

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

November 17, 2010

The City Council of the City of Grand Junction convened into regular session on the 17th day of November, 2010 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bruce Hill, Tom Kenyon, Gregg Palmer and President of the Council Pro Tem Bonnie Beckstein. Councilmembers Bill Pitts, Sam Susuras and Council President Teresa Coons were absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Pro Tem Beckstein called the meeting to order. Councilmember Palmer led the Pledge of Allegiance followed by Invocation by Hans Weston, Jubilee Family Church.

Proclamations

Proclaiming November 16, 2010 as "March of Dimes Day" in the City of Grand Junction

Proclaiming November as "Blue Star Mothers Month" in the City of Grand Junction

Certificates of Appointment

Shirley Nilsen, Teddy Hildebrant, and Steve Watson were present to receive their Certificates of Appointment to the Forestry Board. Kamie Long was present to receive her Certificate of Reappointment to the Forestry Board.

Lyn Benoit was present to receive his Certificate of Appointment to the Planning Commission. Gregory Williams was present to receive his Certificate of Appointment to the Planning Commission as first alternate and to the Zoning Board of Appeals .

Stacy Kolegas was present to receive her Certificate of Appointment to the Riverfront Commission.

Council Comments

Councilmember Palmer spoke of his appreciation for the people who volunteer on the City's Boards and Commissions and thanked them for their service.

President of the Council Pro Tem Beckstein mentioned that it was Councilmember Palmer's birthday today and said she appreciated him for taking time from being with family to take care of Council business.

Councilmember Hill wanted everyone to be aware that there are a couple items under Individual Consideration that will not be put to vote this evening. He applauded that Councilmember Palmer asked for these individual items to be continued for the reason that there are only four Councilmembers present to vote this evening. Although it may be uncomfortable for some, it would be best for these items to be voted on with a full Council being present.

Citizen Comments

John Martin with Western Slope Coin Club said the Club has leased the Lincoln Park Barn for coin shows in the last year. Last year the Club had spoken with the Sales Tax Division in April and it was determined at that time that coins sold at these shows would not be taxed in the City so he proceeded with this particular show without the coins being taxed. In July for the next show, it was re-determined by the Sales Tax Division that coins were personal property and would be taxed. In all his experience with previous shows in other counties, cities, and states he has never had these taxed before. Mr. Martin would like Council and Staff to evaluate the process of sales tax on money sold at coin shows within the City.

CONSENT CALENDAR

Councilmember Palmer read the Consent Calendar and then moved to approve that the Consent Calendar Items #1 through #6 be adopted and Items #8 and #9 from the Individual Agenda be continued to the November 29, 2010 City Council Meeting. Councilmember Hill seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the November 1, 2010 Regular Meeting

2. **Setting a Hearing on an Ordinance Amending the Zoning and Development Code to Allow Duplexes in the B-1 Zone District** [File #RZN-2010-260]

A proposed amendment to the Grand Junction Municipal Code to allow Two Family Dwellings (duplexes), upon approval of a Conditional Use Permit, in the B-1 (Neighborhood Business) zone district in anticipation of future residential development.

Proposed Ordinance Amending Section 21.04.010 Use Table, to Allow Two Family Dwellings, with Approval of a Conditional Use Permit, in the B-1 Zone District

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 29, 2010

3. **CDBG Subrecipient Contract for the Gray Gourmet Project within the Community Development Block Grant (CDBG) 2010 Program Year** [File #CDBG 2010-02]

The Subrecipient Contract formalizes the City's award of \$20,500 to St. Mary's Foundation Gray Gourmet program allocated from the City's 2010 CDBG Program as previously approved by Council.

Action: Authorize the City Manager to Sign the Subrecipient Contract with the St. Mary's Foundation Gray Gourmet Program for the City's 2010 Program Year Funds

4. **Amendment to Action Plan for 2010 Community Development Block Grant (CDBG) Program Year and Amended Subrecipient Contract for the Grand Valley Catholic Outreach Project within the 2010 CDBG Program Year** [File #CDBG 2009-06 and 2009-09]

Amend the City's Action Plan for CDBG Program Year 2010 to reallocate a portion of funds not expended from the Hawthorne Park Restroom/Shelter project to be used towards the Grand Valley Catholic Outreach project and amend the existing Subrecipient Contract between the City and Grand Valley Catholic Outreach to reflect the \$15,000 additional funds.

Action: 1) Approve the Amendment to the City's CDBG Consolidated Plan 2010 Action Plan to Reflect the Reallocation of Funds from Project 2009-06 (Hawthorne Park Restroom/Shelter) to Project CDBG 2009-09 to remodel the Grand Valley Catholic Outreach soup kitchen building; and 2) Authorize the City Manager to Sign the Amended Subrecipient Contract with Grand Valley Catholic Outreach for the City's 2010 CDBG Program Year

5. **2011 Mesa County Animal Services Agreement**

The City of Grand Junction has an ongoing, annually renewable agreement with Mesa County for animal control services within the City limits. This year's Agreement is based upon actual service figures and costs that occurred during the County's fiscal year which runs from July 1 through June 30. The actual costs for animal control services during that time period was \$671,406.00. The City's share of that cost is 43.6%, or \$292,733.00.

Action: Authorize the Mayor to Sign the 2011 Agreement between Mesa County and the City of Grand Junction Pertaining to Animal Services

6. **Financial Audit Services Contract**

This contract request is to hire a firm to perform the annual independent audit of the City's financial statements for the 2010 fiscal year and express an opinion as to the compliance of those statements with generally accepted accounting principles that apply to government entities.

Action: Authorize the City Purchasing Division to Sign a Contract for Financial Audit Services with Chadwick, Steinkirchner, Davis & Co., P.C. in the Amount of \$27,900

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—CB&G Rezone, Located at 531 Maldonado Street [File #RZ-2010-114]

Request to amend Comprehensive Plan from Residential Medium (4 – 8 du/ac) to Commercial and rezone 2.38 +/- acres located at 531 Maldonado Street from R-8, (Residential – 8 du/ac) to C-1, (Light Commercial) zone district in anticipation of future commercial development.

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

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. Total acreage is 2.38 acres and the property is currently vacant. This property is adjacent to residential and commercial properties. The requested zone is consistent with the goals and policies of the Comprehensive Plan. The review criteria in Title 21, Section 02.140 and 02.130 of the Zoning and Development Code have all been met. The applicant is in the audience and available for any questions.

There were no public comments.

The public hearing was closed at 7:24 p.m.

Ordinance No. 4443—An Ordinance Amending the Comprehensive Plan from Residential Medium (4-8 DU/AC) to Commercial and Rezoning from R-8 (Residential – 8 DU/AC) to C-1 (Light Commercial) for the CB & G Rezone, Located at 531 Maldonado Street

Councilmember Palmer moved to adopt Ordinance No. 4443 and ordered it published. Councilmember Kenyon seconded the motion.

Councilmember Hill commented that the Comprehensive Plan supports this and he is comfortable with this rezone.

Councilmember Kenyon also commented saying he agreed with Councilmember Hill as this is what was envisioned when the creation of the Comprehensive Plan was in process.

Council President Pro Tem Beckstein agreed with Councilmembers Hill and Kenyon and said that this is a good move.

Motion carried by roll call vote.

Public Hearing—Assessments for Alley Improvement District ST-10 – Continued to November 29, 2010

Improvements to the following alley have been completed as petitioned by a majority of the property owners to be assessed:

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

Contract for Downtown Uplift – Main Street Phase II Construction – Continued to November 29, 2010

This is the contract award for the complete reconstruction of three blocks of Main Street between 4th Street and 7th Street. This phase of the project will provide replacement of deteriorated sidewalks, waterlines, storm drains, and brick planters. In addition, amenities will be added for the beautification to include replacement of dying trees, installation of water features, play areas, shade shelters and drinking fountains. With the exception of the water line replacement, the project is being funded by the Downtown Development Authority with design and project oversight provided by the City.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:22 p.m.

Juanita Peterson, MMC
Deputy City Clerk