

**GRAND JUNCTION CITY COUNCIL
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET
AGENDA**

WEDNESDAY, FEBRUARY 2, 2000, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance
Invocation - Scott Hogue, First Baptist Church

APPOINTMENT CERTIFICATES

PRESENTATION OF CERTIFICATES TO NEWLY APPOINTED PLANNING COMMISSION BOARD OF APPEALS MEMBERS AND ALTERNATES TO THE PLANNING COMMISSION

APPOINTMENTS

APPOINTMENTS TO THE VISITORS & CONVENTION BUREAU BOARD OF DIRECTORS

CITIZEN COMMENTS

**CANVASSING ELECTION RESULTS OF THE SPECIAL MUNICIPAL
ELECTION HELD FEBRUARY 1, 2000**

[Election](#)

***** CONSENT CALENDAR *****

1. **Minutes of Previous Meeting** [Attach 1](#)
Action: Approve the Minutes of the Regular Meeting January 19, 2000

2. **Updated Comprehensive Master Plan for Long Term Development of Parks and Recreation Facilities** [Attach 2](#)

Council is requested to authorize a contract with Winston Associates of Boulder, Colorado to perform studies necessary for the preparation of an updated and revised Comprehensive Master Plan. The Parks and Recreation Advisory Board unanimously approved a motion to update the plan.

Action: Authorize the City Manager to Sign a Contract with Winston Associates for the Preparation of an Updated Comprehensive Master Plan for Use by the City of Grand Junction in Guiding Long-Term Development of Parks and Recreation Facilities in an Amount Not to Exceed \$45,000

Staff presentation: Joe Stevens, Parks & Recreation Director

3. **Concessionaire Agreement for Stocker Stadium/Suplizio Field, Lincoln Park-Moyer Swimming Pool, Columbine and Kronkright Softball Fields** [Attach 3](#)

The City's concessionaire contract with Ballpark Concessions expired on December 31, 1999. The City prepared a Request for Proposals, advertised in the newspaper and mailed invitations to eleven potential vendors. Three bids were received.

Action: Authorize the City Manager to Sign an Agreement with Debonair Fun, Food and Concession to Operate Concession Services at Stocker Stadium/Suplizio Field, Lincoln Park-Moyer Swimming Pool, Columbine and Kronkright Softball Fields

Staff presentation: Joe Stevens, Parks & Recreation Director

4. **Construction of Duck Pond Park Sidewalk** [Attach 4](#)

The purpose of this project is to construct a 6' wide sidewalk through the Duck Pond Park from the existing wood bridge near Unawep Avenue to the existing parking lot along Santa Clara Avenue. Sidewalk will also be constructed to the existing playground and picnic shelter, identified as Additive Alternate 1.

This project was bid in August of 1999 and only one bid was received. It was determined that the bid was not within the project budget and was rejected. The project was rebid in January, 2000. The following bids were opened on January 25, 2000:

<u>Bidder</u>	<u>Base Bid</u>	<u>Add Alt 1</u>	<u>Total</u>
Mays Concrete	\$78,665.00	\$21,924.00	\$100,589.00
Precision Paving	\$73,338.00	\$20,390.00	\$ 93,728.00
Vista Paving	\$68,269.46	\$21,379.86	\$ 89,649.32
Comet Construction	\$70,058.50	\$17,904.50	\$ 87,963.00
Reyes Concrete	\$65,176.73	\$13,217.73	\$ 78,394.46
BPS Concrete	\$55,606.67	\$18,064.46	\$ 73,671.13
Cole and Company	\$50,692.60	\$14,692.80	\$ 65,385.40
Alpine CM	\$50,699.39	\$11,723.04	\$ 62,422.43
Colorado West Leasing (incomplete bid)	\$49,138.90	\$13,185.00	\$ 62,323.90
Engineer's Estimate	\$69,698.50	\$19,570.00	\$ 89,268.50

Action: Award Contract for Construction of Duck Pond Park Sidewalk to Alpine CM in the Amount of \$62,422.43

Staff presentation: Tim Moore, Public Works Manager

5. **Final Change Order to the First Street Improvement Project**

[Attach 5](#)

The First Street Construction Contract had not been completed because of miscellaneous work that was not completed and claims made by the Contractor, M.A. Concrete Construction, Inc. The work has now been completed and City staff and the Contractor have agreed on final project costs.

Action: Approve the Final Change Order to the First Street Improvement Project with M.A. Concrete Construction, Inc. in the Amount of \$130,571.91

Staff presentation: Mark Relph, Public Works Director

6. **Grand Junction/Mesa County Transportation Planning Region 2020 Regional Transportation Plan**

[Attach 6](#)

The Mesa County Regional Transportation Planning Office has completed an update of the 2015 Regional Transportation Plan to extend the plan life to 2020 and to address the addition of the new public transit system. The update of the plan is necessary in order for the Transportation Planning Region to continue to be eligible for State of Colorado and Federal highway funding.

Action: Adopt the Plan and Authorize the Mesa County Regional Transportation Planning Office to Submit the 2020 Regional Transportation Plan to the Colorado Department of Transportation

Staff presentation: Pat Cecil, Development Services Supervisor

7. **Setting a Hearing on Zoning the Crowe Annexation to RSF-4, Located at the Southeast Corner of I Road and 26 1/2 Road**

[File #ANX-1999-271]

[Attach 8](#)

The 41.51 acre Crowe Annexation area consists of one parcel of land. The owner of the property has signed a petition for annexation as part of a request for a Growth Plan Amendment. State law requires the City to zone newly annexed areas within 90 days of the annexation.

Proposed Ordinance Zoning the Crowe Annexation to RSF-4 (Residential Single Family with a Maximum of Four Units per Acre)

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 16, 2000

Staff presentation: Dave Thornton, Principal Planner

8. **Setting a Hearing on Zoning Robertson Annexation to RSF-2, Located at 522 20 1/2 Road** [File #ANX-1999-269] [Attach 9](#)

The Robertson Annexation consists of 4 single-family residential units on 3.61 acres. Request for a Zone of Annexation from County R1B to City RSF-2, Single Family residential with a density not to exceed 2 units per acre.

Proposed Ordinance Zoning Robertson Annexation from County R1B to City RSF-2

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for February 16, 2000

Staff presentation: Joe Carter, Associate Planner

9.*** **Setting a Hearing Adopting the New Zoning and Development code and the New Zoning Maps** [Attach 10](#)

The city has adopted its Growth Plan after substantial public input. To implement the Growth Plan, the city determined that the zoning and planning code laws of the city should be rewritten to accommodate the policies and values in the Growth Plan and to make improvements in the process and substantive provisions. The City's Zoning and Development Code was last substantially codified over twenty years ago, although there were significant changes adopted in 1989, with more specific revisions adopted through May 21, 1999.

- a. Proposed Ordinance Adopting a New zoning and Development Code for the City of Grand Junction, Colorado
- b. Proposed Ordinance Adopting New Zoning Maps as an Integral Part of New Zoning and Development Code

Action: Adopt Proposed ordinances on First Reading and Set a hearing for February 23, 2000

Staff presentation: Kathy Portner, Planning Manager

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

10. **5th Street Urban Renewal Project, Phase 2 (CDBG #94-811)** [Attach 7](#)

Construction of the project has been completed and final payment has been made to the contractor. The project close-out procedures for State Community Development Block Grant (CDBG)-funded projects include the requirement that at least one public hearing be conducted to allow citizens to review and comment on the grantee's performance in carrying out the project.

Action: Provide Forum for Public Input, if Requested.

Staff presentation: Kristen Ashbeck, Senior Planner

11 **NON-SCHEDULED CITIZENS & VISITORS**

12. **OTHER BUSINESS**

13. **ADJOURNMENT**

Election Results

CITY OF GRAND JUNCTION, COLORADO

CERTIFICATE OF ELECTION

FEBRUARY 1, 2000

I, Stephanie Nye, City Clerk of the City of Grand Junction, Colorado, do hereby certify that the results of the Special Municipal Election held in the City on Tuesday, February 1, 2000, were as follows:

Total Ballots Cast in District A	<u>1877</u>
Total Ballots Cast in District B	<u>3469</u>
Total Ballots Cast in District C	<u>1154</u>
Total Ballots Cast in District D	<u>2810</u>
Total Ballots Cast in District E	<u>1316</u>
TOTAL BALLOTS CAST	<u>10626</u>

CHARTER AMENDMENT QUESTION:

SHALL THE CHARTER OF THE CITY OF GRAND JUNCTION BE AMENDED TO: ALLOW COLLECTIVE BARGAINING FOR SERGEANTS, LIEUTENANTS, POLICE OFFICERS AND OTHER EMPLOYEES OF THE POLICE DEPARTMENT; ALLOW COLLECTIVE BARGAINING FOR THE FIRE FIGHTERS, FIRE SUPERVISORS AND OTHER EMPLOYEES OF THE FIRE DEPARTMENT; ALLOWING FOR BINDING ARBITRATION AWARDS REGARDING PAY, WORKING CONDITIONS, BENEFITS, WORK SCHEDULES, MINIMUM STAFFING LEVELS AND OTHER ISSUES; PROVIDING NO PENALTIES IF STRIKES OCCUR; AND OTHER RELATED PROVISIONS.

Ballot Title 1	District A	District B	District C	District D	District E	TOTAL
YES	550	948	419	842	474	3233
NO	1303	2476	717	1926	823	7245

That on the question “SHALL THE CHARTER OF THE CITY OF GRAND JUNCTION BE AMENDED TO: ALLOW COLLECTIVE BARGAINING FOR SERGEANTS, LIEUTENANTS, POLICE OFFICERS AND OTHER EMPLOYEES OF THE POLICE DEPARTMENT, ALLOW COLLECTIVE BARGAINING FOR FIRE FIGHTERS, FIRE SUPERVISORS AND OTHER EMPLOYEES OF THE FIRE DEPARTMENT; ALLOWING FOR BINDING ARBITRATION AWARDS REGARDING PAY, WORKING CONDITIONS, BENEFITS, WORK SCHEDULES, MINIMUM STAFFING LEVELS AND OTHER ISSUES; PROVIDING NO PENALTIES IF STRIKES OCCUR; AND OTHER RELATED PROVISIONS”, the question **failed** by the greater number of votes.

Certified this 2nd day of February, 2000.

Stephanie Nye, CMC
City Clerk

Dated this 2nd day of February, 2000.

Cindy Enos-Martinez
Councilmember, District A

Jim Spehar
Councilmember, District B

Reford C. Theobald
Councilmember, District C

C.A. Jack Scott
Councilmember District D

Earl Payne
Councilmember, District E

Janet Terry
Councilmember, City at Large

Gene Kinsey
Councilmember, City at Large

Attach 3

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

City Council	Date Prepared:	January 25, 2000
<input type="checkbox"/> Workshop	Author:	Joe Stevens
<input checked="" type="checkbox"/> Formal Agenda	Title:	Dir., Parks & Recreation
Meeting Date: February 2, 2000	Presenter Name:	Joe Stevens
	Title:	Dir., Parks & Recreation

Subject:

Authorize the City Manager to enter into an agreement with Debonair Fun, Food, and Concession of Grand Junction, Colorado to operate concession services at Stocker Stadium/Suplizo Field, Lincoln Park-Moyer Swimming Pool, Columbine and Kronkright softball fields, and Canyon View Park.

Summary:

The City of Grand Junction Concessionaire Contract with Ballpark Concessions expired on December 31, 1999. The City prepared a Request for Proposals, advertised in the newspaper, and mailed invitations to eleven potential vendors. Three submittals were received.

Background Information:

On January 24, 2000, a panel consisting of Jamie Hamilton, Parks and Recreation Advisory Board Chairperson, Tillie Bishop, Parks and Recreation Advisory Board Vice-Chairperson, Lena Elliott, Parks and Recreation Board Advisory Board Member, Lynda Lovern, Mari Steinbach, Don Hobbs, and Joe Stevens heard presentations from:

- Debonair Fun, Food, and Concession, Deborah Bertrami
- Big Cheese Pizza, Leo Seiler
- Venture II, LLC, Ernest (Corky) Hunt and/or Marilyn Hunt

Based on previously submitted proposals and the presentations, the panel is recommending that a contract be entered into with Debonair Fun, Food, and Concession. The agreement will include:

- A three-year contract with a two-year option, that will return a minimum of \$34,772 in 2000, \$36,163 in 2001, and \$37,610 in 2002 to the City of Grand Junction. If total gross sales exceed \$149,000 annually and collectively at all five sites, the concessionaire agrees to remit 25% of all gross sales over \$149,000 to the City of Grand Junction.

- In the event the City is selected as the home site for a professional baseball team, the City reserves the right to renegotiate or terminate this agreement without cause and without liability to the lessee. It is the City's intent to, at the very least, have Debonair Fun, Food, and Concession continue that portion of the agreement for Lincoln Park-Moyer Swimming Pool, Columbine and Kronkright softball fields, and Canyon View Park.
- Debonair Fun, Food, and Concession agrees to be an active sponsor and contributor to JUCO subject to annual review by the Parks and Recreation Advisory Board.

Debonair Fun, Food, and Concession was recommended by the panel for their enthusiasm, organization, menu, flexibility, and positive "can do" attitude.

Budget:

In 1999, Ballpark Concessions remitted \$22,227 to the City of Grand Junction for Lincoln Park-Moyer Swimming Pool, Columbine and Kronkright softball fields (Canyon View Park has never been contracted). In 2000, Debonair Fun, Food, and Concession will return a minimum of \$28,772 to the City of Grand Junction (excluding Canyon View Park). The minimum will increase 4% annually during the contract period. Additionally, 25% of all gross sales over \$149,000/annually and collectively (including Canyon View Park) will be remitted to the City.

Action Requested/Recommendation:

Authorize the City Manager to enter into an agreement on behalf of the City of Grand Junction with Debonair Fun, Food, and Concession to operate concession services at Stocker Stadium/Suplizio Field, Lincoln Park-Moyer Swimming Pool, Columbine and Kronkright softball fields, and Canyon View Park.

Citizen Presentation: ___ Yes ___X___ No. If yes,
Name

Purpose

Report results back to Council? ___ No ___ Yes, When_____

Placement on agenda: X Consent ___ Individual Consideration ___ Workshop

Attach 10

ORDINANCE NO. _____ ADOPTING A NEW ZONING AND DEVELOPMENT CODE FOR THE CITY OF GRAND JUNCTION, COLORADO

RECITALS. The City has adopted its Growth Plan after substantial public input. To implement the Growth Plan, the City determined that the zoning and planning code laws of the City should be rewritten to accommodate the policies and values in the Growth Plan and to make improvements in the process and substantive provisions. The City's Zoning and Development Code ("Code") was last substantially codified in a wholesale manner over twenty years ago, although there were significant changes adopted in 1989, with more specific revisions adopted through May 21, 1999.

An integral part of the Growth Plan was mapping the general land uses that the community views as most beneficial. Integral to adoption of the new code is the parcel by parcel zoning map which, when read with the new text, describes: what types of uses are allowed where; the City's processes for obtaining review and a decision on a land use application or other development request; many of the technical and administrative standards which the applicant must follow; standards of each zone; standards which apply to all development and many uses; and, other provisions.

The Grand Junction City Council has determined that this new code, with zoning maps, is necessary for the preservation of health, safety, and general welfare of the citizens of Grand Junction.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. The City's Zoning and Development Code (the "Code") is hereby repealed and reenacted and may be referred to as the City's Zoning and Development Code. The Clerk may publish the Code by pamphlet.
2. This reenactment shall not be construed to revive any ordinance or part thereof that had been previously repealed.
3. Nothing in this ordinance, nor any provision repealed by the adopted of this ordinance, shall affect any offense or act committed or done, or any penalty or forfeiture incurred, or any contract or right established or occurring before the effective date hereof.
4. Unless another provision is expressly provided in the Code, every person convicted of a violation of any provision of the Code shall be punished according to the City of Grand Junction Code of Ordinances, Chapter 1, Section 1-9.
5. If any provision of the Code or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of this Code which can be given effect without the invalid provisions or applications, and to this end, the provisions of this Code are declared to be severable.

Introduced on first reading this _____ day of _____ 2000.

Passed and adopted on second reading this _____ day of _____, 2000.

President of the Council

ATTEST:
/s/ Stephanie Nye
City Clerk

ORDINANCE NO. _____
ADOPTING NEW ZONING MAPS AS AN INTEGRAL PART OF
NEW ZONING AND DEVELOPMENT CODE

RECITALS. The City has adopted its Growth Plan and its new zoning code. Maps indicating the zone or district applicable to each parcel, lot or property in the City are integral to implementation of said Code.

These parcel by parcel zoning maps shall be read with the new text.

The Grand Junction City Council has determined that these new maps are necessary for the preservation of health, safety, and general welfare of the citizens of Grand Junction.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. The existing maps depicting and describing the zones and districts of lands within the City, which are a part of the City's Zoning and Development Code (the "Code") are hereby repealed and reenacted and may be referred to as the City's Zoning Maps. The Clerk may publish these maps in conjunction with publication of the Code by pamphlet.
2. This reenactment shall not be construed to revive any ordinance or part thereof that had been previously repealed.
3. Nothing in this ordinance, nor any provision repealed by the adopted of this ordinance, shall affect any offense or act committed or done, or any penalty or forfeiture incurred, or any contract or right established or occurring before the effective date hereof.
4. Unless another provision is expressly provided in the Code, every person convicted of a violation of any provision of these newly provisions and maps shall be punished according to the City of Grand Junction Code of Ordinances, Chapter 1, Section 1-9.
5. If any zoning map or portion thereof adopted hereby or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of these zoning maps which can be given effect without the invalid provisions or applications, and to this end, the provisions of this ordinance are declared to be severable.

Introduced on first reading this _____ day of _____ 2000.

Passed and adopted on second reading this _____ day of _____, 2000.

President of the Council

ATTEST:

/s/ Stephanie Nye