

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

August 3, 2016

The City Council of the City of Grand Junction convened into regular session on the 3rd day of August, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, Martin Chazen, and Council President Phyllis Norris. Also present were City Manager Greg Caton, 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.

Proclamation

Proclaiming August 5, 2016 as “Delaney Clements Day” in the City of Grand Junction

Councilmember Kennedy read the proclamation. Wendy Reece, Delaney's mom, along with other family members, friends, and many members of the Grand Junction Fire Department were present to accept the proclamation. Ms. Reece said Grand Junction has been Delaney's village, everyone took her in and helped raise her; she is so proud. She thanked City Council for recognizing Delaney's upcoming birthday, her contribution to the community, and keeping her spirit alive.

Presentation

Introduction of St. Mary's Hospital's New President, Dr. Brian Davidson

Councilmember Chazen invited Dr. Davidson to the podium and read an introduction. Dr. Davidson addressed the City Council and showed a presentation providing background information on himself, his tenure at St. Mary's, and on St. Mary's Hospital. He also addressed challenges to the health care industry including affordability and described a program called Monument Health and noted its success. St. Mary's is the second highest paying employer in the valley.

Council President Norris said the region is fortunate to have the medical care it does; a lot of emergency care is provided by St. Mary's.

Appointment

To the Commission on Arts and Culture

Councilmember Chazen moved to appoint Roseann Lyle to the Commission on Arts and Culture for the remainder of a three year term expiring February 2019.

Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Certificates of Appointment

To the Riverfront Commission

Larry Copeland was present to accept his certificate of reappointment and Laney Heath and Orilee Witte were present to accept their certificates of appointment to the Riverfront Commission for three year terms expiring in July 2019. Councilmember Boeschenstein presented them with their certificates. They all thanked the City Council for their reappointment and appointments. Ms. Heath said her focus will be education. Ms. Witte said as a part of the Welcome Center, they are all excited to be a part. Dr. Copeland thanked the Council for their support and noted the Riverfront Trail is a great asset.

Citizen Comments

Robert MacLeod, St. Martin's Place, #42, addressed the City Council on a permit to solicit and how it has been implemented in Myrtle Beach, South Carolina. Mr. MacLeod said they figured out the homeless problem by requiring a permit to solicit. He thought it would work in Grand Junction and said the American Civil Liberties Union has not bothered Myrtle Beach because begging is a trade and specific locations can be designated.

Bruce Lohmiller, 536 29 Road, #4, said City Attorney Shaver signed an invitation for those in the park to come speak. He donated some of his art pieces made from local Russian Olive trees to the Museum of Western Colorado and received a letter of appreciation from them. He also spoke about seeing a local Judge and said one of his opponents (Hillary Clinton) was in Aspen.

Council Comments

Councilmember McArthur said on July 21st he participated in a conference call with Senator Corey Gardner that was sponsored by the Colorado Municipal League. Mr. Gardner outlined a number of bills designed to help rural main streets. He also attended the Downtown Development Authority (DDA) Meet and Greet for the executive

director candidates and reported for jury selection for the Paige Birgfeld trial, but was not selected. He commended those who were selected and said the trial is scheduled through September 15th.

Councilmember Boeschstein attended the Utah Shakespeare Festival in Cedar City and on August 2nd he went to the Historic Preservation Board meeting and said they are finalizing a plaque design for local historic buildings. He also attended the Business Incubator and the Riverview Technology Corporation meetings.

Councilmember Chazen went to the Homeless and Vagrancy Coalition meeting on July 21st and the DDA Candidate Meet and Greet. Candidate interviews were held on July 22nd and background checks are being completed. On July 28th most of Council went to the Municipalities Dinner in Collbran and today he went to the Associated Members for Growth and Development's Mesa County Commissioner Candidate Forum.

Councilmember Kennedy said he accepted a position as Regional Project Director for Region 10 that is working to bring broadband access to rural communities and has submitted a letter of disclosure to the City Attorney. He was proud to attend the One Colorado Ally Award Event where he, Sheila Reiner, and Dan Thurlow were honored.

Councilmember Taggart said on July 22nd he went to the Colorado Mesa University (CMU) President's Lunch where the plans for the new engineering building were presented. He also went to the Municipalities Dinner and sat next to the Collbran Job Corps Student Body President who he referred to a job. He attended the One Colorado Event and lauded Councilmember Kennedy's speech. On August 1st he went to an Up with People Cast Meeting and said he will be helping the students get settled during their stay. Also, he listened to the Colorado Technical Tour (almost 500 people are now members of the online community) and went to the Police Department Award Ceremony.

Councilmember Traylor Smith said she had just returned from an outdoor trade show that was held in Salt Lake City. She described the trade show and the purpose of their attendance. She went to the Air Task Force Meeting with the new Grand Junction Regional Airport Director, Kip Turner, who will try to bring more flights to Grand Junction. She also went to the Municipalities Dinner at the Collbran Job Corps. She congratulated the Horizon Drive Association Business Improvement District on their accomplishment on the Horizon Drive Project which includes new lights on the roundabout sculptures and along the street. She also went to the Hilltop Bash and lauded the number of partnerships in the community. On August 4th she will go to the grand opening for the Pathways Village Project. She then recognized Lori Rosendahl who is leaving the Grand Junction Housing Authority and read a list of Ms. Rosendahl's accomplishments (attached). Ms. Rosendahl accepted the recognition certificate and encouraged Council to continue helping folks.

Council President Norris also went to many of the events already mentioned.

Consent Agenda

Councilmember McArthur said a change had been proposed to the Consent Calendar for the public hearing date on item #7 to be moved to September 21, 2016 instead of August 17, 2016.

Councilmember McArthur moved to adopt the Consent Calendar (items #1 through #8) changing the public hearing date for item #7 to September 21, 2016. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the July 18, 2016 Workshop, the Minutes of the July 18, 2016 Special Session, and the Minutes of the July 20, 2016 Regular Meeting

2. **Outdoor Dining Lease for Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street**

Bella Balsamic & The Pressed Olive, Inc, located at 555 Main Street, is requesting an Outdoor Dining Lease for an area measuring approximately 200 square feet in front of and immediately across the sidewalk from the building.

Resolution No. 35-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Bella Balsamic & The Pressed Olive, Inc, Located at 555 Main Street

@Action: Adopt Resolution No. 35-16

3. **Contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project**

This request is to award a construction contract for the 2016 Curb, Gutter, and Sidewalk Replacement Project at various locations throughout the City of Grand Junction. These locations have been identified through the City of Grand Junction's "Fix It" Program. This work shall include, but may not be limited to, the removal and replacement of damaged curb, gutter, and sidewalk that are the highest priority of the "Fix It" requests received. In all, a total of 28 locations have been selected for replacement in 2016.

Action: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, Colorado for the 2016 Curb, Gutter, and Sidewalk Replacement Project in the Amount of \$58,624.65

4. **Revocable Permit for an Existing Gazebo, Located at 376 Bonny Lane**

The Moberly Family is requesting a Revocable Permit to officially document an existing gazebo and concrete patio that is located within the unimproved Bonny Lane right-of-way.

Resolution No. 36-16 – A Resolution Concerning the Issuance of a Revocable Permit to the Moberly Family, Located at 376 Bonny Lane

®Action: Adopt Resolution No. 36-16

5. **Redlands Hollow Rezone, Located at 508 22 ¼ Road**

A request to rezone 2.88 acres from R-2 (Residential - 2 du/ac) to R-4 (Residential - 4 du/ac) zone district in anticipation of developing a residential subdivision.

Proposed Ordinance Zoning the Proposed Redlands Hollow Rezone to R-4 (Residential - 4 du/ac), Located at 508 22 ¼ Road

Action: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016

6. **Amending the Outline Development Plan and Planned Development Ordinance for Highlands Apartments, Located at 805 and 825 Bookcliff Avenue**

The Grand Junction Housing Authority is requesting to amend Ordinance No. 4652, an Ordinance rezoning approximately 3.76 acres from R-16 to PD (Planned Development) with a default zone of R-24 for the Highlands Apartments.

The request is to add four additional dwelling units, which exceeds the maximum density range by .63 dwelling units.

Proposed Ordinance Amending Ordinance No. 4652 by Amending the Planned Development for the Grand Junction Housing Authority Senior Living Planned Development – Highlands Apartments, Located at 805 and 825 Bookcliff Avenue

Action: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016

7. **Amending Title 25 of the Grand Junction Municipal Code, 24 Road Corridor Design Standards**

The proposed ordinance amends the 24 Road Corridor Design Standards, Title 25, of Volume II: Development Regulations of the Grand Junction Municipal Code (GJMC). The purpose of the amendments are to clarify existing requirements,

eliminate redundancies, and provide a more user friendly text to help development achieve the vision of the 24 Road Corridor Sub-Area Plan.

Proposed Ordinance Amending Title 25, 24 Road Corridor Design Standards, of the Grand Junction Municipal Code, Relating to Zoning and Development in the 24 Road Corridor

Action: Introduce a Proposed Ordinance and Set a Public Hearing for August 17, 2016 [Hearing Set for September 21, 2016]

8. **Contract for Emergency Repairs to the South Side Interceptor Sewer**

The South Side Interceptor is a 30" diameter reinforced concrete pipe installed in 1969. Concrete pipe for sanitary sewers was widely accepted in the 1960's and 1970's. Since that time the industry has found that hydrogen sulfide gases generated within sewer collection systems cause degradation of concrete materials. This pipe had significant damage as a result of hydrogen sulfide exposure and collapsed within the City Shops yard. The line crosses under Highway 340 south of City Shops and under the main entrance to City Shops north of the failure. Concern for the integrity of the pipe under these two busy traffic corridors was the reason for the prompt rehabilitation of the sewer line.

Action: Approve the Emergency Repairs Made to the South Side Interceptor Sewer by Layne Inliner, LLC in the Amount of \$180,128

REGULAR AGENDA

Construction Contract for the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project

The City received bids on Thursday, July 21, 2016 for the Hallenbeck No. 1 Dam Restoration Project. The City Water Department has received a grant and a loan from the Colorado Water Conservation Board (CWCB) to facilitate repair of the Hallenbeck No. 1 Reservoir Dam (a.k.a. Purdy Mesa Reservoir). The dam experienced a structural failure on the downstream slope in June of 2014 and the reservoir has been drained since that time. This project is aimed at restoring the downstream slope of the dam and installing a new toe drain system with a sand filter media for collecting seepage and conveying the seepage water out away from the structure.

Greg Lanning, Public Works Director, presented this item and explained the need for the repair work. Purdy Mesa is one of fourteen reservoirs the City operates on the Grand Mesa and comprises 5% of the City's total water storage. This is an earthen dam so there will be some leakage, but it will be collected so as not to erode other areas of the structure. There were four bids; the low bid was from local contractor, M.A. Concrete

Construction, Inc. Con-Sy, Inc., the second lowest bidder was involved in the restoration design and planning. The project will start next month and be completed in November.

Councilmember Boeschstein asked what safeguards have been taken to ensure the new dam will be stabilized. Mr. Lanning said the project was designed by an experienced consultant engineer and takes into consideration the soils, embankment, and earthquake activity.

Councilmember McArthur asked what is covered under “construction administration”. Mr. Lanning said it will cover the cost of City Staff to manage the project and allow for any additional consulting or geotechnical work. Most of this is set aside for the consultant since most of the other costs are reimbursable by the grant.

Councilmember Chazen said he will support this, but wanted to ask how much money will be borrowed since the loan commitment can be up to a \$1 million. Mr. Lanning said the costs will be reconciled to the loan, but anticipated needing the full amount.

Councilmember Chazen said in May, Resolution No. 19-16 was adopted for the construction amount of \$876,000, but the lowest bid amount for the construction was higher. He asked if this difference has been reconciled. City Attorney Shaver said the bid amount is within the loan value and the action for this item is for the award amount of the contract. There is no legal issue. Councilmember Chazen asked if the \$879,000 was an estimate. City Attorney Shaver said the resolution authorized the loan up to \$1 million. Councilmember Chazen asked for assurance that the project will stay within budget. Mr. Lanning said contingencies have been built into the contract and he is confident the project will stay within budget.

Councilmember Kennedy congratulated Mr. Lanning on working through the process for this project and noted how important it is. He then asked what the decision making process was to contract with one firm for the engineering and another for the construction and what each of their expertise is for a project like this. Mr. Lanning clarified no concrete is required for the project and explained the construction process. The City will be taking compaction tests throughout the project and said M.A. Concrete Construction, Inc. is well qualified. City Attorney Shaver explained the testing and evaluation process in regard to the project’s risk management.

Councilmember Traylor Smith noted this \$1 million project is to restore 5% of the City’s available water storage and asked if this is a good time and place for the City’s money right now. Mr. Lanning said operationally this dam is very important as a backup to Juniata Reservoir and storing water in the west is always worthwhile.

Councilmember Traylor Smith moved to authorize the Purchasing Division to execute a construction contract with M.A. Concrete Construction, Inc. for the construction of the Hallenbeck No. 1 Reservoir Downstream Slope Repair Project, in the amount of

\$920,031. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing – Inclusion of Two Properties, Located at 750 Main Street and 310 N. 7th Street, into the Downtown Grand Junction Business Improvement District

The City has received two petitions from property owners asking to be included into the Downtown Grand Junction Business Improvement District (DGJBID). PRDY, LLC petitions the City Council to include its property, located at 750 Main Street, into the Downtown Grand Junction Business Improvement District and the Grand Junction Downtown Development Authority petitions the City Council to include its property, located at 310 N. 7th Street, into the Downtown Grand Junction Business Improvement District.

Deputy City Manager Tim Moore introduced this item and Allison Blevins, Co-Director of the DGJBID.

The public hearing was opened at 8:15 p.m.

Allison Blevins, DGJBID Co-Director, explained the reason these properties should be included in the DGJBID. These are the second and third properties to petition into the BID. One of their goals is to expand their boundaries. She explained the uses of each building and identified the owners.

Councilmember Taggart asked if a future owner of the R-5 property would be bound to the BID if this is approved. City Attorney Shaver said there hasn't been an issue, but that has been the practice.

Councilmember Kennedy asked if the Jolly Roger was still flying at 750 Main Street. Ms. Blevins said no, but that they received a facade grant by the DDA and right now is in transition.

Councilmember Chazen asked if the property transaction for 750 Main Street is closed. Ms. Blevins said, to her knowledge, it is fully closed and added inclusion of these properties will increase the BID's assessment.

Councilmember Boeschstein asked if the Museum of Western Colorado is interested in being included in the BID since they would like to take advantage of BID advertising. Ms. Blevins said she doesn't believe they will, but the BID is extending marketing to them.

There were no public comments.

The public hearing was closed at 8:21 p.m.

Councilmember Chazen asked City Attorney Shaver if the notice in the item summary should be included in the motion. City Attorney Shaver said it is just a notice and does not need to be read.

Ordinance No. 4713 – An Ordinance Expanding the Boundaries of and Including Property, Located at 750 Main Street, into the Downtown Grand Junction Business Improvement District

Ordinance No. 4714 – An Ordinance Expanding the Boundaries of and Including Property, Located at 310 N. 7th Street (Former R-5 School), into the Downtown Grand Junction Business Improvement District

Councilmember Chazen moved to adopt Ordinance Nos. 4713 and 4714 on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public Hearing – Amending the Grand Junction Municipal Code Chapter 5.12, Alcoholic Beverages, to Change the Posting Date of Hearing Notices

The amendment to the Liquor Code will require applicants to post notice of the hearing on the application 14 days prior instead of ten days as required by the State Liquor Code.

The public hearing was opened at 8:22 p.m.

City Clerk Stephanie Tuin presented this item and explained the history and reason for the change which will allow for a more timely verification of postings.

Councilmember Chazen asked if this has been in effect for almost a year. City Clerk Tuin said it had been authorized a little over a year ago through an Administrative Regulation and there haven't been any issues.

There were no public comments.

The public hearing was closed at 8:24 p.m.

Ordinance No. 4708 – An Ordinance Amending the Grand Junction Municipal Code by Amending Chapter 5.12, Alcoholic Beverages, Section 5.12.130 Hearing Procedures

Councilmember Kennedy moved to adopt Ordinance No. 4708 on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein 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 8:26 p.m.

Stephanie Tuin, MMC
City Clerk

Tomorrow is a big day because at 10 a.m. we will be celebrating the grand opening of the Pathways Village Apartments. This project will bring 40 units of fully supportive housing to the Grand Valley. This is a much-awaited and much-needed program that will serve members of the chronically homeless population, wrapping them in supportive services while also providing housing. It is the first of its kind in Grand Junction, the first in the state from the Governor's Toolkit Program and something we hope to see more of in the future.

One of the most impressive things about this project is the collaboration that is involved. This program will be a true community shared effort that is strengthened and supported not only by Homeward Bound of the Grand Valley and their partner Cardinal Capital Management, but also by our own local organizations in Hilltop Community Resources and the Grand Junction Housing Authority.

And since I have mentioned the Grand Junction Housing Authority, I want to talk about someone very special with the Housing Authority who we all know and love, and who, sadly, is about to leave us. Lori Rosendahl, will you please come up to the podium?

For those of you who may not have had the honor to know her, I want to share just a little bit with you about this amazing woman, because she has done so much for our community.

- Lori began serving the Grand Junction Housing Authority on July 26, 2000. Her last day will be August 5, 2016.
- Over her 16 years of service to the Housing Authority, Lori advanced from a Housing Voucher Specialist up to her current position of Chief Operating Officer.
- She has been an effective and tireless advocate for those in need, with a particular focus and fondness for the homeless.
- She brought to the Grand Valley the resources to conduct a Homeless Vulnerability Index – a thorough interview-based assessment to provide qualitative and quantitative data to inform the community so as to better direct resources to those at most risk of dying on the streets.
- She brought financial resources to the Grand Valley in the form of state and federal funds to house homeless families with children in School District 51, and survivors of domestic violence, and homeless veterans, and people with chronic mental illness.
- She has built on the Grand Junction Housing Authority's history of collaboration in the Grand Valley and strengthened and expanded its partnerships with a wide variety of human service organizations, focusing on efficiency, communication and achieving

better outcomes for client families. Among these Key Partners are: Grand Valley Catholic Outreach, School District 51, the Veterans Administration Medical Center, Hilltop Community Resources, HomewardBound of the Grand Valley, Housing Resources of Western Colorado, Mesa County Department of Human Services, Mindsprings Health, and many more.

- She started “Camp Success”, a sports coaching program for children to have access to sports coaching from Colorado Mesa University and the Grand Junction Gladiators and G.A.N.G. – Giving Adolescents New Goals.
- She represented Grand Junction on the Board of Colorado NAHRO, the National Association of Housing and Redevelopment Officials, and the Public Housing Authority Directors Association, and has served with several local community organizations.
- And, as I mentioned a few minutes ago, she was instrumental in helping the Pathways Village Apartments project come to life, which, again, we will be celebrating in the morning.
- Lori will be moving to the Front Range to assume the position of Executive Director of the Jefferson County Housing Authority, and while our loss is their gain, we know she will be successful in her venture and bring great things to that part of the state also. We also expect to continue to be able to collaborate with her in the future on a more regional basis.
- Lori, congratulations! We want to recognize you and present you with this certificate of achievement on behalf of not only the City of Grand Junction, but also the members of this community who have all benefited from your great work.