

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

January 19, 2011

The City Council of the City of Grand Junction convened into regular session on the 19th day of January 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and Council President Teresa Coons. 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.

Appointments

Councilmember Pitts moved to re-appoint John Williams and appoint Eric Feely and Ron Beach for three year terms expiring December 2013 and appoint Renae Phillips for a one year term expiring December 2011, all to the Visitor and Convention Bureau Board of Directors. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Presentations

Dr. Gisella Flanigan, Chairperson of the Arts and Culture Commission, presented the Annual State of the Arts Report. She thanked the City Council for their support and that support has resulted in a positive impact on the community. She listed all the various projects including exhibits, art placement in parks and at schools, the Champion of the Arts Awards, the Grand Valley Arts Forum (65 attended), published the annual Artist Source Book, their website has over 310 local artists listed and the Arts Commission has distributed grants to local art and culture events and projects. They estimate 1.5 million people are reached by the various programs and events.

Council President Coons thanked Dr. Flanigan for her report and for the work of the Commission.

Council Comments

Council President Coons noted two events she attended. First, the Martin Luther King, Jr. event held at the new ballroom at Mesa State College which included a dance performance and a church choir performing. Today she gave welcoming remarks for the joint meeting of the "Fruit Growers" and the Colorado Association of Winemakers at Two Rivers, who are here for a three day conference.

Citizen Comments

Scott Lewandowski, P.O. Box 541, Palisade, Colorado, addressed the City Council regarding police coverage. He read a statement into the record regarding police response to a hit and run that happened to him. His car had already been hooked up to the tow truck before the Police was realized that he was the victim. He was told by the Police Department this type of crime has a low solvability rate. It's been three weeks and he has heard the same story. He found out it was filed wrong and put in limbo for awhile. He then spoke to two other officers and they reiterated that the case is not solvable and there will be no follow-up, even though there was evidence left behind, including a bank statement. He was disappointed and frustrated with the service of the Police Department.

Council President Coons thanked Mr. Lewandowski and said someone will get back with him.

City Manager's Report

City Manager Laurie Kadrach presented her report. The first item relates to Two Rivers Convention Center concessions. Her direction to them is that they are not to bid on any concession contracts. Two Rivers will be the default if the City cannot find a contractor for concessions. She is working on a policy so the direction is clear and also put together a list of events so that the private contractors will know what events they can bid on.

Regarding Open Records charges, there appears to be different research fees charged throughout the City in various departments. She noted that some comments she has heard is that the paperwork has already been done so why are they being charged? However, the majority of the requests that come through the City Clerk's Office come from out-of-community people for the various solicitations. She is working on a process to make things consistent.

Councilmember Palmer asked about emails. City Manager Kadrach said the same will be applied to emails through the archive system. She noted that many times there are email discussion threads and the cost adds up. By 2015 all records will be electronic which will make searches quicker and easier.

The Compressed Natural Gas Project is continuing to move forward. All the equipment is on site and the concrete pad is in place. They are hoping for a February 12, 2011 completion date. Encana is forwarding their check to cover their part. The Purchasing Division is soliciting private contractors to run the fueling station.

On the Public Safety Project, there has been a lot of progress. Concept design is almost complete for the fire station renovations. Next week there will be more discussion on the public safety facility. By March she will have a picture friendly presentation. The site work will begin soon and the infrastructure is being bid out. The groundbreaking is planned for April 4th.

Regarding sales tax, specifically collections, there has been an increase but they still are not up to 2008 levels. The month to month collections are significantly higher than previous months. The pattern of collection has been similar as far as spending patterns that have been seen in the past.

Councilmember Susuras asked when the first time was that the City saw a decline. City Manager Kadrach said January 2009 was the first decline and that was 10%.

Councilmember Beckstein asked if the collections are one month behind the month paid. City Manager Kadrach said yes.

Lastly, she updated the City Council on the delinquent sales tax accounts. All accounts nine months overdue have been collected. There are a small number (46) that are six to eight months delinquent.

Councilmember Palmer said it is his desire not to have any fall into the nine month category.

CONSENT CALENDAR

Councilmember Hill read the Consent Calendar and then moved to approve the Consent Calendar Items #1 through #2. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the January 5, 2011 Regular Meeting

2. **Setting a Hearing on Amending the Optional Premises Ordinance for the Tiara Rado Golf Course**

In 1999, the City Council adopted Ordinance No. 3112 which allowed for alcohol service on the Tiara Rado Golf Course. The ordinance was specific to the current concessionaire under contract, Pinon Grill, Inc. This ordinance will amend Ordinance No. 3112 and provide the authorization to the concessionaire as designated by the City Council.

Proposed Ordinance Amending Ordinance No. 3112 Which Provided Standards for an Optional Premises License for the Designated Concessionaire at Tiara Rado Golf Course

Action: Introduction of a Proposed Ordinance and Set a Hearing for January 31, 2011

ITEMS NEEDING INDIVIDUAL CONSIDERATION

7th Street Reverse Angle Parking

The Downtown Development Authority (DDA) and the City have received numerous requests for the DDA and the City to reconsider the reverse angle parking that was constructed in 2007. Council is requested to provide "direction" for parking along the 7th Street corridor.

Laurie Kadrach, City Manager, presented this item. She said there have been some concerns from the local business owners regarding the reverse angle parking along 7th Street. Also present are DDA Executive Director Heidi Ham and DDA Board Member Peggy Page. There was a lot of discussion last year on reverse angle parking when it was discussed for Colorado Avenue. Recently she received a call on the existing reverse angle parking. Since then more comments have been received. A survey was sent out to the City survey group which 71% said the reverse angle parking should be eliminated. There were a number of reasons, including that it is difficult and disruptive. However, there have been no accidents. The DDA thought it could be changed in conjunction with the Main Street reconstruction.

Councilmember Susuras asked where the parking spaces would be lost. Engineering Manager Trent Prall said the two spaces will be lost in front of the Cabaret due to their proximity to the roundabout. There is another spot similarly proximate to the roundabout that will be eliminated.

Councilmember Hill asked why reverse angle is so different from parallel parking. City Manager Kadrach said the expectation of the traffic behind the one parking is the confusion. Councilmember Hill noted he has never used it because they are always full so it is being used. Plus there are other parking options.

City Manager Kadrach said the majority of the survey group said they would never use it or they tried it and would never park there again. 23% said they were comfortable with it and would park there again.

Councilmember Kenyon said about a year ago he talked to Public Works and Planning Director Tim Moore about the striping along 7th Street because it had disappeared. It is

impossible to see it when there is snow. Also it is hard to see if one's mirror is not adjusted. His experience has been that it does stop traffic and then drivers try to pull around. The parking is against the grain. He does hear a lot of comments at the Blue Moon about the reverse parking being difficult. He has not heard any positive comments. It is a real frustration. It's not a big deal but a good number of people don't like it.

Councilmember Palmer said at the time he argued that it looked better on paper than in practicality. He is not unhappy that they tried something new. Nor is he unhappy they are revisiting it. He thanked the DDA for bringing the issue forward and he favors the change.

Councilmember Beckstein, serves on the DDA, shared the discussion at the DDA board meeting. She agreed it was a great thought. However, the street just isn't wide enough. Initially there was to be a lane for the person parking to pull out of traffic. Since that couldn't be accommodated and since it is just in this one area, it is confusing to shoppers.

Councilmember Hill recalled the benefits that were brought forward when this was first discussed and said they made great sense. But when cars are waiting, there is pressure, so there is also a practicality part. He is concerned about the cost of reversing the angle parking and the cost of lost spaces but he has to rely on the expertise of the DDA board. If they say the parking is a priority, then he will support it.

Council President Coons agreed that one problem is the lack of space to pull out of the traffic lane. At first there were a lot of folks using the spaces incorrectly but that is not happening anymore. She agreed the spaces are being used but the Council does need to pay attention to the DDA's recommendation.

Councilmember Palmer moved to authorize the removal the reverse angle parking and replace it with conventional (pull-in) parking. Councilmember Beckstein seconded the motion.

Councilmember Susuras affirmed that the DDA will pay for the change. Councilmember Beckstein said that the project will be added to the Phase II Main Street Project and completed at the same time. Councilmember Beckstein asked if the repair work that has been identified would also be included.

City Manager Kadrich said the parking spaces will be done at the same time as the Main Street project. The repair work has been completed.

Motion carried by roll call vote.

Public Hearing – GJ Regional Airport Annexation and Zoning, Located at 2828 Walker Field Drive [File #ANX-2010-290]

Request to annex and zone 614.3 acres, located at 2828 Walker Field Drive. The GJ Regional Airport Annexation consists of seven (7) parcels. There is no public right-of-way contained within this annexation area. The zoning ordinance amends Ordinance No. 3679, the existing planned Development Ordinance, for the Airport to add the additional property for future expansion.

The public hearing opened at 7:55 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the site, the location, and the request. The property is 614.3 acres. She asked that the Staff Report and attachments be entered into the record. She then put the property maps up and described each. The request meets the criteria of the Grand Junction Municipal Code and the criteria for annexation. She noted the applicant is present, represented by Rex Tippetts and Amy Jordan.

Councilmember Hill noted one area (the most southerly and easterly parcel) is an active recreation area. Ms. Bowers deferred to Mr. Tippetts.

Mr. Tippetts, Airport Manager, said it is the access to an area used by recreationists and that will be fenced off this summer.

Councilmember Hill asked if that has been communicated with BLM and outside visitors that use that access. Mr. Tippetts said they built a new access near the racetrack. Councilmember Hill asked if the Airport will do some outreach because the fence will eliminate the staging current being used by recreationists.

Councilmember Kenyon said something must be done to warn the users; they use that area to set up and so this needs to be communicated. The image of the community depends on that communication. The word will spread, but surprises are not good.

Councilmember Palmer said as the City's representative on the GJ Airport Authority, the concerns are being heard and they will address them.

Councilmember Hill said he appreciates that but this is the first he has heard about it and he serves on the Parks and Recreation Advisory Board. There is much more community outreach that needs to be done.

Councilmember Pitts asked about the time limit. Mr. Tippetts said this annexation was brought to them by the City.

Councilmember Palmer asked about the timing on the fence project. Mr. Tippetts said the fence project will be starting in the next two weeks.

Councilmember Beckstein differentiated the two issues: the annexation (which is housekeeping) and the fencing issue.

Council President Coons agreed the property needs to be annexed and how the fencing issue is communicated is another matter.

Don Pettigrew, CGB Consulting, said he thought there was a dedicated County right-of-way there. No one was aware of such a right-of-way.

Ms. Bowers said the records did not show any dedicated right-of-way.

There were no other public comments.

The public hearing was closed at 8:12 p.m.

Councilmember Hill said there is a use by right right-of-way which may apply here. He questioned why this has to be fenced right now. He would like to have a conversation about it. He would like to continue the matter until they can address these other issues.

Council President Coons asked if the two issues are related.

City Attorney Shaver said the Council can always make conditions on annexations and it is the City's discretion whether to add property to the City. Another option is to find the statutory criteria for annexation has been met and that it can be annexed. Another option is to continue the matter.

Council President Coons asked Mr. Tippetts when the construction for the fence in this area will commence. Mr. Tippetts said the project is scheduled for 215 days. The fence is to prevent encroachment from other types of users; they spend lots of resources keeping that area cleaned up.

Councilmember Pitts noted that the fencing could take place regardless of annexation. City Attorney Shaver said that is true, as long as they meet regulatory requirements.

a. Accepting Petition

Resolution No. 05-11—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the GJ Regional Airport Annexation, Located at 2828 Walker Field Drive is Eligible for Annexation

Action: Adopt Resolution No. 05-11

b. Annexation Ordinance

Ordinance No. 4450—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, GJ Regional Airport Annexation, Approximately 614.3 Acres, Located at 2828 Walker Field Drive

c. Zoning Ordinance

Ordinance No. 4451—An Ordinance Amending Ordinance No. 3679 to Include Newly Annexed Lands and Zoning the GJ Regional Airport Annexation to PAD (Planned Airport Development), Located at 2828 Walker Field Drive

Councilmember Hill moved to continue the matter until they can have some further discussion. Councilmember Kenyon seconded the motion.

Councilmember Palmer stated the Planning Commission reviewed this and recommended approval, finding that the request meets all criteria. He would like to move ahead.

Motion failed by roll call vote of 4 to 3 with Councilmembers Palmer, Pitts, Susuras and Beckstein voting NO.

Councilmember Palmer moved to adopt Resolution No. 05-11, and Ordinance Nos. 4450 and 4451 and ordered them published in pamphlet form. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Councilmember Hill moved to schedule a workshop with the Grand Junction Regional Airport Authority to talk about the fencing around the Airport. Councilmember Palmer seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:20 p.m.

Stephanie Tuin, MMC
City Clerk