

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

January 4, 2012

The City Council of the City of Grand Junction convened into regular session on the 4th day of January, 2012 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Councilmember Laura Luke was absent. Also present were Acting City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. Council President Kenyon asked Cub Scout Pack 342 to lead the Pledge of Allegiance. That was followed by Deacon Leo Truscott from Immaculate Heart of Mary Catholic Church providing the Invocation.

Proclamation

Proclaiming January, 2012 as “National Mentoring Month” in the City of Grand Junction

Appointments

Zoning Board of Appeals/Planning Commission

Councilmember Susuras moved to appoint Gregory Williams and Keith Leonard to the Planning Commission, both terms expiring October 2014; appoint Jon Buschhorn as the 2nd Alternate to Planning Commission/Zoning Board of Appeals expiring October 2012; appoint Loren Couch as the 1st Alternate to Planning Commission/Zoning Board of Appeals expiring October 2014; appoint Rob Burnett and Joe Carter to the Zoning Board of Appeals, both terms expiring October 2015. Councilmember Pitts seconded. Motion carried.

Public Finance Corporation

Councilmember Doody moved to appoint Acting City Manager Rich Englehart to the Public Finance Corporation for the remaining term ending January 2013. Councilmember Coons seconded. Motion carried.

Riverview Technology Corporation

Councilmember Pitts moved to ratify the appointments of Craig Little, Will Hays, and Steven Hovland to the Riverview Technology Corporation for three year terms expiring February 2015. Councilmember Susuras seconded. Motion carried.

Council Comments

Councilmember Doody wished everyone Happy New Year.

Councilmember Boeschstein echoed that sentiment noting he and his wife attended Camelot at the Avalon Theatre and it was a great production.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Pitts moved to approve the Consent Calendar and then read items #1-6, amending Item #6 to include a revised grant application amount of \$1,487,624. Councilmember Susuras seconded. Motion carried by roll call vote.

1. Minutes of Previous Meeting

Action: Approve the Minutes of the December 19, 2011 Regular Meeting

2. 2012 Meeting Schedule and Posting of Notices

State Law requires an annual designation of the City's official location for the posting of meeting notices. The City's Code of Ordinances, Sec. 2.04.010, requires the meeting schedule and the procedure for calling special meetings be determined annually by resolution.

Resolution No. 01-12—A Resolution of the City of Grand Junction Designating the Location for the Posting of the Notice of Meetings, Establishing the 2012 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council

Action: Adopt Resolution No. 01-12

3. Setting a Hearing to Amend the Redlands Mesa Planned Development, Outline Development Plan and Phasing Schedule [File #PDL-2011-1183]

The proposed amendment to the almost 14 year old Outline Development Plan (ODP) includes a new phasing schedule, changes in housing type for certain phases of the development and revised bulk standards for future filings, with no change in overall density. All future filings will be subject to the 2010 Zoning and Development Code.

Proposed Ordinance Amending the Outline Development Plan for Redlands Mesa

Action: Introduce Proposed Ordinance and Set a Hearing for January 16, 2012

4. **Golden Corral Revocable Permit, Located at 1100 Independent Avenue** [File #RVP-2011-1284]

RFR Properties, LLC is requesting a Revocable Permit to construct a walk-in cooler and storage shed onto the existing Golden Corral restaurant at 1100 Independent Avenue. The proposed addition will extend into the adjacent, unnamed right-of-way approximately 7 feet for a distance of 41 feet.

Resolution No. 02-12—A Resolution Concerning the Issuance of a Revocable Permit to RFR Properties LLC DBA Golden Corral Located at 1100 Independent Avenue

®Action: Adopt Resolution No. 02-12

5. **Contract for Radio System Site Repeater Tower at Rabbit Valley**

This is the contract award for the construction of an 800 MHz radio tower site, located at Rabbit Valley that will be added to enhance and upgrade the public safety radio network.

Action: Authorize the Purchasing Division to Enter Into a Contract with EasTex Tower, Inc. of Colorado Springs, Colorado for the Construction of an 800 MHz Radio Tower Site in the Estimated Amount of \$127,485

6. **North Avenue Streetscape Grant Request**

Staff seeks Council approval to submit a grant through the Federal Transportation, Community and System Preservation Program (TCSP) for streetscape improvements to North Avenue between 12th and 23rd Streets. The total grant request is \$822,000 and the City's 20% required match consists of in-kind design and construction administrative and inspection services.

Action: Authorize the Acting City Manager to Submit a Grant Application to the Federal Transportation, Community and System Preservation Program

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing – An Ordinance Extending the Downtown Development Authority (DDA) Tax Increment on Property and Sales Tax to Fund Capital and Operations

Extension of the DDA tax increment on property and sales tax is the final legislative action required of City Council pursuant to state enabling legislation to fully implement the previously approved 20-year extension of the DDA's charter. Extension of the tax increment secures the financial foundation for future DDA capital projects undertaken in pursuit and fulfillment of its statutory mission to "promote the health, safety, prosperity, security, and general welfare ...halt or prevent deterioration of property values or

structures within (the) central business district...halt or prevent the growth of blighted areas, and... assist ...in the development and redevelopment of such districts..." (CRS Sect, 31-25-802).

The public hearing was opened at 7:12 p.m.

John Shaver, City Attorney, introduced this item as he serves as general counsel for the DDA board. He noted that two DDA board members are in attendance as well as the DDA Executive Director Harry Weiss.

City Attorney Shaver explained the purpose of the DDA which was created in 1977. It has been a very beneficial existence. In 1981 the TIF (Tax Increment Finance) was created. It takes a portion of the property tax for properties in the district and sets it aside for improvements within the DDA boundary. In 2006, the City went before the legislature to get the TIF extended as the tax was set to expire. The extension was for five years to extend it until 2011. The City also crafted a bill to go before the legislature to allow another TIF extension for twenty years. A change was made that shares back fifty percent of the tax to the other partners. The DDA has to approach those partners to get their authorization to get more than fifty percent. An ordinance is required to allow the DDA to continue with the TIF and the properties in the boundary will be re "based". The City also has a sales tax TIF and contributes to the DDA through that sales tax TIF.

Council President Kenyon clarified that the DDA taxes itself in order to accomplish the capital improvements within their own district. The DDA accomplishes its projects through a group of volunteers.

Councilmember Susuras asked City Attorney Shaver to explain what those taxes are used for, for the benefit of the audience (boy scouts).

City Attorney Shaver listed the Main Street improvements, the improvements to Colorado Avenue and 7th Street, as well as Two Rivers Convention Center improvements. They are considering a contribution to the Avalon Theatre improvements.

Harry Weiss, DDA Executive Director, added that the downtown property owners come into the district and pay the taxes that fund these improvements which certainly benefit downtown but benefits the community at large too. The Avalon Theatre is the priority project at present but they are looking at other projects for the future.

Council President Kenyon noted the attraction to visitors of the downtown and the Art on the Corner project. He encouraged support and expansion of that project. Mr. Weiss concurred that it is a cherished program.

There were no public comments.

The public hearing was closed at 7:23 p.m.

Ordinance No. 4494—An Ordinance Extending the Period During Which the Grand Junction, Colorado Downtown Development Authority (DDA) May Allocate and Collect a Property and Sales Tax Increment to Fund the Capital and Operations of the DDA as Provided by Law

Councilmember Susuras moved to adopt Ordinance No. 4494 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 7:25 p.m.

Stephanie Tuin, MMC
City Clerk