

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

August 15, 2011

The City Council of the City of Grand Junction convened into regular session on the 15th day of August, 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. Councilmember Coons led the Pledge of Allegiance, followed by a moment of silence.

Recognitions

Yard of the Month for July

Shirley Nilsen, Grand Junction Forestry Board Member, and Cliff Sprinkle, Forestry Board Vice Chairman, presented the award for Yard of the Month for July to the home of Pat and Jerry Tucker. The owners wanted Jimmy Stafford, who maintains their yard, to be recognized. Mr. Stafford was present to receive the award.

Certificates of Appointments

P.J. McGovern was present to receive his Certificate of Appointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District.

Frank Watt, Brad Taylor, John Pabst, Karen Jefferson, and John Heideman were present to receive their Certificates of Appointment to the Riverfront Commission. Commission Chair Katie Steel addressed the City Council, welcomed the new members, and thanked them for their commitment.

Council President Kenyon passed along the interview committee's desire to find a place for the other candidates as they all were good.

Council Comments

There were no comments.

Citizen Comments

There were no comments.

CONSENT CALENDAR

Councilmember Pitts moved to approve and read the Consent Calendar Items #1 through #4. Councilmember Doody seconded the motion. Motion carried by roll call vote.

1. Minutes of Previous Meeting

Action: Approve the Minutes of the August 3, 2011, Regular Meeting

2. Setting a Hearing on the Community Hospital Rezone, Located at 2373 G Road [File # RZN-2011-990]

Request to rezone 39.48 +/- acres located at 2373 G Road from MU (Mixed Use) to BP (Business Park) zone district in anticipation of developing the site as a hospital and medical offices and facilities.

Proposed Ordinance Rezoning from MU (Mixed Use) to BP, (Business Park Mixed Use) for the Community Hospital Rezone, Located at 2373 G Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for September 7, 2011

3. Purchase of a Compressed Natural Gas Powered Street Sweeper

Purchase request for a new Compressed Natural Gas (CNG) Street Sweeper to replace two aging diesel units currently in the City's fleet. Because of its clean burning properties, CNG vehicles require fewer oil changes and have longer life spans.

Action: Authorize the City Purchasing Division to Award the Purchase of a 2012 Elgin Pelican Street Sweeper to Faris Machinery Company of Grand Junction, CO in the Amount of \$201,079

4. Change Order #3 to the Construction Contract for the 29 Road and I-70B Interchange Phase Project

Change order #3 to the construction contract for the 29 Road and I-70B Interchange Phase Project increases the contract amount by \$443,344.61. Because funding for the project is being shared equally between the City and County, the City's share of the change order cost would be \$221,672.31. This change order is necessary to add pedestrian fencing along the sidewalks above the retaining walls and because the soil conditions required additional

improvement to ensure the design life was achieved. There will be no financial impact from this change order since the cost will be absorbed by the contingency line item already built in to the overall project budget.

Action: Authorize the City Purchasing Division to Execute Change Order #3 to the Construction Contract with Lawrence Construction Company for the 29 Road and I-70B Interchange Phase Project, Changing the Total Contract Amount to \$19,981,037.95 thereby Increasing the Contract by \$443,344.61

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing - Ashley Annexation and Zoning, Located at 2808 C ³/₄ Road [File #ANX-2011-856]

A request to annex 1.144 acres of property known as the Ashley Annexation and to zone the annexation, consisting of one (1) parcel, less 0.153 acres of public right-of-way, to an I-2 (General Industrial) zone district.

The public hearing was opened at 7:11 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The site is currently used for construction and storage. The owner is anticipating the property will be developed as an indoor shooting range. The Comprehensive Plan designates the property as industrial and the zoning request is for I-2, (General Industrial), zoning. The surrounding property is either already zoned industrial or is transitioning from single family residences to commercial or industrial. The request is voluntary and is compliant with the law. The request does meet the criteria of the annexation and zoning regulations. The Planning Commission forwards a recommendation of approval. The applicant is present if there are any questions.

There were no public comments.

The public hearing was closed at 7:13 p.m.

Councilmember Susuras stated the request meets Goal 12 by providing an opportunity for new development in an existing industrial area. On July 12, 2011, the Planning Commission forwarded a recommendation of approval of this request. The proposal is for an indoor shooting range which is needed in this community. All the infrastructure is in place and he supports the recommendation.

a. Accepting Petition

Resolution No. 42-11—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Ashley Annexation, Located at 2808 C $\frac{3}{4}$ Road and Including a Portion of the C $\frac{3}{4}$ Road Right-of-Way is Eligible for Annexation

Action: Adopt Resolution No. 42-11

b. Annexation Ordinance

Ordinance No. 4479—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ashley Annexation, Approximately 1.144 Acres, Located at 2808 C $\frac{3}{4}$ Road and Including a Portion of the C $\frac{3}{4}$ Road Right-of-Way

c. Zoning Ordinance

Ordinance No. 4480—An Ordinance Zoning the Ashley Annexation to I-2 (General Industrial), Located at 2808 C $\frac{3}{4}$ Road

Councilmember Susuras moved to adopt Resolution No. 42-11 and to adopt Ordinance Nos. 4479 and 4480 and ordered them published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Lincoln Park Stadium Lighting Upgrade

As part of the Lincoln Park Stadium Improvements Project, the Parks and Recreation Department is proposing to upgrade the sports-field lighting systems around the football and baseball fields with a more effective and efficient lighting system in order to bring them up to minimum broadcasting standards. The current sports-field lights are all MUSCO Lighting, LLC units, and in order to maintain electrical and structural compatibility and conformity, the Parks and Recreation Department is proposing to sole source with MUSCO to provide the next generation in lighting for Stocker Stadium and Soplizio Field.

Rob Schoeber, Parks and Recreation Director, presented this item. The request is for a sole source purchase for lighting for the entire complex. There are three poles that will be relocated to the new structure. During the design phase, the entire system was reviewed and it was realized that this was an opportunity to bring the whole complex up to standards. The request is to contract with the same contractor that is doing the new lighting to upgrade the existing lighting. One pole will be relocated that is currently obstructing spectators' view.

Councilmember Susuras asked why that cost is not being taken out of the Certificates of Participation (COP) funding. Mr. Schoeber responded that this is considered over

and above the project cost. This request is for authorization for the sole source, and the funding will be included in the 2012 budget.

Councilmember Boeschstein asked if it will be state of the art lighting that will shine down instead of broadcasting out. Mr. Schoeber said that will be the case.

Council President Kenyon asked if the old lights can be used elsewhere. Mr. Schoeber said some will be relocated to other areas and there are also other entities interested in the old lighting.

Councilmember Luke asked about the life expectancy of the new lights. Mr. Schoeber said he will look into that and bring the answer back to Council.

Councilmember Coons moved to authorize the purchasing division to enter into a contract with MUSCO Lighting, LLC to provide stadium lighting upgrades for the Lincoln Park Stadium Improvement Project in the estimated amount of \$136,200.

Councilmember Susuras seconded the motion. Motion carried.

Mr. Schoeber then gave the City Council an update on the project, noting there are regular updates on the website. He said the football games will go on as usual at Stocker Stadium; temporary facilities have been installed.

Council President Kenyon inquired if there is an elevator. Mr. Schoeber said there will be an elevator to all four levels in the new structure. A new sound system is also being tested.

Great Outdoors Colorado Planning Grant for Las Colonias Park Master Plan

Parks and Recreation is seeking approval to apply for a Great Outdoors Colorado (GOCO) planning grant to assist with funding a master plan for Las Colonias Park. A resolution from the governing body with primary jurisdiction must be attached to all grant applications. The fall cycle of grants is due on August 26th with an award decision on December 6th.

Rob Schoeber, Parks and Recreation Director, presented this item. He advised that the application will be for \$30,000 which will have a 25% match.

Councilmember Coons asked about the planning process that took place previously. Mr. Schoeber said a Master Plan was adopted by the City Council in 2007. This will be an update to that Plan that will address new information, particularly changes in the river.

Councilmember Boeschstein thanked Mr. Schoeber for bringing this forward and said Las Colonias will be a great opportunity; it could be the jewel of the valley. The application with GOCO will allow the City to get it's foot in the door.

Councilmember Susuras said there was information missing. The community interest group was not identified in the Staff Report and there was not a presentation to the full Council.

Council President Kenyon asked that, if by applying for the GOCO grant, does this imply that this is the next park to be developed. City Manager Kadrach said that it does not eliminate other opportunities but it does imply the direction which came as a result of the Council retreat.

Council President Kenyon asked if there are other GOCO grants that the City is applying for. City Manager Kadrach said they are looking at other opportunities and if there are other grants, those will be investigated.

Councilmember Susuras asked how much the update will cost.

City Manager Kadrach responded that the grant applied for is an estimated amount. If the grant is awarded, then a request for proposal is sent out for the actual update; the cost cannot exceed the grant amount.

Councilmember Susuras said he cannot vote for it with so much information missing. The community interest group was not identified and he felt the discussion should have been brought back to the full Council at a workshop.

Councilmember Coons, a member of the Property Committee, said the community group which included the Lion's Club, brought the idea of an amphitheater forward. That proposal was not brought forward but it did bring to the Property Committee's attention that a Master Plan update needed to be done. That information was brought to the City Council at the retreat.

Councilmember Susuras said he did not vote at the retreat to go forward with Las Colonias.

Councilmember Boeschstein said the direction was given to Staff. He added that this is a timing issue. It is a new initiative by GOCO for riverfront grants and this is a strategic step.

Councilmember Susuras asked when the City could apply for this grant again. Mr. Schoeber said it will be next spring. There is a lag time for getting the grant.

Councilmember Susuras noted there is no money to develop the park so he questioned updating the Master Plan at this time.

Councilmember Boeschstein advised that the Lion's Club is making this park their priority. GOCO is an 80-20 match funding scenario and it is funded by lottery funds.

Councilmember Doody said this was a priority for him and for Councilmember Coons previously. But Master Plans do have a shelf life and the Plan may very well need to be updated due to the flooding.

City Manager Kadrach said she was not at the Property Committee meeting but it is her understanding that there was a request from community groups for more amenities and for a relocation of some facilities. There will be updates to other plans, in particular, Canyon View and Lincoln Park, although just addressing specific components.

Council President Kenyon asked about the match required. Mr. Schoeber said the thought is that the update will be around \$30,000 and it is a 75-25 matching grant.

Council President Kenyon noted that GOCO has many buckets of money for different things.

City Manager Kadrach said the river trail development has been a high priority in this community. The City tried not to compete with other jurisdictions for those grants. They are tracking for possibilities that match with what the City wants to pursue.

Mr. Schoeber agreed and noted that getting the City's foot in the door is how to fare better on future grants.

Council President Kenyon noted that GOCO has provided funds in Mesa County in a number of ways and they continue to look for opportunities to fund projects on the western slope. It is beneficial to continue that relationship.

Councilmember Coons said one other reason to support the request to apply for these grants is to foster partnerships and to develop a relationship with other businesses.

Councilmember Pitts recalled Councilmember Boeschenstein's comments that the City should be seeking these opportunities and he feels this is in line with what was discussed at the retreat.

Resolution No. 43-11—A Resolution Supporting the Grant Application for a Local Parks and Outdoor Recreation Planning Grant from the State Board of the Great Outdoors Colorado for the Las Colonias Park Master Plan

Councilmember Doody moved to adopt Resolution No. 43-11. Councilmember Coons seconded the motion.

Councilmember Susuras said he supports Las Colonias even though there is no money to develop it.

Motion carried by roll call vote with Councilmember Susuras voting NO.

Airport Grant to Conduct Environmental Assessment for Runway Replacement

AIP-49 is a grant for \$1,180,014.00 to conduct an environmental assessment for replacement of Runway 11/29 (Phase II). The Supplemental Co-sponsorship Agreement is required by the FAA as part of the grant acceptance by the City.

Tom LaCroix, Grand Junction Regional Airport Authority Chairman, presented this item. Mr. LaCroix said this is the second stage of an environmental assessment for the replacement of the runway. The current runway is out of FAA compliance. Two runways intersect which is also non-compliant. There is no other option. This runway will require 665,000 yards of dirt. It will fill in the airport owned portion of 27 ¼ Road, which will make that area a new general aviation area. Moving the runway to the north will not require the airport be shut down. The new runway was the FAA's idea. It will take care of all the needs of the airport for the next thirty years. This upgrade will make the airport a mini hub and will provide an opportunity for more grant money. It is a 100 million dollar project altogether. The grant has to be approved by August 22nd. Once the airport is ruled out of compliance the FAA will no longer let commercial planes land here. The airport is running under a waiver right now.

Council President Kenyon asked about the environmental analysis and if that is a requirement with the FAA. Mr. LaCroix added that it is in conjunction with the BLM so a land swap can occur.

Council President Kenyon asked about the time frame. Mr. LaCroix said this portion will take a year. The rest will come forward in blocks of \$20 million. There will be other time factors, not knowing what is under the ground, shale, groundwater, etc.

Councilmember Coons asked about the new runway serving the needs in Grand Junction for thirty years, is there room to build another runway then? Mr. LaCroix said that will mean a new location.

Councilmember Doody said he supports the request.

Councilmember Boeschstein said the airport is one of the main economic drivers and the airport has done a great job getting more air service. Development around the airport is something that should be promoted.

Councilmember Susuras said this grant acceptance will support the Council's Goal #9 which is to develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water, and natural resources by enhancing and maintaining the air transportation system within the region. He supports it.

Councilmember Pitts said that he is disappointed about the airport staff being good stewards of the funding giving the airport fence as an example. A “wildlife fence,” which turned into a gated community, has become quite an issue in the community. He can’t support this request, but would consider tabling this item until access can be made to the tenants regarding the airport fence.

Mr. LaCroix said the gate question is up to the TSA. They tell you to comply, if you don’t, they fine you. The airport is at risk of over a million dollars in fines. He invited the Council to come out and read the report, it is a confidential report that cannot be copied to them but they are welcome to read it.

Councilmember Pitts noted that with the last environmental study that has come out the last controversial subject, it was likely to be hiding controversy on environmental grounds. He said that statement was noted after observation over the last several months. Because the community has not been allowed to have any input, this has caused issues. It has been requested that the documentation be made accessible for public viewing and participation and this has not been complied with from the airport staff.

Mr. LaCroix said there have been numerous meetings conducted. Councilmember Pitts said there is no proof these meetings at which this content was discussed.

Council President Kenyon asked Councilmember Pitts if he would like to make a motion.

Councilmember Pitts moved to table the request. Councilmember Luke seconded the motion.

Councilmember Susuras asked for the vote.

Council President Kenyon said to keep in mind what is best for the community and not mix it with ill feelings on the last grant process. The plan will allow for a new runway to be built without closing the old runway. He is disappointed with the last grant but he does not want to hold this grant hostage.

Councilmember Luke said she is concerned about the liability the City may have noting there must be some reason the City has to co-sign the request.

City Attorney Shaver said the City does have liability as it is the taxing authority. However, the airport is a separate entity and only if there was a significant catastrophe would the City and County have to come into play depending on how the contract was violated. The City is the backstop. The City also has zoning authority.

Councilmember Luke inquired about the use of local contractors. Mr. LaCroix said there are only two contractors who do this type of work and they are located out of state. The actual construction will be a large job that will use many local workers.

Councilmember Doody asked that the emotion be taken out of this decision, to look at this specific grant, and move towards the vision for the community.

Councilmember Pitts emphasized that public input and public hearings are needed whenever making changes at the airport.

The vote was called.

Motion to table the request failed with Councilmembers Susuras, Boeschenstein, Coons, Doody, and Council President Kenyon voting NO.

Councilmember Susuras moved to authorize the Mayor and City Attorney to sign the original FAA AIP-49 grant documents to conduct environmental assessment for replacement of Runway 11/29 (Phase II) at the Grand Junction Regional Airport and authorize the City Manager to sign the supplemental co-sponsorship agreements for AIP-49. Councilmember Coons seconded the motion. Motion carried.

Non-Scheduled Citizens & Visitors

Greg Obsorn and his son Aaron Osborn, a Boy Scout, were at the meeting for Aaron's merit badge and said it has been very interesting, especially with Aaron's interest in being a pilot.

Other Business

There was none.

Adjournment

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

Stephanie Tuin, MMC
City Clerk