrach now has access to all the resources at the JFK School of Business. She also has the resource of networking with her classmates and the methodologies they presented.

Council President Coons expressed her appreciation for City Manager Kadrach's opportunity and complimented working with the Deputy City Manager and the City Attorney in her stead.

### **CONSENT CALENDAR**

Councilmember Beckstein read the Consent Calendar and then moved that the Consent Calendar Items #1 through #6 be adopted. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the July 7, 2010 Regular Meeting*

2. **Notification of the Mesa County Clerk of the City's Possible Participation in the November 2, 2010 Election**

In order for the City to have a question(s) on the November 2010 ballot that election would have to be coordinated. According to Article 7, *Conduct of*

*Elections, Uniform Election Code*, one hundred days before the election the political subdivision shall notify the county clerk and recorder in writing. This Resolution serves to provide that notice.

Resolution No. 31-10—A Resolution Concerning the 2010 General Election and Notification of the Mesa County Clerk of the City's Possible Participation in that Election

Action: *Adopt Resolution No. 31-10*

3. **Federal Aviation Administration Airport Improvement Program Grant AIP-43 at the Grand Junction Regional Airport and Supplemental Co-sponsorship Agreement for Airport Improvements**

AIP-43 is a \$133,314.00 grant for the scoping for the Environmental Assessment Project associated with the construction of the new Runway 11/29 and the relocation of 27 ¼ Road due to the construction of the new runway at the Grand Junction Regional Airport. The Supplemental Co-sponsorship Agreements are required by the FAA as part of the grant acceptance by the City.

Action: *Authorize the Mayor and City Attorney to Sign the Original FAA AIP-43 Grant Documents for Scoping of the Environmental Assessment for New Runway 11/29 and the Relocation of 27 ¼ Road at the Grand Junction Regional Airport and Authorize the City Manager to Sign the Supplemental Co-sponsorship Agreement for AIP-43*

4. **Federal Aviation Administration Airport Improvement Program Grant AIP-44 at the Grand Junction Regional Airport and Supplemental Co-sponsorship Agreement for Airport Improvements**

AIP-44 is a \$497,361.00 grant for the design of the southern Perimeter Fence which will replace all fence from 27 ¼ Road to north of the Speedway on the end of the Grand Junction Regional Airport. The Supplemental Co-sponsorship Agreements are required by the FAA as part of the grant acceptance by the City.

Action: *Authorize the Mayor and City Attorney to Sign the Original FAA AIP-44 Grant Documents for the Design of the Southern Portion of the Grand Junction Regional Airport and Authorize the City Manager to sign the Supplemental Co-sponsorship Agreement for AIP-44*

5. **Amendment to Action Plan for 2009 Community Development Block Grant (CDBG) Program Year for Project within the 2009 CDBG Program Year** [File # CDBG-200905, 2009-09]

Amend the City's Action Plan for CDBG Program Year 2009 to reallocate a portion of funds not expended from the Riverside Task Force Property Acquisition project to be used towards the Dual Immersion Academy Slope Stabilization and Landscaping project.

*Action: Approve the Amendment to the City's CDBG Consolidated Plan 2009 Action Plan to Reflect the Reallocation of Funds from Project 2009-05, Riverside Task Force Property Acquisition, to Project CDBG 2009-09, Dual Immersion Academy Slope Stabilization and Landscaping Project*

6. **Setting a Hearing on the Mesa State College Right-of-Way Vacations** [File # VR-2010-068]

Mesa State College is requesting to vacate portions of Texas, Elm, Houston and Bunting Avenues and associated alleys in anticipation of current and future building and parking lot expansions for the campus.

Proposed Ordinance Vacating Portions of Texas, Elm, Houston and Bunting Avenues and Associated Alley Rights-of-Way in the Mesa State College Area

*Action: Introduce the Proposed Ordinance and Set a Hearing for August 2, 2010*

#### **ITEMS NEEDING INDIVIDUAL CONSIDERATION**

**Public Hearing—Vacation of Right-of-Way in the Goose Downs Subdivision, Located at 359 29<sup>5</sup>/<sub>8</sub> Road** [File # PP-2008-245]

A request to vacate a portion of 29<sup>5</sup>/<sub>8</sub> Road for the benefit of Goose Downs Subdivision, located at 359 29<sup>5</sup>/<sub>8</sub> Road to facilitate development of an irregularly shaped parcel.

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

Lori V. Bowers, Senior Planner, presented this item. She described the site, the location, and the request. The vacation will facilitate the development of the parcel. She asked that the Staff Report and attachments be entered into the record. The request meets the criteria for vacations in the Zoning and Development Code. The Planning Commission recommended approval on June 8, 2010 with a condition that the developer construct and dedicate new access prior to the recording of the vacation. The applicant was present but did not need to do a presentation.

There were no public comments.

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

Ordinance No. 4429—An Ordinance Vacating Right-of-Way for a Portion of 29 <sup>5</sup>/<sub>8</sub> Road, at Goose Downs Subdivision Located at 359 29 <sup>5</sup>/<sub>8</sub> Road

Councilmember Kenyon moved to adopt Ordinance No. 4429 and ordered it published. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

**Public Hearing—Proposed Amendment to the Sales and Use Tax Code Exempting Aircraft Parts from Sales Tax**

This is an amendment to the Grand Junction Municipal Code concerning the exemption from sales tax of seller installed aircraft parts. This proposed amendment is recommended by the Council's Economic and Community Development Committee. The proposed ordinance amending the Code has a two year sunset clause at which time City Council will evaluate the effectiveness of the ordinance and may or may not extend the exemption.

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

Laurie Kadrich, City Manager, presented this item. She advised that the item for consideration is a recommendation from the Economic and Community Development Committee to exempt sales tax on the sale of aircraft parts when installed as part of service. The airport is a fast growing industry in the City. Most airports are outside the corporate limits of cities. State and counties already exempt these parts from sales tax. The recommendation is to consider the exemption for two years then review its impact. Without further action, the provision would sunset in two years.

There were no public comments.

The public hearing was closed at 7:35 p.m.

Councilmember Palmer serves on the Airport Authority Board and is very familiar with the many issues that involve the airport and the operators at the airport. He reiterated that the State has already exempted such aircraft parts from sales tax. This is a matter of economic development. This action is to retain a very viable business in the community. It will allow the existing business to be on an even playing field with its competitors in other areas. He supports it and feels that the community will reap more benefits than it will lose in sales tax.

Councilmember Kenyon said the tax will help customers decide whether to use the local operator or to go to another community for their service. Councilmember Kenyon asked the City Attorney if two years is enough time for this provision to be evaluated. City Attorney Shaver said the time frame can certainly be extended but two years probably will be sufficient time to judge its effectiveness.

Councilmember Kenyon said he would not like citizens to think this is temporary so he proposes a friendly amendment to a four year sunset.

Councilmember Beckstein said the action may encourage others to relocate to Grand Junction and it also provides competitiveness with other areas in the region.

Councilmember Susuras said it is good policy since the State has already exempted these items from sales tax and he thinks a two year sunset is sufficient.

Council President Coons also voiced her support and said it will be a benefit to the community. She does support the sunset with the option to extend in order to provide an opportunity to review the effectiveness.

Councilmember Beckstein clarified that it does not exempt over the counter sales or the tax on fuel.

Ordinance No. 4430—An Ordinance Amending Section 3.12.070 of Chapter 3 of the Grand Junction Municipal Code Concerning the Exemption from Sales Tax of Seller Installed Aircraft Parts

Councilmember Palmer moved to adopt Ordinance No. 4430 with a change in the sunset clause to three years and ordered it published. Councilmember Kenyon 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 7:45 p.m.

Stephanie Tuin, MMC  
City Clerk