

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

September 7, 2016

The City Council of the City of Grand Junction convened into regular session on the 7th day of September, 2016 at 7:01 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 an invocation by Reverend Wendy Jones, Unitarian Universalist Congregation of the Grand Valley.

Presentation

Presentation of a Smart Yard Award by Forestry Board Member Elizabeth Neubauer

Elizabeth Neubauer, member of the Forestry Board, announced the award winner for the New Smart Yard Recognition Program for the month of July. Ms. Neubauer introduced the winner, Tyler Schreiner, for the yard at Asset Engineering at 1007 South 7th Street and described Mr. Schreiner's landscaping efforts. As the winner of this award, Mr. Schreiner received a \$50 gift certificate to Bookcliff Gardens.

Certificate of Appointment

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

Councilmember Chazen introduced and presented to Vance Wagner, a certificate of appointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District Board for a four-year term expiring June 2020. Mr. Wagner thanked the City Council for the appointment and said he is looking forward to the opportunity to serve.

Citizens Comments

Bruce Lohmiller, 536 29 Road, #4, spoke to the City Council regarding a Whitman Park stipulation that City Attorney Shaver signed. Mr. Lohmiller asked if "open camping" at Whitman Park was included in the last discussion. Mr. Lohmiller commented on night

patrols and candidates possibly debating at Colorado Mesa University (CMU). Mr. Lohmiller stated that STRIVE is going to have a fundraiser and talked on the use of Marinol for treating epilepsy and autism. He mentioned nanotechnology and that the Mesa County Partners Auction will offer one of his art pieces made out of Russian Olive wood. Mr. Lohmiller also suggested that law enforcement officers participate in the NEXUS Program.

Benjamin Glen, 645 4th Avenue, Facilities Manager at Western Metals Recycling. introduced himself and said his company is having a positive impact on the Grand Junction Community. Mr. Glen described his company, its recycling statistics, the number of employees, their safety record, and how recycling helps the environment. Mr. Glen invited everyone to the Western Metals Recycling luncheon and said tours of the facility will also be given on Friday, September 16th.

Council Reports

Councilmember McArthur said he toured the recycling facility and he thanked Mr. Glen for his presentation and invitation. He attended the Colorado Water Congress summer conference in Steamboat Springs which featured the next step of the Colorado Water Plan. Councilmember McArthur stated that there were many interesting discussions regarding the future concerns of water. Councilmember McArthur also attended an Associated Members for Growth and Development (AMGD) meeting with City Manager Caton who also spoke at the meeting.

Councilmember Boeschstein attended a Regional Transportation meeting on August 22nd with Council President Norris. On August 24th, he went to a Grand Junction Commission on Arts and Culture meeting where staff member Lorie Gregor and the Western Colorado Community Foundation offered financial help to Arts organizations affected by budget cuts. On August 27th, Councilmember Boeschstein went on the Tamarisk Coalition raft trip, and on August 29th, he went to the City Council Workshop. On September 6th, Councilmember Boeschstein attended the Mesa County Physicians Independent Practice Association (IPA) dinner held at the Bookcliff Country Club, where candidates for Mesa County Commissioner debated. Councilmember Boeschstein also attended the Business Incubator Center meeting on September 7th.

Councilmember Chazen attended a Downtown Development Authority meeting on August 25th where an update on the operations of Two Rivers Convention Center and the 7th Street Historic District sign ordinance were discussed. On August 25th, Councilmember Chazen attended the Associated Governments of Northwest Colorado (AGNC) Economic Summit; Council President Norris was a panelist for one of the discussions. On September 6th, Councilmember Chazen attended the dedication of the CMU

Engineering Building. He also went to the AMGD meeting that morning where City Manager Caton spoke.

Councilmember Kennedy said on Saturday, September 10th, he will be a judge for the amateur ribs competition at the Pork and Hops event. Speaking as the Region 10 Broadband Project Director, he noted when other communities improve their broadband, it will impact the entire Western Slope and on September 6th, construction began in Delta on the Middle Mile Program. He mentioned that a Grand Junction Police Department (GJPD) officer was involved in a shooting over the weekend and he expressed concern for all those involved. He commended on how well GJPD Chief John Camper and the Mesa County Sheriff's Office handled the situation.

Councilmember Traylor Smith went to a Grand Junction Economic Partnership meeting and heard about new prospects and she is pleased with the workshop discussion on the Foreign Trade Zone. Councilmember Traylor Smith said the Grand Junction Housing Authority meeting was postponed until September 14th.

Councilmember Rick Taggart said he attended a luncheon with Council President Norris and Lt. Governor Donna Lynn on August 18th. They discussed the capital dollars for higher education. Councilmember Taggart said Lt. Governor Lynn takes a non-political approach to this program. Also that evening, he had discussions with members of the Department of Local Affairs. Councilmember Taggart hosted an Up with People cast member and worked with one of the groups during the week of August 22nd. On August 25th, Councilmember Taggart attended the AGNC Economic Summit and commended the event. Councilmember Taggart attended a special Grand Junction Regional Airport Authority (GJRAA) board meeting on August 30th. On September 1st, there was an Airport Task Force meeting. Councilmember Taggart commended the work of the new GJRAA Director Kip Turner. On September 6th, Councilmember Taggart went to CMU for the Engineering Building groundbreaking and was pleased with the partnership with the John McConnell Math and Science Center, Mesa County Valley District 51, and CMU.

Council President Phillis Norris said she went to a lot of Economic Development (ED) events in the Valley. On September 19th, she attended the Colorado Advanced Manufacturing Alliance (CAMA) meeting and noted they will be having a summit meeting in Grand Junction on February 24, 2017. On August 30th, Council President Norris participated in a discussion with Colorado Space Business Roundtable from Denver; they are very interested in the Foreign Trade Zone (FTZ). On August 29th, Council President Norris went to the City Council Workshop and discussed the FTZ with the ED partners who will take the lead. Council President Norris also attended the AGNC Economic Summit meeting. Council President Norris went to Up with People performance and stated the cast gave over 1000 hours of local community service and some local students have applied to participate in their program next year. Council

President Norris went to the CMU, 7th Street groundbreaking ceremony. She attended the Grand Valley Regional Transportation Committee (GVRTC) meeting and agreed to a new contact with Grand Valley Transit (GVT). She commented that the City, County, Fruita, and Palisade contribute to this program.

Consent Agenda

Councilmember Kennedy moved to adopt the Consent Agenda items #1 through #4. Councilmember Taggart seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes

- a. Summary of the August 15, 2016 Workshop
- b. Minutes of the August 17, 2016 Regular Meeting

2. Contracts/Other Action Items

- a. Contract to Purchase Two Replacement Trailer Mounted Leaf Machines
- b. Free Holiday Parking Downtown from Thanksgiving to New Year's Day with Certain Exceptions

3. Resolutions

- a. Resolution No. 38-16 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Nepal Indian Cuisine, LLC dba Nepal Restaurant, Located at 356 Main Street
- b. Resolution No. 39-16 – A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for Construction of a Salt Shed

4. Set Public Hearing

- a. Quasi-judicial
 - i. An Ordinance Approving a Loan from the Colorado Water Resources and Power Development Authority to Finance Improvements to the City's Water System; Authorizing the Form and Execution of the Loan Agreement and a Governmental Agency Bond to Evidence Such Loan; Authorizing the Execution and Delivery of Documents Related Thereto; and Prescribing Other Details in Connection Therewith (Set Hearing for September 21, 2016)

Regular Agenda**Contract for the City's Life, Accidental Death and Dismemberment, and Long-Term Disability Insurance Benefits with VOYA**

This is a request for a new contract with VOYA for the City's Life, AD&D, and LTD insurance benefits. A Request for Proposals (RFP) was issued to determine if the City's current carrier, UNUM, was offering a competitive price and an equivalent benefit level as compared to other vendors offering these services. The result of this undertaking is a request for a new contract for these services with VOYA at an annual cost of approximately \$210,193, an \$82,627 reduction in annual costs from the City's current carrier.

Claudia Hazelhurst, Human Resources Director, introduced this item and noted City Benefits Coordinator Shelly Williams and City Risk Manager Nathan Carruth were present. She explained the RFP process and the results with a recommendation that the City select VOYA (formerly ING) as the City's new vendor which will result in enhanced benefits over the existing provider and rates considerably less than current costs with a savings of \$82,827 each year.

Councilmember Chazen asked if the rates will be subject to annual appropriations. City Attorney Shaver said yes. Councilmember Chazen also asked if the company's rating was in an acceptable quality range. Ms. Hazelhurst answered they have an A rating.

Councilmember Traylor Smith asked if the long term disability benefit will pay 60% of the salary to age 65 for all occupations. Ms. Hazelhurst answered yes. Councilmember Traylor Smith then asked if the life insurance premiums for dependents were also compared with other companies. Ms. Hazelhurst stated that a comparison was completed for all aspects and the City pays one half of the life insurance premium, i.e., \$5,000 for spouse and \$2000 per child. All the companies offered supplemental life insurance.

Councilmember Chazen moved to authorize the City Manager to sign a contract with VOYA for Employee Life, AD&D, and LTD Insurance services effective January 1, 2017 and that the contract, subject to annual appropriations, continue until further notice. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Amending Federal Aviation Administration Airport Improvement Program Grant 3-08-0027-054-2016 for the Grand Junction Regional Airport Authority for Terminal Air Carrier Apron Reconstruction

The Grand Junction Regional Airport Authority (GJRAA) brought a draft Grant Offer for Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Project 3-08-0027-054-2016, for the Terminal Air-Carrier Apron Reconstruction Phase I, in the

amount of \$4,222,273 for the approval of Council on August 17, 2016. The GJRAA received the final grant offer for \$4,226,773, a difference of \$4,500.

Ben Johnson GJRAA Operations Manager, requested City Council amend its previous approval of the Grant Offer in the amount of \$4,222,273 to the amount of \$4,226,773 and authorize its appropriate agents to execute the Grant Offer and associated Co-sponsorship Agreement. The final amount was more than the original grant.

Councilmember Traylor Smith moved to approve the amendment to the previous approval of the Grant Offer for AIP 54 in the new amount and authorize the Mayor and the City Attorney to Sign the Grant Agreement and the Co-sponsorship Agreement. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Federal Aviation Administration Airport Improvement Program Grant 3-08-0027-055-2016 for the Grand Junction Regional Airport Authority for Design of the Remote Transmitter/Receiver and the Replacement Runway 11/29

The Grand Junction Regional Airport Authority (GJRAA) has received an Airport Improvement Program Grant from the Federal Aviation Administration for the design of the Remote Transmitter/Receiver (RTR) and the replacement Runway 11/29. Mesa County and the City of Grand Junction are required as Co-sponsors to the Grant Offer.

Ben Johnson, GJRAA Operations Manager, reviewed the grant offer and the amount, \$2,216,716. He described the funding including the GJRAA match, and that the State of Colorado will match \$125,000. It has been approved by the GJRAA Board and this will go before the County Commissioners on September 12th.

Council President Norris stated that she is excited to see the Airport moving forward.

Councilmember McArthur stated they have been discussing these issues for a while and it is good to see them come to fruition.

Councilmember Boeschstein commented that he will be glad to see the new runway and that this improvement is on the Master Plan.

Councilmember Kennedy moved to authorize the Mayor and the City Manager to sign the Grant Agreement and the Co-sponsorship Agreement, respectively, for FAA Grant AIP 55 the Design of the Remote Transmitter/Receiver and the replacement Runway 11/29. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Ordinance No. 4717 – An 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

The Grand Junction Housing Authority is requesting to amend Ordinance No. 4652, an Ordinance rezoning the property to Planned Development, with a maximum allowable density of 32 dwelling units per acre, or 132 total dwelling units. The requested amendment would allow for four additional dwelling units, for a total of 136 units, without changing the approved building footprint at 825 Bookcliff Avenue.

The public hearing was opened at 7:52 p.m.

Lori V. Bowers, Senior Planner, presented this item and described the request and the location. The project was approved in two phases and Ms. Bowers displayed the overall site plan. Phase 2 is the subject of the amendment being considered. Due to some efficiencies in design they are able to add an additional four units. There will be sufficient parking. She noted the findings.

Jody Kole, Grand Junction Housing Authority (GJHA) Director, described the project and the units in the project and noted that there are 555 people on the housing waiting list and 1,802 senior households eligible for these units. Ms. Kole stated that this type of housing eliminates or delays the need for more expensive senior care. There are organizations within the medical community that are willing to bring their services on site for little or no additional cost to the residents. The State of Colorado Division of Housing wants only to be a gap funder. The State also was concerned there was only one elevator in each phase of construction. To address this, the two wings were stitched together so both elevators could be built and used upon completion of Phase I. This change allowed space for the four additional units.

Richard Krohn, attorney for the GJHA, pointed out the change in the design on a diagram that showed both phases.

Councilmember Kennedy commented that it is great to add extra units. Councilmember Kennedy asked why it was necessary for this to come before Council since the change is less than 10% of the total number of units. Ms. Bowers stated that since there will be a total of 63 units the change will bring the total above the legal number of units for the allotted density. City Attorney Shaver noted Ordinance No. 4652 specified the number of units. Councilmember Kennedy then asked what Bulk Standards address. Ms. Bowers answered density, height, and setbacks.

Councilmember Boeschstein asked if the drainage issues were addressed. Mr. Krohn replied that the drainage plan includes both phases and the construction of underground retention facilities. The drainage will flow into the Buthorne Drain but the

underground facilities will control the flow. Mr. Krohn commented the drainage plan is designed to reduce the historic flows to the Buthorne Drain and the additional units will have no impact on the drainage plan. Councilmember Boeschstein asked if this has been approved by the engineering department and the Drainage Authority. Mr. Krohn stated that this was subject to a discharge permit approved by the 5-2-1 Drainage Authority and all required approvals have been obtained. Councilmember Boeschstein congratulated them for planning for affordable housing. Ms. Kole stated that she appreciates the City's support.

There were no public comments.

The public hearing was closed at 8:06 p.m.

Councilmember Traylor Smith moved to adopt Ordinance No. 4717 on second reading 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

Councilmember Traylor Smith asked to add Resolution No. 40-16 – A Resolution Clarifying and Correcting Resolution 04-16 Concerning Assignment of the Private Activity Bond Allocation of Grand Junction Colorado Pursuant to the Colorado Private Activity Bond Ceiling Allocation Act. She said the matter came to their attention late that afternoon that the Private Activity Bond Allocation resolution (Resolution No. 04-16) needed to be clarified. Councilmember Traylor Smith said Resolution No. 40-16 will clarify the previous resolution.

Councilmember Taggart asked if the funds will be available to this valley. Ms. Kole said yes, the funds are banked statewide by Colorado Housing and Finance Authority (CHFA) and they accept applications for qualified jurisdictions that cede their authority to CHFA through a number of different instruments.

City Attorney Shaver advised that this resolution will be numbered 40-16

Councilmember Traylor Smith moved to adopt Resolution No. 40-16. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

There was no other business.

Adjournment

The meeting was adjourned at 8:11 p.m.

Stephanie Tuin, MMC
City Clerk