

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
January 20, 2016

The City Council of the City of Grand Junction convened into regular session on the 20th day of January, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Duncan McArthur, Barbara Traylor Smith, Rick Taggart, and Council President Phyllis Norris. Also present were Interim City Manager Tim Moore, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember Traylor Smith led the Pledge of Allegiance which was followed by a moment of silence.

Presentations

Champion of the Arts Award

Rob Schoeber, Parks and Recreation Director, introduced Darcy Johnson, Chair of the Arts and Culture Commission. Ms. Johnson provided background on the Champion of the Arts Award program since 1996, and advised that they annually invite the community to nominate local businesses, organizations, and individuals for the Award. These awards are given each year to honor businesses, organizations, and individuals which exemplify outstanding support for the arts, assistance to local art and cultural organizations, commitment to the cultural community, and/or promotion of area artists. Original artwork from premier local artists are presented as the award.

The Grand Junction Commission on Arts and Culture chose Tillie Bishop as the Champion of the Arts in the Individual Category for his service as Chairman of the Legends of the Grand Valley Committee since 2007. Ms. Johnson detailed all of his contributions to the arts in Grand Junction. The original artwork presented was painted by David Mosher. Mr. Bishop thanked the selected artist and Jacquie Chappell Reid for her nomination. He noted that history is traced through the arts.

Jump Start Businesses

Kristi Pollard, Executive Director of Grand Junction Economic Partnership, advised that this community opted into the new Jump Start program and local elected officials went above and beyond on incentives to be provided under the program. She thanked them for their support. She introduced two of the companies and described them and their plans. Atlasta Solar will be manufacturing solar thermal panels. They will create a minimum of five jobs over the next two years. They are currently located at 1111 S. 7th Street and will expand their existing site. She introduced the owner, Lou Villaire. Mr.

Villaire said they were grateful for being able to join this program and wanted to expand their company. He thanked Colorado Mesa University (CMU) for their partnership too.

Ms. Pollard then introduced ProStar Geocorp who has been developing a software solution that is the next generation of geospatial data. Page Tucker is the Chief Executive Officer (CEO) and President and intends to use this incentive for commercialization of the product and to add another five employees. David McGee, a local graduate and Vice President of Operations, was present to represent the company. Mr. McGee thanked everyone for their support and said it was a unique opportunity to go to work with this company and for him to be back home.

Ms. Pollard then described two other companies that could not be present. First is TSW Analytics from Australia. They are a forensics based technology company and plan to locate their headquarters in Grand Junction. They will be moving a number of Australian residents to Grand Junction. They anticipate 10 to 12 jobs here.

The last company is a Palisade based company that manufactures a new biodegradable plastic. Their first deployment is for water bottles. They plan to lease space at the new Palisade Cameo Sports Shooting and Education Complex. The Governor has been talking about these companies and Mesa County in numerous speeches.

Council President Norris thanked Ms. Pollard and expressed how excited she is about the Jump Start Business Program.

Certificate of Appointments

To the Visitors and Convention Bureau Board of Directors (VCB)

Brad Taylor was present for his certificate of reappointment and Josh Niernberg, Jamie Lummis, and Julie Shafer were there to receive their certificates of appointment all for three year terms. Councilmember Taggart went to the public podium to distribute the certificates. He presented the certificates to the new and reappointed VCB Board members.

Citizens Comments

Richard Swingle, 443 Mediterranean Way, addressed the City Council and reviewed his involvement with the City business. He addressed the topic from the last workshop, the Broadband Master Plan and Fiber to the Premise (FTTP). He attended the Business Showcase hosted by the Chamber. He spoke with a company called Unite Communications which has 1 GB commercial availability in Grand Junction. He then discussed Google fiber and it's cost and what the market could bear price-wise. He

then announced the Mountain Connect Conference June 5 through 7 in Keystone, Colorado. He encouraged attendance by the broadband team and the City Council.

Bruce Lohmiller, 536 29 Road, addressed the Council on comments regarding Citizens Comments, funding for HomewardBound, and night patrols. He also mentioned working with the schools on sex education classes, education with being human, global warming conference, air compression power, and alternative fuel prototypes. He said speaking to City Council is a good way to deal with things that might not get the attention they need.

Ed Kowalski, 2871 Orchard Avenue, spoke regarding the City and County boundary near his residence. He has been at the City Council meetings seven times and would like to give credit where credit is due. He now sees more police patrols along Orchard Avenue noting State Police are more aggressive; they stop eight out of ten cars. Chief John Camper spent 45 minutes with him a year ago and he wrote a letter that helped initiate the sidewalk repair in front of his house. In the spring that was addressed. He is concerned about not having sidewalks for kids walking to school. He admonished the City and the County for not working together. Also, regarding the sidewalk along his street, the City part does not line up with the County piece, and the drainage does not work there. He referred to Ordinance No. 3203 (1999) (Noise ordinance), and said it is not being enforced. He wants Grand Junction to be safe.

Council Comments

Councilmember McArthur had nothing to report.

Councilmember Boeschstein listed the events he attended.

Councilmember Chazen said he was out of town visiting family.

Councilmember Kennedy congratulated the Broncos for winning.

Councilmember Traylor Smith said there have been some great presentations and it is exciting to see the Jump Start program getting started. She encouraged networking because that is how these things happen.

Councilmember Taggart recognized Kathy Portner and presented the exciting news from the Governor's Office about the "16 Trails in 16 Program". This community won the two trails that the Council endorsed: the Riverfront Trail and the Palisade Plunge.

Council President Norris participated in the Martin Luther King Jr. events all day and attended the CMU Library opening.

Consent Agenda

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

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the January 4, 2016 Workshop and the Minutes of the January 6, 2016 Regular Meeting

2. **Request for Fireworks Displays at Suplizio Field**

Fireworks displays are being requested on behalf of the Grand Junction Rockies, City of Grand Junction, Grand Junction Baseball, Inc. (JUCO) and Colorado Mesa University (CMU). These dates also include community displays on Memorial Day and Independence Day, a Friday evening CMU game (April 22nd), and 5 regular season Grand Junction Rockies games.

Action: Consider Approval of a Request to Sponsor Fireworks at Suplizio Field on April 22, May 30, June 17, June 24, July 4, July 8, July 22, and August 5, 2016

ITEMS FOR INDIVIDUAL CONSIDERATION

North Avenue Catalyst Grant Application for 2880 North Avenue

The Sports Vortex has submitted an application for consideration for \$10,000 of the North Avenue Catalyst Grant Program. This is the seventh application for this program to come before the City Council.

Lori V. Bowers, Senior Planner, presented this item. Ms. Bowers gave the background of the grant program since it began in November 2014. She explained the location as the previous site of Hooters Restaurant, which closed in 2015 and described the proposed upgrade. The North Avenue Catalyst Grant Committee forwards a recommendation of approval from their January 7, 2016 meeting for a grant in the amount of \$10,000.

Councilmember Traylor Smith mentioned a discussion at the workshop about First Street improvements and she inquired how the North Avenue Catalyst Program can be expanded to include First Street. The majority of Council was in favor of Staff pursuing putting that in place.

Councilmember Boeschstein asked if there is landscaping proposed for the project. Ms. Bowers said no, there is existing landscaping in place.

Councilmember Kennedy asked if this is the true color scheme. Ms. Bowers was not sure how bright the green will be. Councilmember Kennedy thought the purpose was to upgrade dilapidated buildings and he does not believe this project holds true to the original plan.

Interim City Manager (ICM) Moore advised a new building is not eligible for the program, but there are no requirements on age of building. Councilmember Kennedy said if there was a lot of competing interest that would perhaps challenge his support of this project, but he is glad something is going into this building.

Councilmember Chazen asked about the remaining funds in the allocation and asked if there are other applications in the pipeline. Ms. Bowers said although she has met with 26 possible applicants, there is only one possible applicant at this time. Councilmember Chazen said he is glad this building is being used and would hope the location was encouraged by the availability of the grant funding.

Councilmember Taggart asked if this is a sports bar and grill. Ms. Bowers said it is a restaurant with a sports theme.

Councilmember Chazen made a motion to approve the North Avenue Catalyst Grant Application in the amount of \$10,000. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Revocable Permit for Existing Building Encroachment for the Former StarTek Building, Located at 630 S. 7th Street

LOJO Partnership, LLP is requesting a Revocable Permit to officially document an existing one foot building encroachment for the former StarTek building within the S. 7th Street right-of-way that was discovered by the recent land survey and subdivision of the property.

Scott D. Peterson, Senior Planner, presented this item. The applicant recently received approval from the City Council to vacate north/south, east/west alley rights-of-way located between S. 7th Street and S. 8th Street on the south side of South Avenue and also an administrative approval for a Simple Subdivision to consolidate all seven properties into one 5.26 acre lot. As part of the review for the Simple Subdivision application, it was discovered that the existing building, the former StarTek building, encroaches into the S. 7th Street right-of-way by one foot. In order to permit and document this encroachment, City Staff is recommending that a Revocable Permit be issued rather than a vacation of right-of-way. The proposed Revocable Permit would only apply to this existing building. If, in the future, this building is demolished, the new building would be required to meet all applicable building setbacks and zoning codes.

The existing building does not interfere with existing traffic patterns or pedestrians as the right-of-way width in this area of S. 7th Street is 100 feet. City Staff could not find any additional information on how this encroachment occurred or if any Revocable Permit was ever issued at this site. Mr. Peterson said Staff recommends approval stating it meets the criteria of the Zoning and Development Code. He reiterated that it only applies to the existing building.

Councilmember Chazen asked if there was no board or committee recommendation, did it not go to Planning Commission. Mr. Peterson said Revocable Permits do not go to Planning Commission, only to City Council.

Councilmember McArthur inquired what business is currently located in that building. Mr. Peterson said the building is currently vacant.

Resolution No. 03-16—A Resolution Concerning the Issuance of a Revocable Permit to LOJO Partnership, LLP, Located at 630 S. 7th Street

Councilmember Chazen moved to adopt Resolution No. 03-16. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Assignment of the City's 2016 Private Activity Bond Allocation to the Grand Junction Housing Authority

The Grand Junction Housing Authority (GJHA) is requesting assignment of the City's 2016 Private Activity Bond allocation to the Housing Authority to be used for partial financing of Phase 2 of The Highlands affordable senior housing apartments, located at 825 Bookcliff Avenue.

Tim Moore, Interim City Manager, presented this item. The request comes from the Grand Junction Housing Authority for private activity bonds to be used for their new senior housing project. This year's allocation is just over \$3 million. The applicants are present and can talk about the project. He noted the issuance of these bonds does not obligate the City to any debt nor is there any liability for the City.

Councilmember Chazen asked if there was any obligation for the City to incur this debt. City Attorney Shaver said there is none.

Councilmember Kennedy said this opportunity from the State has not been used in the last six years which is unfortunate. He asked that the Council be advised about the availability of these bonds so they can spread the word. ICM Moore said the possibility of advertising next year will be discussed.

Council President Norris asked the GJHA Director to come forward.

Jody Kole, CEO, Grand Junction Housing Authority, 1011 N. 10th Street, said she has known about these activity bonds for over 25 years due to her experience in local government. They last asked for Private Activity Bonds in 2001. The GJHA has a rare opportunity for a 4% tax credit coupled with a State credit; they must be used together. Colorado Housing and Finance Authority (CHFA) received over 50 letters for this funding. She explained how the opportunity is due to the housing situation in Denver. There are 450 eligible households on their waiting list which would benefit from affordable quality housing. She is a member of the Colorado Housing Authority Board; every jurisdiction can bank their credits with CHFA if they do not have a project to use them on. CHFA has been banking them for Grand Junction for many years and has \$674 million banked. Any other applicants can apply to CHFA so the resource is still available for use of those funds.

Councilmember McArthur asked about the 2nd phase of the 28 and Patterson Roads Project. Ms. Kole said this is not for that project but she provided an update of where they are on that project.

Resolution No. 04-16—A Resolution Authorizing Assignment to the Grand Junction Housing Authority of a Private Activity Bond Allocation of Grand Junction, Colorado Pursuant to the Colorado Private Activity Bond Ceiling Allocation Act

Councilmember Traylor Smith moved to adopt Resolution No. 04-16. 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 8:25 p.m.

Stephanie Tuin, MMC
City Clerk