

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

**June 13, 2011**

The City Council of the City of Grand Junction convened into regular session on the 13<sup>th</sup> day of June 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, and Council President Tom Kenyon. Councilmember Susuras was absent. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Kenyon called the meeting to order. Councilmember Pitts led the Pledge of Allegiance, followed by a moment of silence.

**Citizen Presentation**

Proclaiming June 15, 2011, as "Tillie Bishop Day" in the City of Grand Junction. Council President Kenyon asked University of Colorado Regent Tillie Bishop and his wife Pat to approach the podium. He then surprised Mr. Bishop with a proclamation which listed the many offices of public service Mr. Bishop has held along with his accomplishments. Council President Kenyon and Council President Pro Tem Pitts also presented a gift basket in appreciation to Mr. Bishop from the City of Grand Junction.

**Presentations**

Tom Ziola, Forestry/Horticulture Supervisor, presented the Yard of the Month for May 2011 to Sheri and Keith Brown of 380 Ridgeway Drive.

**Proclamations**

Proclaiming June 22, 2011 as "Bike to Work Day" in the City of Grand Junction

**Appointments**

Councilmember Luke moved to re-appoint P.J. McGovern and appoint Cynthia Burke to the Downtown Development Authority/Downtown Grand Junction Business Improvement District both for four year terms expiring June 2015. Councilmember Coons seconded the motion. Motion carried.

**Certificates of Appointment**

David Hibberd was present to receive his Certificate of Appointment to the Grand Junction Airport Authority.

**Council Comments**

There were none.

**Citizen Comments**

Jim Schultz, 1670 Ptarmigan Ridge Circle, approached Council and read a letter on his thoughts regarding the local economy. Although his income does not depend upon the local economy, there are people really hurting financially in Grand Junction. He does not think the City should be in competition with private enterprise. Out of State purchasing contracts and subcontracts he believes are criminal. He is frustrated because he feels that local government and higher government are contracting and subcontracting out-of-area for some of their purchases.

**ITEMS NEEDING INDIVIDUAL CONSIDERATION****Public Hearing—Hatch Annexation, Located at 2063 S. Broadway [File # ANX-2011-698]**

A request to annex 4.39 acres, located at 2063 S. Broadway. The Hatch Annexation consists of five (5) parcels. There is no public right-of-way contained within this annexation area.

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. The proposed annexation consists of 5 parcels of land. The applicants wish to annex in anticipation of future residential development. The property is approximately 4.39 acres. The zoning will come forward next month. The Planning Commission and Staff recommends approval. The applicant's representative is present and available for questions.

The applicant did not wish to add anything.

There were no public comments.

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

**a. Accepting Petition**

Resolution No. 33-11—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Hatch Annexation, Located at 2063 S. Broadway is Eligible for Annexation

**b. Annexation Ordinance**

Ordinance No. 4469—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hatch Annexation, Approximately 4.39 Acres, Located at 2063 S. Broadway

Councilmember Coons moved to adopt Resolution No. 33-11 and Ordinance No. 4469 and ordered it published in pamphlet form. Councilmember Doody seconded the motion.

Councilmember Boeschstein asked Mr. Peterson if the Tiara Rado Townhomes are not part of this annexation, will they become an enclave? Mr. Peterson said there are six townhomes adjacent to this property and it would not become an enclave because there is property adjacent which is owned by Mesa County and is a separate tax parcel. Councilmember Boeschstein asked for clarification of the reasons the applicants want this annexed. Mr. Peterson stated the property is within the Persigo Boundary and the applicants want to develop the property.

Motion carried by roll call vote.

**Certificates of Appointment**

Council President Kenyon returned to this item as it was overlooked.

Scott McBrayer was present to receive his Certificate of Appointment to the Parks and Recreation Advisory Board.

**Public Hearing—Modifications to Grand Junction Municipal Code Chapter 12.24, Commercial Use of Public Right-of-Way in Downtown Area, and Revision to the Outdoor Dining Lease**

The modifications to the Grand Junction Municipal Code and the revision to the outdoor dining lease will clarify requirements and provide a uniform standard for all outdoor dining areas. The proposed amendments will also update the event permit and news box standards in Downtown.

The public hearing opened at 7:28 p.m.

Heidi Hoffman Ham, DDA Executive Director, presented this item. She explained the majority of the changes relate to Outdoor Dining Leases. Outdoor Dining Leases have been available in the downtown since 2007 and has been very successful. Up until now, those that did not serve alcohol went through a separate process. That has been a little confusing, so the proposed amendment will make the process the same for both. The outdoor dining has been a big draw downtown and the DDA wants to support that. She said the main goals of these changes are to have strict but fair requirements for everyone across the board and to make sure that the use of public space does not take away from the pedestrian uses on Main Street. It will also provide a similar fee structure regardless if there is alcohol sales or not. There needs to be an 8 foot pedestrian passageway, high standards of appearance for private use, along with addressing such issues as trash containers, and storage of equipment during the winter months. The DDA would also like to change the timeline from 12:00 a.m. to 1:00 a.m. deadline for service on the patio areas. One other area addressed in the amendments is updating the newsbox provisions.

There were no public comments.

The public hearing was closed at 7:34 p.m.

Ordinance No. 4470—An Ordinance Amending Section 12.24 of the Grand Junction Municipal Code, Regulating Commercial Use of Public Right-of-Way in the Downtown Area, to Revise Sidewalk Dining Regulations and the News Box Regulations

Councilmember Doody moved to adopt Ordinance No. 4470 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

**Public Hearing—2011 Community Development Block Grant (CDBG) Program Year Including Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and Funding Request**

CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The 2011 Program Year marks the City's 16<sup>th</sup> year of eligibility. In addition to consideration of funding projects for the 2011 program year, the City must adopt a new Five Year Consolidated Plan and an update to its Analysis of Impediments to Fair Housing Choice study. The City's 2011 Program Year will begin September 1, 2011. Applications for funding were solicited and received by the City on April 1<sup>st</sup> and Council approved funding for 10 projects at its hearing on May 16, 2011. The purpose of this hearing is 1) Adopt the Five Year Consolidated Plan; 2) Adopt the Analysis of Impediments to Fair Housing Choice study; and 3) Adopt the 2011 Annual Action Plan as a part of the Five Year Consolidated Plan.

The public hearing opened at 7:37 p.m.

Kristen Ashbeck, Senior Planner, presented this item. Ms. Ashbeck gave an overview of the CDBG program and explained that the Consolidated Plan guides the CDBG program and has to be updated and adopted at least every five years. This plan provides an assessment of the needs of the community. Over forty-five agencies participated by attending meetings, filling out questionnaires, and providing annual reports in order to help create the Consolidated Plan. She then presented the goals of the proposed 2011 Consolidated Plan: 1) Suitable Living Environment, entailing non-housing community development infrastructure, special needs populations, other human services, and youth, 2) Decent Affordable Housing by increasing the inventory of affordable housing units, providing shelter for the homeless, and reducing lead-based paint hazards; and 3) Creating Economic Opportunities through economic development and increasing affordable childcare for the working poor.

Councilmember Boeschstein thanked and complimented Ms. Ashbeck for her presentation. He said according to the map, he did not see Orchard Mesa, Lincoln Park, Washington Park, and some of the Downtown area neighborhoods getting economic development and neighborhood assistance and asked that in the future, these neighborhoods be kept in mind. He said he thought the City did not have a Fair Housing Ordinance, and thought one could be passed. Ms. Ashbeck said that is correct. Councilmember Boeschstein said that he believes a Fair Housing Ordinance would help the City with HUD and thought in the future this should be done. He mentioned another opportunity would be to acquire vacant and abandoned homes and either restore or demolish them. He said he is in support of the resolutions.

Councilmember Coons also thanked Ms. Ashbeck for her hard work and presentation. She asked Ms. Ashbeck about the application process for disbursement of the CDBG funds. Ms. Ashbeck said the requirements are that the agency be a non-profit entity, be within City limits, and within a certain income category. Councilmember Coons then asked if CDBG funds can be used to acquire property or is it just for renovations? City Attorney Shaver responded that if it was for the benefit of the low income population, acquisition of property is allowed.

Councilmember Pitts asked how many other agencies applied for funding aside from the ten that have been awarded funds. Ms. Ashbeck said fifteen applications were received and she confirmed that there is a process in place for determining which applications are granted.

Council President Kenyon asked if there was any public comment.

There were no public comments.

The public hearing was closed at 7:54 p.m.

Resolution No. 30-11—A Resolution Adopting the 2011 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 31-11—A Resolution Adopting the 2011 Analysis of Impediments to Fair Housing Choice Study for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 32-11—A Resolution Adopting the 2011 Program Year Action Plan as a Part of the City of Grand Junction 2011 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Councilmember Boeschstein moved to adopt Resolution Nos. 30-11, 31-11, and 32-11. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

### **CONSENT CALENDAR**

Councilmember Coons moved for approval and then read the Consent Calendar Items #4 through #6. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

4. **Minutes of Previous Meeting**

*Action: Approve the Minutes of the June 1, 2011 Regular Meeting and Minutes of the June 6 and June 8, 2011 Special Session Minutes*

5. **Console Furniture Purchase for the Grand Junction Regional Communication Center**

This approval request is for the contract award for the professional design, supply, and installation of console furniture that will be specific to the new Grand Junction Regional Communication Center (GJRCC).

*Action: Authorize the City Purchasing Division to Enter into a Contract with Xybix Systems, Inc. of Littleton, Colorado in the Amount of \$270,101.97 for the Grand Junction Regional Communication Center Console Furniture*

6. **2011 Interceptor Sewer Repair and Replacement Project Change Order**

This request is for approval of a Change Order to the existing 2011 Interceptor Repair and Rehabilitation contract. The additional work related to this request includes rehabilitation of approximately 3,500 lineal feet of interceptor sewer pipe and the reconditioning of 21 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 Modify the Contract with Reynolds Inliner, LLC of Orleans, Indiana for the Construction of the 2011 Sewer Interceptor Repair and Replacement Project in the Amount of \$228,962 for a Total Contract Amount of \$607,150*

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 8:01 p.m.

Juanita Peterson, MMC  
Deputy City Clerk