

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

May 16, 2011

The City Council of the City of Grand Junction convened into regular session on the 16th day of May 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. Grand Junction Police Department and the Mesa County Sheriff Combined Honor Guard posted Colors and led the Pledge of Allegiance, followed by an invocation by Pastor Ken Vanderhorst, New Life Church.

Presentation

Presentation of Appreciation Plaque to Outgoing President of the Council Teresa Coons

Council President Kenyon introduced the presentation and invited each Councilmember to speak to Councilmember Coons' service.

Council President Kenyon lauded her work and noted the number of meetings and events where she represented the City Council. He said she worked very hard and he learned a lot from her and her work.

Councilmember Pitts recognized Councilmember Coons' leadership in professionalism and consideration in running the meetings.

Councilmember Boeschstein thanked Councilmember Coons for her work in the community and at the Math and Science Center.

Councilmember Susuras thanked Councilmember Coons and expressed his appreciation for her representing the City so well in Council meetings as well as in the public.

Councilmember Doody recognized the hard work Councilmember Coons has put in, not just with Council, but with the Boards she serves on as well, all while never complaining.

Councilmember Luke thanked Councilmember Coons for being there for her at the beginning and helping her to become acclimated in the processes of Council.

Councilmember Coons thanked Council for the privilege to serve. She treasures the time as Mayor, and will continue to work on behalf of the City.

Proclamations

Proclaiming May 15 through May 21, 2011 as “Police Week” in the City of Grand Junction

Proclaiming the Week of May 15 through May 21, 2011 as “Emergency Medical Services Week” in the City of Grand Junction

Council Comments

Councilmember Boeschstein told the Council about National Train Day noting the depot was open to the public. He thanked all the volunteers for their work on the event.

He also attended the Mesa Land Trust meeting at the Horse Thief Ranch which was saved by the Trust. He lauded the work of the Mesa Land Trust in preserving lands in the valley.

Citizen Comments

Bill Marvel, 492 Escondido Circle, addressed the City Council regarding security access at the Airport. He recreated a situation in downtown Grand Junction in order to demonstrate his point where someone in Washington determines that Main Street needs more security. The new security measures include a fence around the businesses with the only access being high tech gates that require a proximity card and two fingerprints. There is a cost for this privilege. In order for customers to gain access, they must call you on the phone and then you must escort the customer through the gate and then escort them out. Merchandise delivery or service providers must go through the same process. There are delays in entry when the owners are busy. His point was this is not viable. It affects the value of the business and the real estate where the business is located. However, there are two or three businesses that are not subject to the security measures. This is what is going to happen at the Airport. He has drafted a letter which the Councilmembers will receive. He added that these measures are not mandated by government regulations but rather by the Airport Manager Rex Tippetts.

Jacob Richards, 629 Ouray, addressed the City Council and thanked the Council for being here and that it was two years ago that No More Deaths Homeless Coalition was started. Great strides have been made through Charity First. He also thanked Police Chief Camper for the formation of the Homeless Outreach Team. Regarding the river, it will be rising higher than usual and there is a record number of people living along the river. He asked the City to provide a dumpster and port-a-potties if they move the homeless away from the rising river and create a temporary camp.

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—CDBG 2011 Program Year Funding Requests [File #2010 CDBG]

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2011 Program Year. The City will receive an estimate of \$328,569 for the 2011 program year.

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

Tim Moore, Public Works and Planning Director, introduced this item and the program. The topic was discussed at a workshop. The program has a lot of milestones to be accomplished on an annual basis. He recognized Senior Planner Kris Ashbeck and her work on the program.

Senior Planner Kris Ashbeck, Neighborhood Services Division and CDBG Administrator, said the City of Grand Junction has been an entitlement community since 1996 which means the City receives an annual allotment of funds to distribute in the community. The estimate for this year's allotment is \$328,569.

She then described each of the projects being recommended for funding as outlined in the Staff Report:

PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
Program Administration	\$30,000	NA
GV Catholic Outreach	\$50,000	\$2,967,397
Business Incubator Center	\$50,000	\$61,665
GJ Housing Authority	\$101,198	\$1,536,231
Mesa Develop. Services	\$10,000	\$127,300
Homeward Bound	\$30,000	\$12,000
Center for Independence	\$30,000	\$2,500
Strong Family, Safe Kids	\$9,371	\$6,513
Senior Companion Program	\$8,000	\$240,077
Foster Grandparent Program	\$10,000	\$246,333

Ms. Ashbeck said there are a number of deadlines in the program and they are working on those in order to begin their program year by September 1, 2011.

She noted that some of grant recipients are present who may want to speak.

Sister Karen Bland, Grand Valley Catholic Outreach, thanked the Council for having the compassion to recognize the need and designate the funds to help people in the community. She also thanked the Council for previous funding for their new roof.

Gi Moon, Homeward Bound Director, thanked the City Council for the thoughtfulness in allocating the funds. The Shelter could not do what they do without these funds.

Chris Reddin, Executive Director for the Business Incubator Center, thanked the City Council for funding the Incubator and their purpose which is to grow businesses.

Bobbie Kline, Director of the Parenting Place (formerly Strong Families, Safe Kids), thanked the City Council for the funds. They serve over 1200 parents and families each year. They are one of two organizations in town that provide parenting classes and the only one that provides them in Spanish. They are adding other programs including support for grandparents raising children.

Jody Kole, Housing Authority Executive Director, thanked the City Council for their continued support of their efforts. The City has been a great partner. They acquired this property and it was very downtrodden. The Housing Authority is fixing it up which is helping the neighborhood and making it more attractive.

Linda Taylor, representing the Center for Independence, thanked the Council for their support. The groups are all in need and she is proud of being part of a community that supports these needs.

There were no other public comments.

The public hearing was closed at 7:47 p.m.

Councilmember Coons assured the public that the City always receives more requests than funds can support but it is a privilege to take the funds and support these groups where they can.

Councilmember Pitts moved to approve the City Council Workshop recommendations of funding for the 2011 program year and set a public hearing for adoption of the 2011 one-year action plan for June 13, 2011. Councilmember Coons seconded the motion.

Council President Kenyon announced that he will be recusing himself from the vote as he is a member of the board for the Center for Independence, one of the applicants.

Motion carried by roll call vote with six members of Council voting yes.

Councilmember Coons inquired if she too should have recused herself as she serves as the Council representative on the Grand Junction Housing Authority, another recipient. City Attorney Shaver advised she need not recuse herself as she serves as Council's representative.

Grant from Colorado Association of Chiefs of Police to Fund the Interface with COPLINK and the New World Records Management System

The Colorado Association of Chiefs of Police has granted the Grand Junction Police Department \$108,810 in funding. This is a pass through of federal funds to establish information sharing networks throughout the State of Colorado. These funds are to be used to create the interface between the COPLINK system and the New World Records Management System.

John Camper, Chief of Police, presented this item. He explained that COPLINK is a system that allows the Police Department to mine other systems of other agencies for information for investigations. He gave an example of how this system has solved crimes. Grand Junction is one of the five COPLINK nodes in the State. The Police Department now has a new records management system, New World, and this grant will pay for the interface between the two systems. It will also be available to other agencies that need the same interface.

Councilmember Pitts asked about sharing this with other agencies in the County. Chief Camper said they will make the link and the system is shared with all other valley agencies.

Councilmember Susuras moved to authorize the City Manager to accept and expend these grant funds. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Homeland Security Grant Award for Total Containment Vessel

The Northwest All Hazards Emergency Management Region (NWAHEMR) will purchase the City of Grand Junction Police Department Bomb Squad a Total Containment Vessel (TCV) valued at \$290,000. The TCV will greatly enhance the regional bomb team's capacity to respond to incidents involving high explosives and will increase citizen and officer safety. This specialty law enforcement equipment was purchased with Homeland Security dollars passed through the State of Colorado.

John Camper, Chief of Police, presented this item. He described the Bomb Squad which consists of three Grand Junction Police Officers and three Grand Junction Fire Officers. They provide bomb squad service in the Northwest Region of Colorado and Eastern Utah. They have had 70 calls in the last two years. They are accredited and

supported by the FBI and the Firearms and Tobacco Division. The containment vessel will allow them to transport explosive or biochemical devices safely. Not having such a vessel was identified as a vulnerability by the federal government. The device can be operated by the robot. The Northwest All Hazards Emergency Management Region (NWAHEMR), which is under the Governor's Office, negotiated a reduced purchase price for the vessel. Homeland Security funded \$250,000 of the purchase. The other \$40,000 was approved to be paid by the 21st Judicial District Forfeiture Board. Chief Camper asked for authorization for the Bomb Squad to receive this piece of equipment.

Councilmember Susuras moved to authorize the City of Grand Junction Police Department Bomb Squad to receive this piece of equipment, which will be purchased by the Northwest All Hazards Region with Homeland Security and 21st Judicial District Forfeiture Board funds. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Public Hearing—An Ordinance Amending Title 21 of the Grand Junction Municipal Code, Concerning Language to Grant an Extension for the Recording of Subdivisions [File # ZCA-2011-632]

These text amendments to Sections 21.02.070(u)(4), 21.020.070(a)(8)(ii), 21.020.070(r)(6) and 21.020.070(s)(4)(iv) of the Grand Junction Municipal Code, are made to revise Code language to grant an extension for the recording of subdivisions.

The public hearing was opened at 8:00 p.m.

Lisa Cox, Planning Manager, presented this item. The request is the last in a series of amendments to the Zoning and Development Code. These amendments were to increase the City's ability to be responsive to the needs of the community.

This amendment provides some flexibility in the extension of subdivision approvals. There have been several requests where the Preliminary Approval has been granted but the developer is having difficulty completing their project in the time frame allowed. Many have cited the downturn in the economy as hampering their ability to complete their projects. The current language requires a finding of good cause. The cause of the downturn in the economy is too general to find it as good cause. The project would still need to be in compliance with the Code and the Comprehensive Plan for an extension to be granted.

City Attorney John Shaver further clarified that the amendment removes the requirement to find good cause if the projects still meets the Code and the Comprehensive Plan.

City Manager Laurie Kadrach said the amendment would also support the goal of the Council for the City to be more business friendly. The amendment will also allow the City to not grant the extension if the project does not appear to still be viable.

Councilmember Pitts asked if this will automatically extend any project for an unlimited amount of time. He felt that things change and it might limit the possibilities for a piece of property.

Lisa Cox, Planning Manager, said the extension would not be automatic. First there must be a request. The Director may only grant one, one-year extension, and that process does require a review. Subsequent extensions may be requested but those do go before the Planning Commission. It is a public hearing process and the neighborhood would be notified.

Councilmember Pitts asked if there is a time limit. Ms. Cox said the Director can grant a one-year extension. Additional extensions do not have a time frame but again those go to the Planning Commission. Subsequent extensions can be requested.

Councilmember Boeschstein said this happened frequently in the 1980's. The difficulty is the improvement guarantees expire, and the financial institutions won't continue to back these projects. He cautioned that this needs to be used very judiciously. He said mostly they should have to resubmit their plan.

Councilmember Doody asked if it will be the Planning Manager making the decision on the extension. Ms. Cox said yes, acting as the Director's designee, for a one time extension. She reiterated that additional extensions would go to the Planning Commission.

There were no public comments.

The public hearing was closed at 8:16 p.m.

Councilmember Susuras said he felt the amendment will protect the City's interest by ensuring the project meets the requirements of the Code and the Comprehensive Plan while being flexible enough to allow for extensions of time to allow for projects to be completed in a time when there is a serious economic downturn.

Councilmember Boeschstein asked about the improvement guarantees.

Tim Moore, Public Works and Planning Director, advised that the City holds \$15 million in cash and securities for about fifty subdivisions in improvement guarantees and they track those and ensure they are still in place. Many have gone to foreclosure and now banks own the subdivision and have that security. They are tracking those very diligently. The

banks don't necessarily want to be developers but the extensions will allow discussions and evaluations for these properties.

City Attorney Shaver noted that the security may include a contract and they will ensure those are liquid or there is some collateral in place. In some cases, some bonds have been substituted for other collateral but that is still acceptable as a guarantee.

Councilmember Coons appreciated Councilmember Boeschstein's comments but she believes the change supports the effort put into revising the Code and adding flexibility to adapt when things change in the community. As long as there are proper safeguards in place, and when there are good reasons, this is a good change to the Code.

Ordinance No. 4467—An Ordinance Amending Certain Sections of Title 21 of the Grand Junction Municipal Code Concerning the Recording of Subdivisions

Councilmember Susuras moved to approve Ordinance No. 4467 and ordered it published in pamphlet form. Councilmember Coons seconded the motion. Motion carried by roll call vote with Councilmember Pitts and Boeschstein voting NO.

CONSENT CALENDAR

Councilmember Pitts moved for approval and then read the Consent Calendar Items #5 through #8. Councilmember Coons seconded the motion. Motion carried by roll call vote.

5. **Minutes of Previous Meeting**

Action: Approve the Minutes of the May 2, 2011 Regular Meeting

6. **Council Assignments for 2011-2012**

City Council considers the appointments and assignments for its members to various boards, committees, commissions, and organizations.

Resolution No. 24-11—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions and Organizations

Action: Adopt Resolution No. 24-11

7. **Ratify the Purchase of PVC Pipe and Fittings**

Ratify the purchase of PVC pipe supply from Grand Junction Pipe and Supply Company in the amount of \$113,579.76.

Resolution No. 25-11—A Resolution Authorizing and Ratifying the Emergency Purchase of Poly Vinyl Chloride (PVC) Pipe and Fittings

Action: Adopt Resolution No. 25-11

8. **Setting a Hearing on the Carroll Rezone, Located at 1220 and 1240 Cannell Avenue** [File #RZN-2011-665]

Request to rezone 0.35 +/- acres located at 1220 and 1240 Cannell Avenue from R-8, (Residential – 8 du/ac) to R-O, (Residential Office) zone district in anticipation to develop and/or market the properties as mixed use office and/or multi-family residential.

Proposed Ordinance Rezoning the Carroll Rezone from R-8 (Residential – 8 du/ac) to R-O, (Residential Office), Located at 1220 Cannell Avenue and 1240 Cannell Avenue

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for June 1, 2011

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:24 p.m.

Stephanie Tuin, MMC
City Clerk