

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

**April 15, 2015**

The City Council of the City of Grand Junction convened into regular session on the 15<sup>th</sup> day of April, 2015 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Absent was Councilmember Jim Doody. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Councilmember Boeschstein followed by a moment of silence.

### **Proclamations**

#### **Month of the Young Child**

Kathie Neff was present to receive the proclamation. Councilmember Susuras read the proclamation. Ms. Neff thanked the City Council for the proclamation. She lauded the work of childhood professionals and their partnerships with government agencies.

#### **Child Abuse Prevention Month**

Felicia Walz, Care Coordination Nurse for Mesa County Health Department, was present to receive the proclamation. Councilmember Traylor Smith read the proclamation. Ms. Walz said she is new to public health, but her experience so far has her in awe and she is grateful for the community.

#### **Arbor Day**

City Forester Randy Coleman and Forestry Board Chair Kamie Long were present to receive the proclamation. Councilmember Boeschstein read the proclamation. Mr. Coleman introduced Shirley Nilsen and Teddy Hildebrandt, Forestry Board members, as well as Chair Kamie Long. Mr. Coleman thanked the City Council and described the activities planned for Arbor Day.

Mr. Coleman offered the City Council members a seedling tree of their choice.

## **Presentations**

### **Forestry Board**

Forestry Board Chair Kamie Long presented "2014 Report of the Health of Colorado's Forests".

Ms. Long described the Colorado Forestry Report and how Grand Junction is highlighted in the report since the community does many things in the area of urban forestry.

Ms. Long also announced the Arbor Day Poster Contest winner, Isabella Poirier. Isabella came forward and thanked the City Council.

### **Outgoing Councilmembers**

Council President Norris presented outgoing Councilmember Susuras with a plaque in honor of his service on City Council. She also displayed the plaque for outgoing Councilmember Doody and said he will be recognized at a May 7<sup>th</sup> reception since he was not present.

In recognition of Councilmember Susuras, Council President Norris named some of the activities and projects that occurred during his tenure: completion of the 29 Road Bridge, completion of the Downtown Uplift, adoption of the North Avenue Corridor Plan, development and forwarding of the medical marijuana ballot question, completion of the Sam Suplizio Field renovation and construction of the Tower, bringing the Grand Junction Rockies to the City, completion of the Public Safety Facility, opening of the first public/private partnership CNG (compressed natural gas) Fueling Station in Western Colorado, adoption of the Master Plans for Las Colonias and Matchett Parks, renovation of the Avalon Theatre, ground breaking for Phase I of Las Colonias Park, and completion of the first Methane to CNG Fuel Fleet Project in the United States.

Council President Norris said Councilmember Susuras was Council President when she came on board. He led them through the selection of two councilmembers and helped them focus on priorities: public safety, infrastructure, and economic development. He did a lot for the community and will be missed; she thanked him for his contributions and presented him with a plaque.

Councilmember Susuras thanked the Council and Staff and commented on how much he appreciated their sentiments. He then thanked the electorate of the City of Grand Junction for allowing him the privilege to sit on the Grand Junction City Council for the last five years. He thanked City Manager Rich Englehart, City Staff, City Attorney John Shaver, City Legal Staff, and Deputy City Manager Tim Moore for the outstanding and professional work they do for the City. A Councilmember is part of the City policy decision making process which provides future direction, but it is the 600 plus City

employees working diligently that make policies a reality; two of the finest are Police Chief John Camper and Fire Chief Ken Watkins; they, along with their departments, protect the citizens 24/7. Councilmember Susuras said the City's department heads are the best around: Debbie Kovalik (Visitor and Convention Bureau), Rob Schoeber (Parks and Recreation), Greg Lanning (Public Works), Jodi Romero (Financial Operations), Claudia Hazelhurst (Human Resources), Jim Finlayson (Information Technology), Jay Valentine (Internal Services), Kathy Portner (Community Services), Greg Moberg (Development Services), Elizabeth Tice (Management and Legislative Liaison), Stephanie Tuin (City Clerk), City Clerk Staff, Sam Rainguet (Communications), and Belinda White (Administrative Specialist). He is proud of all City employees; they are educated, experienced, and professional in their conduct. He thanked Staff again for their service to the community and said it has been his privilege to work with them for the last five years.

### **Citizens Comments**

Bruce Lohmiller, 445 Chipeta Avenue, #25, asked about Whitman Park and addressed a judge's note. He wanted someone to take responsibility for their action.

### **Council Comments**

Councilmember Boeschstein said he attended the Horizon Drive Business Improvement District and Foreign Trade Zone meetings. He also went to the Las Colonias groundbreaking ceremony; it was wonderful event.

Councilmember Chazen attended the Downtown Development Authority (DDA) Board meeting on April 9<sup>th</sup>. The Board accepted the resignation of Executive Director Harry Weiss and they will be moving forward to fill the vacancy; his last day will be May 22<sup>nd</sup>. He thanked the City for supplying background information and historical data that will help the process. Councilmember Chazen also attended a meeting with North Star, the City's Economic Development (ED) consultant; he was very impressed with their presentation and preliminary report. He commended them on the depth of their research and is looking forward to working on things and their final report. On April 15<sup>th</sup> he went to the Associated Governments of Northwest Colorado meeting that was held in Rifle. The City's Foreign Trade Zone (FTZ) consultant gave a well-received presentation; he is looking forward to moving that initiative along.

Councilmember Traylor Smith agreed with Councilmember Chazen's comments on North Star. They spent a lot of time in the community and gathered a lot of good and personal information to add to what they have already collected. She is looking forward to their recommended strategy. She also attended meetings for the Parks Improvement

Advisory Board and the Community Services Block Grants (CSBG). Councilmember Traylor Smith went to a CASA (Court Appointed Special Advocate) breakfast and was moved by their speaker, Lauren Mueller, state coordinator for Colorado CASA and who was also one of their clients. CASA is a great organization and this was a good event that recognized the fact that abused children have no one to speak for them without CASA. On April 15<sup>th</sup> she attended the Colorado Advanced Manufacturing Alliance (CAMA) annual summit. One of the keynote speakers was Dan Griswold, president of the National Association of Foreign-Trade Zones; this organization is able to provide a lot of good information. There are also FTZ consultants in town meeting with local companies to explain to them how they could benefit from a FTZ. She also went to a charrette about the I-70B remodel; interesting concepts were presented and the designers worked quickly to create drawings of them. She defined a charrette as a process where collaborators get together to put forward ideas to create basic design ideas for a project.

Councilmember Susuras represented the Council on the Grand Junction Economic Partnership Board; they recently selected Kristi Pollard as their new director. He thanked City Council for working with him over the last two years and said he is impressed with newly elected councilmembers.

Council President Norris went to the City/County Day of Recognition on April 7<sup>th</sup> where volunteer agencies and their volunteers were recognized for the time they contributed to the community the previous year; locally over 250,000 hours were volunteered last year. Some local agencies are collecting children's books for a learning to read program. The German students were back in town this year and she participated in a question and answer session with them. They are a group of energetic German students asking a lot of questions; she learned from them as well. On April 8<sup>th</sup> Council President Norris attended the Grand Valley Transit West Transfer Facility opening celebration at 24 ½ Road, and on April 15<sup>th</sup>, all of Council as well as Council elect attended the CAMA annual summit. She then recognized the Grand Junction Regional Communications Center and commented that it is one of the best in the United States; their regional model is being emulated across the nation.

### **Consent Agenda**

Councilmember McArthur read Consent Calendar items #1 and #2 and then moved to adopt the Consent Calendar. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

#### **1. Minutes of Previous Meetings**

*Action: Approve the Summary of the March 30, 2015 Workshop, the Minutes of the April 1, 2015 Regular Meeting, and the Minutes of the April 8, 2015 Special Meeting*

2. **Setting a Hearing on the Bookends Zone of Annexation, Located at 2395 Monument Road** [File # ANX-2014-307]

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

A Proposed Ordinance Amending the Comprehensive Plan Future Land Use Designation to Park and Zoning the Bookends Annexation to CSR (Community Services and Recreation), Located at 2395 Monument Road

*Action: Introduction of a Proposed Zoning Ordinance and Set a Public Hearing for May 6, 2015*

**ITEM FOR INDIVIDUAL CONSIDERATION**

**North Avenue Catalyst Grant Application for 1460 North Avenue**  
[File # MTG-2014-496]

Dakota West Properties, located at 1460 North Avenue, has submitted an application for consideration for the North Avenue Catalyst Grant Program. The eligible grant amount is \$9,002.45. This is the second application for this program to come before the City Council.

Lori V. Bowers, Senior Planner, presented this item. She reviewed the program and its purpose; it is hoped that others will hear about it and apply for the grants. There have been twenty-one inquiries to the grant program.

Ms. Bowers then reviewed the current request at 1460 North Avenue. The applicant's representative, Amy Hibbard, was present to answer questions. They intend to replace all windows visible from North Avenue. The applicant also wanted to replace their sign but the proposed signage would retain the existing pole so that portion was not eligible for grant funding. Other elements proposed by the applicant for funding were clean-up of the dumpster area and adding a decorative mesh screen to the windows on the North Avenue side which would help catch errant golf balls. Also, when the North Avenue Project gets underway, a sidewalk will be installed adjacent to the building and landscaping along the street which will eliminate their access onto North Avenue, but provide two more parking spaces. The total amount eligible for the grant is \$9,002.45.

Councilmember Boeschstein thanked the Community Development staff. He was able to preview this project and praised it; he feels these improvements will enhance North Avenue over time. He asked if the windows will be thermal.

Ms. Hibbard said they will be double paned, sliding windows.

Councilmember McArthur asked what the natures of the businesses are. Ms. Hibbard said they are small business rentals and named the tenants.

Councilmember McArthur was supportive of the project.

Councilmember Chazen complimented Ms. Hibbard on how well maintained she has kept the building. He asked her opinion regarding the grant application process.

Ms. Hibbard said this is a small property that has had long term tenants; she has been able to keep the rent down for them. She wanted to find a way to improve the building at a low cost so she could maintain the current rent structure. The grant will help and the tenants are excited about the improvements.

Council President Norris thanked the North Avenue Owners Association on their help in developing this program. She thanked Ms. Hibbard.

Councilmember Traylor Smith said this is a good example of a public/private partnership and thanked Ms. Hibbard for her participation.

Councilmember Susuras moved to approve the North Avenue Catalyst Grant Application from Dakota West Properties in the Amount of \$9,002.45. Councilmember McArthur asked that the property address of 1460 North Avenue be added to the motion, which it was. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

### **Non-Scheduled Citizens & Visitors**

There were none.

### **Other Business**

There was none.

### **Adjournment**

The meeting adjourned at 7:51 p.m.

Stephanie Tuin, MMC  
City Clerk