

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

September 7, 2011

The City Council of the City of Grand Junction convened into regular session on the 7th day of September, 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 Boeschstein led the Pledge of Allegiance, followed by a reflection from Eric Niederkruger, Western Colorado Atheists and Free Thinkers.

Proclamations

Proclaiming October 3, 2011 as "Benge's Shoes Day" in the City of Grand Junction

Proclaiming the week of September 4 – 10, 2011 as "Suicide Prevention Week" in the City of Grand Junction

Proclaiming the week of September 17 – 23, 2011 as "Constitution Week" in the City of Grand Junction

Proclaiming September 11, 2011 as "A Moment of Remembrance" in the City of Grand Junction

Appointment

Council President Kenyon announced that Jody Motz had been forwarded as recommended to fill a partial term expiring December 2013 to the Historic Preservation Board. He asked if there were objections. There were none so Ms. Motz was duly appointed.

Council Comments

Councilmember Doody expressed his appreciation for the 911 proclamation. He noted the Police Chief had mentioned earlier at the lunch workshop about the freedoms given up to ensure our security.

Council President Kenyon recalled that fire and police workers continued to run into that building on 911 knowing full well they would likely not survive.

Councilmember Boeschstein mentioned his daughter was twenty blocks from the towers, in school, when they came down. It was a terrible day.

Councilmember Boeschstein then noted the meeting on the homeless at noon and he thanked the HOT Team and the residents around Hawthorne Park. He hopes these older neighborhoods can be maintained.

Council President Kenyon added that the Council is working toward a solution with the assistance of the HOT Team and the City Staff.

Citizen Comments

There were none.

City Manager's Report

Laurie Kadrach, City Manager, presented this item. She addressed five topics: Economic Update, Public Safety, the new Website, Spring Clean Up and the Symphony.

On the economic update, City Manager Kadrach first spoke to the economic indicators. Unemployment is currently at 10%. The construction and development activity shows a number of applications but still fewer projects. Another index is the Purchasing Manager's index (orders being placed for manufacturing goods) which is reaching the 50% mark which is not a good indicator.

The employment in Grand Junction was still growing when the rest of the nation was in the recession but now the percentage in Grand Junction is higher than the national trend.

Councilmember Coons asked about a community in Nevada having a 30% unemployment rate. City Manager Kadrach said that may be true but they may have reached that over a four year period whereas Grand Junction's happened quickly.

The development and construction activity was strong in the second quarter of 2011 but that included the City's Public Safety building, the stadium project, Mesa County's remodel, and the Caprock school building.

Retail activity is outpacing the national trend. Unfortunately that does not necessarily equate to more sales tax since much of it is food which is not taxed and building materials going to outside the community.

Regarding sales tax delinquency, only 1% of the monthly filers are delinquent. For quarterly filers only 5.3% are delinquent. The monthly filers account for the largest source of sales tax revenue.

Councilmember Pitts inquired about the penalty for delinquency. City Manager Kadrach responded there is a 10% penalty and 1.5% interest per month.

The next topic was the Public Safety building. City Manager Kadrach displayed the “final” floor plan. She explained the changes that had been made, noting that steel has been ordered so there will be no additional changes.

Councilmember Boeschstein inquired if future expansion has been planned in the building. City Manager Kadrach said evidence can be relocated to make more room. The building was not designed for another story. Another option will be to use the two other buildings, Fire Administration and the Fire Station, for additional space and re-locating those functions.

Councilmember Doody asked how long City Manager Kadrach thinks it will be when the need for the additional space will come to be. City Manager Kadrach said she would guess twenty years but that would depend on the growth. This building does not address all the needs.

Councilmember Boeschstein asked about future expansion into the Clifton and Fruitvale area, would there be police substations?

City Manager Kadrach said that has not been planned for, as the question of annexing Clifton was answered as no. That addition would add 21,000 in population.

Councilmember Luke asked if, in the future, there is a need to expand or refurbish the future Fire Department, is there something Council can do to make sure the building is maintained so it is useable space, and that there is not a possibility of it being condemned like a portion of the Police Department had been. City Manager Kadrach replied this has been addressed in the construction and design process. The space that will be reused will be brought up to code, with new wiring, lighting and flooring, and will be maintained.

City Manager Kadrach stated the project is on time and is on budget.

The next pictures were the outside elevations. City Manager Kadrach pointed out the secure entrance for employees and the design features on the 5th Street side that will make it visually appealing.

Next, the City Manager spoke to the City’s new website. The City’s website gets two million hits per year. It went live September 6th. She reviewed some of the features of the new website.

Councilmember Pitts asked if the website will replace publishing in the newspaper. City Manager Kadrach advised this is a national debate but right now governments have not been able to move away from that.

The next subject was spring clean-up. After last year's clean-up, the Staff discussed how it could be more efficient. One idea is to start it earlier so it does not impact street projects. The community was surveyed about starting the clean-up two weeks earlier and 89% of the respondents said yes, start it earlier. There was some concern about the weather being nice enough but the vast majority still favored it happening earlier.

Councilmember Doody noted it is the most popular program as it has been happening for nearly one hundred years. City Manager Kadrich agreed adding that it is also a big recycling activity and they plan to communicate that in a different way this next year.

Lastly, City Manager Kadrich addressed the Symphony at the Avalon project. The City entered into a lease with the Symphony so they could begin a capital campaign for some major improvements. The Symphony did work out a partnership with the DDA and they reorganized the Avalon Foundation board. The City serves as a resource but the community is doing the work. They selected a firm to run the capital campaign. The chairpersons selected are Karen Hildebrand and Bob Denning. They need \$7.5 million for Phase I which will provide the infrastructure improvements. The DDA has pledged a \$3 million match. The lease is not an exclusive lease to the Symphony so the Avalon can still be utilized for other events. The new design will include features that will allow other groups to use the facility. Phase I will begin in 2014 with completion in 2015.

Councilmember Pitts recommended City Manager Kadrich for her excellent report.

Council President Kenyon asked for an update on the Stadium Project. City Manager Kadrich thanked the Council for the opportunity to address some comments and to clarify that the improvement is much more than a new press box – it will address accessibility and will include a hospitality suite. It will be a much different amenity. It is also on time and within budget. She noted that a request will be in the 2012 budget for some different improvements for the stadium for about \$400,000.

Councilmember Doody asked how the Symphony project can be so much. City Manager Kadrich said that much of the cost is for specialized equipment for stage productions. She compared it to the cost per foot of the 9-1-1 Center.

Council President Kenyon complimented the City Manager and thanked her for the report.

CONSENT CALENDAR

Councilmember Coons read the Consent Calendar Items #1 through #4 and then moved for approval. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the August 15, 2011, Regular Meeting

2. **Setting a Hearing Amending the Ridges Planned Development for Casas de Luz Residential Development, Located Adjacent to West Ridges Boulevard and West of School Ridge Road in the Ridges Subdivision** [File #PLD-2010-259]

Request for approval for an amendment to the Planned Development zoning ordinance for the Ridges Planned Development ("Ridges PD") for a portion of the property, Lots 34A-40A, Block Twenty-five of the Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five the Ridges Filing No. Five, within the Ridges PD. The applicant is also requesting approval for the vacation of a dedicated frontage road (right-of-way) and utility and drainage easements in conformance with the new plan.

Proposed Ordinance Amending the Amended Planned Development Zoning Ordinance for the Ridges PD for Lots 34A-40A, Block Twenty-five of the Ridges Filing No. 5 and Lots 41A-43A of the Replat of Lots 22A through 30A, Block Twenty Five the Ridges Filing No. Five within the Ridges PD "Cases de Luz Property" with a Default R-8 (Residential – 8 du/ac) Zone District for the Development of 20 Dwelling Units Located Adjacent to West Ridges Boulevard and West of School Ridge Road

Proposed Ordinance Vacating Right-of-Way (Frontage Road) Abutting Lots 34A through 40A, Inclusive, Block Twenty-five of the Ridges, Filing No. Five, Located Adjacent to West Ridges Boulevard and West of School Ridge Road

Action: Introduction of the Proposed Ordinances and Set a Hearing for September 21, 2011

3. **Contract for 2011 Waterline Replacement Project**

This request is for the contract award for the replacement of approximately 3,941 lineal feet of water main. The work will take place on 23rd Street between Bunting and Orchard Avenue, 24th Street between Bunting and Elm Avenue, and Elm Avenue from 23rd Street to 25th Street.

Action: Authorize the Purchasing Division to Enter into a Contract with Sorter Construction of Grand Junction, Colorado for the Construction of the 2011 Waterline Replacement Project in the Amount of \$299,520

4. **CDBG Subrecipient Contracts for Funds and Projects within the Community Development Block Grant (CDBG) 2011 Program Year** [File #CDBG 2011-02; 2011-04; 2011-05; and 2011-08]

The Subrecipient Contracts formalize the City's award of a total of \$170,576 to various housing and non-profit organizations allocated from the City's 2011 CDBG Program as previously approved by Council.

Action: Authorize the City Manager to Sign the Subrecipient Contracts with Grand Valley Catholic Outreach, the Grand Junction Housing Authority, Mesa Developmental Services, and Strong Families, Safe Kids for the City's 2011 Program Year Funds

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing – 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.

The public hearing was opened at 8:19 p.m.

Greg Moberg, Planning Supervisor, presented this item. He described the site, the location, and the request. The request is in anticipation of the development of the site for Community Hospital. The property is designated as commercial/industrial. The rezone will make the property compatible with the Comprehensive Plan and allow for the construction of the hospital. The request is in compliance with the Comprehensive Plan and the zoning criteria of the Zoning and Development Code. The Planning Commission recommended approval of this request at the August 9, 2011 meeting.

Councilmember Susuras asked about the impact on surrounding properties. Mr. Moberg said all the surrounding property owners showed up at the neighborhood meeting and were not opposed to the rezone. The property owners were anxious to have an anchor for the development of the area.

Councilmember Boeschstein asked why Community Hospital made that decision to move to the site. Mr. Moberg deferred that question to the applicant who was represented by Chris Thomas.

There were no public comments.

Chris Thomas, 2058 Baseline, responded to Councilmember Boeschstein's question. He said that the property was purchased before he became CEO but the plan was for the Hospital to have the opportunity to grow, as they could not grow at their current location. They felt proximity to I-70 and closeness to the Riverside Parkway were important. The distance from St. Mary's Hospital was also an advantage. They will address the G Road access.

Councilmember Boeschstein asked if G Road will be widened. Mr. Thomas said that has been discussed with Staff. City Manager Kadrich said it is not currently planned because it is not known when the Hospital will be built but preliminary discussions have taken place.

Councilmember Boeschstein asked if a Transportation Capacity Fee would be paid by the Hospital. City Manager Kadrich said yes, generally, but they could apply as St. Mary's did for some sharing of the cost.

Councilmember Luke asked if the Hospital owns any other parcels that they might consider for relocation. Mr. Thomas said they do own other property but none are large enough to relocate the Hospital. This property is not in a flood zone and in an enterprise zone which helps with their funding.

Councilmember Coons said it makes sense to spread the services. She asked when they plan to build. Mr. Thomas said they will be building a medical services building and they will begin investigating funding this fall.

Councilmember Doody asked if the road will eventually be F $\frac{3}{4}$ Road. Mr. Moberg said yes. It will also be located near 23 $\frac{3}{4}$ Road.

Councilmember Boeschstein asked about adequate fire flow. Mr. Moberg said that detail has not been addressed but has been discussed.

The public hearing was closed at 8:35 p.m.

Ordinance No. 4481—An Ordinance Rezoning from MU (Mixed Use) to BP, (Business Park) for the Community Hospital Rezone, Located at 2373 G Road

Councilmember Susuras moved to approve Ordinance No. 4481 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Re-authorize the Visitor and Convention Bureau to Enter into Contracts for Marketing Services with Lodging Properties Outside the City Limits

On October 16, 1996, Council adopted Resolution No. 101-96 authorizing the expansion of the Visitor and Convention Bureau's (VCB's) marketing programs to include lodging properties outside the Grand Junction City limits but inside Mesa County for a period of five years.

Council President Kenyon thanked Director Kovalik for the wonderful event the evening prior, which was the Volunteer Appreciation Dinner for the Visitor Center volunteers.

Debbie Kovalik, Department Director of Economic, Convention, and Visitor Services, presented this item. Ms. Kovalik summarized the background of the program, the value of the program, and listed the major benefits of the program: 1) a listing in the official Grand Junction Visitor Guide; 2) listing on the VCB's website; 3) access to VCB sales leads; 4) full participation in sales missions; 5) brochure display in the Visitor Center; and 6) referrals to visitors on the telephone and in the Visitor Center.

Ms. Kovalik gave Gateway Canyons as a great example. When they pulled out of the program, their reservations went down by 50% so they have returned to the program.

Councilmember Boeschstein asked what these properties pay. Ms. Kovalik said the properties outside City limits pay 3% in addition to any other fees they may pay to their municipality if in an incorporated area.

Councilmember Susuras lauded the program and inquired whose idea it was. Ms. Kovalik explained how it was a collaborative effort and the idea came from board members and lodging facilities outside the corporate limits.

Resolution No. 44-11—A Resolution Authorizing the VCB to Enter into Contracts for its Services

Councilmember Susuras moved to adopt Resolution No. 44-11. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Doug Shaffer, 13565 3100 Road, Hotchkiss, said he works for Jacobs Engineering, formally Carter Burgess. His role in the company is to attend local government meetings and has been doing so for three or four years. He wanted to introduce himself and express his appreciation to Council.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:47 p.m.

Stephanie Tuin, MMC
City Clerk