

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

March 14, 2011

The City Council of the City of Grand Junction convened into regular session on the 14th day of March 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras and Council President Teresa Coons. Councilmember Bruce Hill was absent. Also present were Deputy City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons called the meeting to order. Councilmember Beckstein led the Pledge of Allegiance followed by a moment of silence.

Appointments

Councilmember Palmer moved to reappoint Ann Driggers, Sam Baldwin, and James Fleming to the Grand Junction Colorado State Leasing Authority, Inc. for three year terms expiring January 2014. Councilmember Susuras seconded the motion. Motion carried.

Certificates of Appointments

Jeptha Sheene was present to receive her Certificate of Appointment to the Commission on Arts and Culture.

Council Comments

There were none.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Kenyon read the Consent Calendar Items #1 through #8 and then moved for approval. Councilmember Pitts seconded the motion.

Councilmember Kenyon said he would be recusing himself from voting on Item #5 as he has an interest in that project. City Attorney Shaver advised that Councilmember Kenyon should also file a written statement to that effect.

Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the February 28, 2011 Regular Meeting

2. **Setting a Hearing on Text Amendments to Section 21.04.030 of Title 21 of the Grand Junction Municipal Code, Concerning Parking Spaces at a Business Residence** [File # ZCA-2011-631]

This text amendment to Section 21.04.030(i)(2)(iv), Business Residence, of the Grand Junction Municipal Code is to clarify the number of required parking spaces for a Business Residence.

Proposed Ordinance Amending Section 21.04.030(i)(2)(iv), Business Residence, of the Grand Junction Municipal Code Concerning the Number of Parking Spaces Required

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2011

3. **Setting a Hearing on Text Amendments to Section 21.02.110 of Title 21 of the Grand Junction Municipal Code Concerning Conditional Use Permits** [File # ZCA-2011-630]

This text amendment to Section 21.02.110, Conditional Use Permit, is to allow an amendment to a CUP and to correct a scrivener's error that deleted specific terms related to Compatibility with Adjoining Properties.

Proposed Ordinance Amending Section 21.02.110, Conditional Use Permit, of the Grand Junction Municipal Code

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2011

4. **Setting a Hearing on Gay Johnson's Alley Right-of-Way Vacation, Located at 333 N. 1st Street** [File # VAC-2010-314]

A request to vacate the entire north/south alley way between Grand Avenue and White Avenue, west of N. 1st Street, and east of North Spruce Street. The vacation of this alley will allow for an expansion of the business located at 333 N. 1st Street.

Proposed Ordinance Vacating Right-of-Way for Gay Johnson's Alley, Located at 333 N. 1st Street

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2011

5. **Setting a Hearing on the Pomona 24 Road Annexation, Located South of H Road along 24 Road** [File # ANX-2011-653]

Request to annex 1.17 acres of 24 Road Right-of-Way, located south of H Road and north of I-70. The Pomona 24 Road Annexation consists only of right-of-way.

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction**

Resolution No. 15-11—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Pomona 24 Road Annexation, Approximately 1.17 Acres of Public Right-of-Way for 24 Road, Located South of H Road and North of I-70

Action: Adopt Resolution No. 15-11

b. **Setting a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Pomona 24 Road Annexation, Approximately 1.17 Acres of Public Right-of-Way for 24 Road, Located South of H Road and North of I-70

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 18, 2011

6. **Setting a Hearing on Zoning the Western Trends Annexation, Located at 507 and 512 Fruitvale Court** [File # ANX-2011-467]

A request to zone the 5.019 acre Western Trends Annexation, less 3.882 acres of public right-of-way, located at 507 and 512 Fruitvale Court, to a C-1 (Light Commercial) zone district.

Proposed Ordinance Zoning the Western Trends Annexation to C-1 (Light Commercial), Located at 507 and 512 Fruitvale Court

Action: Introduction of a Proposed Ordinance and Set a Hearing for April 4, 2011

7. **2011 Interceptor Sewer Repair and Replacement Project**

This request is for the contract award for the repair and replacement of approximately 5,900 lineal feet of interceptor sewer pipe and the reconditioning of 22 existing manholes. This maintenance is necessary to prolong the life of the existing concrete sewer pipe that has been damaged by hydrogen sulfide gas.

Action: Authorize the Purchasing Division to Enter into a Contract with Reynolds Inliner, LLC of Orleans, Indiana for the Construction of the 2011 Sewer Interceptor Repair and Replacement Project in the Amount of \$378,188

8. **Purchase of a Rear Load Refuse Truck**

This request is for a new Compressed Natural Gas (CNG) Rear Load Refuse Truck to replace a diesel unit in the City's fleet.

Action: Authorize the City Purchasing Division to Award a Contract to Purchase a 2011 Peterbilt/Leach CNG Rear Load Refuse Truck from Grand Junction Peterbilt of Grand Junction, CO in the Amount of \$207,043

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Purchase of a Dump Truck

This request is for a new Compressed Natural Gas (CNG) Dump Truck that is scheduled to replace an aging diesel unit in the City's fleet.

Jay Valentine, Assistant Financial Operations Manager, presented this item. Mr. Valentine highlighted that this is the City's first CNG vehicle that is not a trash truck. This factor makes the dump truck a little more expensive. The life of the dump truck is twelve years and the incremental cost difference between diesel and CNG will not be totally recovered. The additional cost over the life of the truck is around \$7,000 for CNG but the actual number will be dependent on the cost of diesel.

Councilmember Kenyon agreed that it is a guess as no one knows the cost of gas in the future. However, the cost of natural gas is somewhat stable and available locally. There are other considerations. CNG fueled vehicles do have lower emissions and so it is a good idea.

Mr. Valentine advised that a dump truck uses about 1,500 gallons per year compared to a trash truck which uses 18,000 gallons per year.

Councilmember Susuras asked when the older trucks are traded in. Mr. Valentine said there is a scheduled life cycle and in this case it is twelve years. Then other replacement factors such as appearance and maintenance are considered and each factor has a point

value. When a vehicle gets close to 15 points, it is considered for replacement. A fleet committee reviews the conditions of such vehicles and determines if its life can be extended or if it needs to be replaced.

Councilmember Susuras said he appreciates Purchasing providing the cost of both diesel and CNG vehicles in the bids. He asked for a justification for recommending the CNG truck which costs an additional \$42,000.

Mr. Valentine responded that it was Council's direction in a previous resolution to pursue these options as well as the availability of compressed natural gas. However, the large cost differential is the reason both options were provided.

Councilmember Palmer noted the difference but then added it may be the right thing to do. He asked if Purchasing intends to pursue CNG vehicles for all of the City's fleet. Mr. Valentine said they will look at each vehicle purchase. There are new emission systems being installed on diesel vehicles so that may diminish the emissions but that has yet to be tested regarding changing the life cycle of a vehicle.

Councilmember Beckstein noted that the City is working with Mesa County and the goal is to reduce emissions due to air quality which is creating issues during the valley inversions. She asked if the CNG vehicles will also be less maintenance. Mr. Valentine said that is a theory but it has yet to be tested.

Council President Coons asked when the particulate emissions filter systems were started and what the price difference was. Mr. Valentine said the first emission filters were available in 2007 and they increased the price by \$7,000. The next version of the emission filter will likely increase the price more.

Councilmember Pitts asked if CNG burns cooler than propane. Mr. Valentine said he was not sure but will find out. The particulate matter is 97% less of what a traditional diesel engine is.

Councilmember Susuras moved to authorize the City Purchasing Division to purchase a 2012 International/Layton CNG dump truck from Hanson International of Grand Junction, CO in the amount of \$160,807. Councilmember Pitts seconded the motion.

Councilmember Palmer said he will not support the motion; he loves using CNG on vehicles that are used all the time but since this vehicle is only used sparingly; the cost is just not justified in this economy.

Councilmember Kenyon has similar feelings but will support the motion due to the significant air quality issue in the valley. The Federal government will either enforce or increase the regulation and the citizens want the air quality improved. The cost will be

more intrusive than the additional cost of the truck. Local government is in a unique position to partner to run the CNG station and eventually CNG will be piped from the sewer plant. Although Councilman Kenyon does not like paying more, for other reasons, he will support it to demonstrate the need to improve the air quality.

Councilmember Susuras said he agrees with Councilmember Kenyon although he appreciates Councilmember Palmer's concerns. However, the Council directed Staff to pursue cleaner burning fuels for City vehicles.

Council President Coons said she can verify what Councilmember Kenyon has said regarding air quality standards, and the City does need to be proactive with reducing emissions.

Councilmember Beckstein said the City will either pay now or pay later. She wants to do what she can to prevent air quality additional regulation. This is a proactive way to address the issue and invest in the future.

Motion carried with Councilmember Palmer voting NO.

City Attorney Shaver advised that propane burns at 2,500 BTU's and CNG burns at 1,012 BTU's.

Contract for Food and Beverage Services for Tiara Rado and Lincoln Park Golf Courses

This request is for the contract award for the Food and Beverage Services at Tiara Rado and Lincoln Park Golf Courses. The Contractor will have the exclusive right to provide food and beverage (alcoholic and non-alcoholic), banquet, catering, concession and vending sales and services at Tiara Rado and Lincoln Park Golf Courses.

Jay Valentine, Assistant Financial Operations Manager, presented this item. Mr. Valentine explained that the City went back out with an RFP. They met with the Chamber of Commerce and asked them to reach out to their membership. There were four interested parties and two actually went through the process. Then one withdrew, leaving one possible contractor. From a Staff perspective, the one company left was found to be a good fit and a good option.

Councilmember Palmer asked if the separation of the two venues (Lincoln Park and Tiara Rado) was considered. Mr. Valentine said that was an option. The contractor being recommended wanted to do both golf courses.

Councilmember Palmer asked about the limitation of events during golf times. Mr. Valentine said that the Parks and Recreation Director does have the option to deny the request for an event.

Councilmember Susuras asked if financials were reviewed for the company being recommended. Mr. Valentine said financials were reviewed and they were sound.

Councilmember Susuras asked if the scoring they used was the same as before. Mr. Valentine said yes but they added in the financials. Councilmember Susuras inquired if they rated as high as the top two from the previous process. Mr. Valentine said yes.

Councilmember Kenyon asked about details on the service to be provided at Lincoln Park. Mr. Valentine said there will be set hours, open when the golf course is open and the contractor has promised to listen to the golfers.

Councilmember Palmer said he is glad to see this go back into the private sector.

Councilmember Palmer moved to authorize the Parks and Recreation Director to contract with Two Miles, LLP for the food and beverage services at Tiara Rado and Lincoln Park Golf Courses. Councilmember Kenyon seconded the motion. Motion carried by roll call vote.

Council President Coons said she is glad to see that this process went smooth.

Public Hearing—Columbine Caregivers Rezone, Located at 602 26 ½ Road [File # RZN-2011-483]

Request to rezone 0.43 +/- acres located at 602 26 ½ Road from R-4, (Residential – 4 du/ac) to R-O, (Residential Office) zone district in anticipation of future office development.

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

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. The applicant is Mesa Management, LLC dba Columbine Caregivers as home based health care. He asked that the Staff Report and attachments be entered into the record. The request does meet the criteria of the Grand Junction Municipal Code. The Planning Commission forwarded a recommendation of approval at their February 22, 2011 meeting.

Councilmember Pitts asked about the access to the property. Mr. Peterson said the access will be off of 26 ½ Road, not Patterson. The next step will be renovating the property and installing some landscaping.

The applicant, Michael McCormick, was present and said they plan to restore the house to the 1940 era but he had no other comments.

There were no public comments.

The public hearing was closed at 7:38 p.m.

Ordinance No. 4458—An Ordinance Rezoning the Columbine Caregivers Rezone, Located at 602 26 ½ Road, from R-4, (Residential – 4 Du/Ac) to R-O (Residential Office)

Councilmember Susuras moved to approved Ordinance No. 4458 and ordered it published in pamphlet form. Councilmember Pitts 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 7:39 p.m.

Stephanie Tuin, MMC
City Clerk