

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

February 14, 2011

The City Council of the City of Grand Junction convened into regular session on the 14th day of February 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bruce Hill, Tom Kenyon, Bill Pitts, Sam Susuras and Council President Teresa Coons. Councilmembers Beckstein and Palmer 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 Hill led the Pledge of Allegiance followed by a moment of silence.

Presentations

Xcel Energy presented an award for the Custom Natural Gas Rebate Program and the City's Energy Efficient Rebate for 2010. Tom Minerick, Key Account Manager for Xcel Energy, and Fred Eggleston, Area Manager, presented the awards. Council President Coons introduced the awards and explained them. Mr. Eggleston presented the City Council with a big check that represented the rebates the City received in 2010. There was also an award for Natural Gas Savings Champion. Mr. Minerick said the City was one of twelve customers receiving the award. He thanked the City and the City employees for all their efforts. In the pursuit of the purpose of the award, the award is made from bamboo and recycled materials. Mr. Minerick then spoke about new programs that are currently being developed. These efforts are keeping the community rates lower. One of the highest rates on the bill is the cost for expanding the system and maintaining the system so these energy efficiency programs save the consumers money.

Appointments

Councilmember Pitts moved to re-appoint Randall Cupp and Lancer Livermont, appoint Charity Finnigsmier and Diane Hower for three year terms expiring February 2014 and appoint Jephtha Sheene for a partial term expiring February 2013, all to the Commission on Arts and Culture. Councilmember Hill seconded the motion. Motion carried.

Councilmember Kenyon moved to appoint Lynne Sorlye to the Visitor and Convention Bureau Board of Directors for a three year term expiring December 2013. Councilmember Hill seconded the motion. Motion carried.

Certificate of Appointment

Keith Leonard was present to receive his Certificate of Appointment to the Planning Commission/Zoning Board of Appeals.

Council Comments

Councilmember Susuras advised that he attended the groundbreaking for Caprock Charter School on January 28. They are funded by School District 51 and it is tuition free except for kindergarten. There are requirements for parents to volunteer at the school and the students must perform community service.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Susuras moved to approve the Consent Calendar Items #1 through #5 which he then read the items. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. Minutes of Previous Meeting

Action: Approve the Minutes of the January 31, 2011 Regular Meeting

**2. Setting a Hearing on Right-of-Way Vacations, Adjacent to 515 S. 7th Street
[File # VAC-2010-388]**

A request to vacate a north-south alley in Block 160 of the original City of Grand Junction; a boundary "gap" oriented east-west between the south boundary of Block 160 and the north boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; approximately 5 feet of 6th Court adjacent to Lot 1, Block 160; and an irregular portion of South Avenue adjacent to Block 160, all public right-of-way that is no longer needed.

Proposed Ordinance Vacating a North-South Alley in Block 160 Original Plat of the Town of Grand Junction and Replatted in Grand Junction Plat of Part of Second Division Resurvey as Amended; an Area Oriented East-West Between the South Boundary of Block 160 and the North Boundary of Lot 1 of Second Amended Plat of D&RGW Railroad Subdivision; Approximately 5 Feet of 6th Court Adjacent to Lot 1, Block 160; and an Irregular Portion of South Avenue Adjacent to Block 160 (Spendrup Vacations)

Action: Introduction of a Proposed Ordinance and Set a Hearing for February 28, 2011

3. **Setting a Hearing on an Affidavit Qualifying Write-in Candidates for Municipal Office**

In order to ensure that the votes cast for a write-in candidate(s) may be counted, the City Clerk and City Attorney have proposed that the Council adopt an ordinance requiring that any such candidate file an affidavit of intent and statement of qualifications 20 days prior to the municipal election.

Proposed Ordinance Amending the Colorado Municipal Election Code of 1965, in the City of Grand Junction Concerning Write-in Candidate Affidavits

Action: Introduction of a Proposed Ordinance and Set a Hearing for February 28, 2011

4. **Contract Award for 911-Police-Fire Utility Improvement Project – Phase 1**

This is the contract award for the first phase of a two phase project that includes underground utility improvements and utility relocations for the proposed new 911-Police-Fire Facilities project on the vacant lot between 5th Street and 6th Street.

The utility relocation for this project includes the sanitary sewer line being relocated outside of the proposed police facilities building footprint. A new sanitary sewer service line will also be extended to serve the new police facility. The existing storm drain line in 6th Street between Ute Avenue and Pitkin Avenue will be upgraded to a larger pipe to effectively handle the stormwater runoff, and a domestic water supply line and a fire supply water line will be extended to the site to serve the police facility.

Action: Authorize the Purchasing Division to Enter into a Contract with Ben Dowd Excavating, Inc. of Clifton, Colorado for the Construction of the 911-Police-Fire Utility Improvements Project in the Amount of \$187,161.90

5. **B ¾ Road Name Change to Legacy Way, Located between 26 ⅜ Road and 26 ¼ Road** [File #SNC-2011-518]

The property owners adjoining B ¾ Road between 26 ⅜ Road and 26 ¼ Road are requesting to change the street name from B ¾ Road to Legacy Way.

Resolution No. 11-11—A Resolution Renaming B ¾ Road Between 26 ⅜ Road and 26 ¼ Road to Legacy Way

Action: Adopt Resolution No. 11-11

ITEMS NEEDING INDIVIDUAL CONSIDERATION**Public Hearing—Housing Authority Annexation and Zoning, Located at 2910 Bunting Avenue** [File #ANX-2010-364]

A request to annex the 1.52 acre Housing Authority Annexation; amend the Comprehensive Plan – Future Land Use Map to Village Center – Mixed Use; and to zone the annexation, less 0.18 acres of public right-of-way, to an R-24 (Residential 24 + du/ac) zone district.

The Housing Authority Annexation consists of one (1) parcel located at 2910 Bunting Avenue. There are 0.18 acres of public right-of-way contained within the annexation area.

The public hearing was opened at 7:17 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He asked that the Staff Report and attachments be entered into the record. The request is being made by the Grand Junction Housing Authority. It is a 27 unit apartment building. The Planning Commission has recommended approval stating the request meets the criteria in the Grand Junction Municipal Code.

Councilmember Pitts inquired where the existing City limits are in relation to the property. Mr. Rusche pointed out the City limits to the north, south, and east but there is a portion of right-of-way to connect the property to the existing City limits.

Don Hartman, 388 Hidden Valley Court, representing the applicant, thanked the City Council for the opportunity. He thanked Mr. Rusche for his work on the project. This will help many homeless as it will serve as transitional housing. The Housing Authority acquired the property with the help of the City and County. The families and the folks that are homeless are not that way because they want to be. A number of upgrades have been done to the building through a variety of funding sources. However, they fell short of funding to complete all the improvements. By annexing into the City they will qualify to submit an application for CDBG funding to complete the renovations.

There were no public comments.

The public hearing was closed at 7:26 p.m.

Councilmember Susuras said the project helps meet the Comprehensive Plan Goal to provide a variety of housing types so he will favor the proposal.

Councilmember Hill noted the property is just outside the village center area but the Director does have the discretion to adjust those areas; he believes it matches the intent of the Comprehensive Plan.

Councilmember Kenyon agreed. He thanked Mr. Hartman and the Housing Authority for bringing this forward. He will support the request.

Council President Coons agreed and said it was exciting to see the vision of the Comprehensive Plan and affordable housing coming together.

a. Accepting Petition

Resolution No. 12-11—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Housing Authority Annexation, Located at 2910 Bunting Avenue and Including a Portion of the 29 Road and Bunting Avenue Rights-of-Way is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4453—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Housing Authority Annexation, Approximately 1.52 Acres, Located at 2910 Bunting Avenue and Including a Portion of the 29 Road and Bunting Avenue Rights-of-Way

c. Zoning Ordinance

Ordinance No. 4454—An Ordinance Amending the Comprehensive Plan from Residential Medium High (8 -16 du/ac) to Village Center – Mixed Use and Zoning the Housing Authority Annexation to R-24 (Residential 24+ du/ac), Located at 2910 Bunting Avenue

Councilmember Susuras moved to adopt Resolution No. 12-11 and adopt Ordinance Nos. 4453 and 4454 and ordered them published in pamphlet form. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

Public Hearing—Right-of-Way Vacations of S. 6th Street Between Pitkin and Ute Avenues and Adjacent/Proximate Alleys for the 911 Police-Fire Facilities [File # VAC-2010-332]

A request to vacate alley rights-of-way within Block 138 and Block 139 of the City of Grand Junction, along with S. 6th Street between Ute and Pitkin Avenues. These rights-of-way are no longer needed for access and are requested to be vacated to permit construction of a new police station and associated public safety facilities.

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

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He asked that the Staff Report and attachments be entered into the record. He noted that the 500 block is vacant and the 600 block houses the existing Police and Fire Stations. The idea behind the request is to combine the properties to provide a building site for the new 911-Police-Fire facilities. The request meets all the criteria of the Grand Junction Municipal Code and approval is recommended.

Councilmember Kenyon asked about the vacation of the alleys. Mr. Rusche responded that some of the alleys in existence previously were already vacated. All the remaining alleys are included in this request.

There were no public comments.

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

Councilmember Pitts said he is excited to see some action going forward for the public safety facilities.

Councilmember Susuras stated the Planning Commission also recommended approval and it meets Comprehensive Plan Goal 11 so he supports it.

Ordinance No. 4455—An Ordinance Vacating Alley Rights-of-Way Located in Block 138 and Block 139 of the City of Grand Junction and that Portion of South 6th Street Between Ute and Pitkin Avenues (911-Police-Fire Facilities)

Councilmember Kenyon moved to adopt Ordinance No. 4455 and ordered it published in pamphlet form. Councilmember Hill 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 7:37 p.m.

Stephanie Tuin, MMC
City Clerk