

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

**JANUARY 4, 2017**

The City Council of the City of Grand Junction convened into regular session on the 4<sup>th</sup> day of January, 2017 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 followed by a moment of silence.

**Proclamation**

Proclaiming January 16, 2017 as Martin Luther King, Jr. Day in the City of Grand Junction.

Councilmember Kennedy read the proclamation. David Combs and Janielle Westermire were present to accept the proclamation. Mr. Combs spoke on behalf of the Martin Luther King, Jr. Day Committee, thanked Council, and described the events surrounding Martin Luther King, Jr. Day including the reading of the proclamation by Council President Norris in front of City Hall at 1:00 p.m. on January 16<sup>th</sup>, a symbolic march in downtown Grand Junction, the presentation of the Third Annual Harry Butler Community Service Award, and an evening program with community leaders.

**Appointments**

To the Horizon Drive Association Business Improvement District Board

Councilmember Boeschstein moved to appoint Linda Romer Todd to the Horizon Drive Association Business Improvement District Board for the remainder of a four-year term expiring April 2017. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

To the Planning Commission

Councilmember Taggart moved to reappoint Jon Buschhorn, Keith Ehlers, and William Wade to the Planning Commission for four year-terms expiring October 2020. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

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## **Citizens Comments**

Bruce Lohmiller, 3032 North 15<sup>th</sup> Street, #208, provided contact information for The Second Wind Fund, mentioned Night Patrols, HomewardBound, and extended an open invitation for everyone to attend the Veterans Art Competition Exhibit and Reception, January 24<sup>th</sup> - 27<sup>th</sup>.

## **Council Reports**

Councilmembers Kennedy, Traylor Smith, Taggart, McArthur, Chazen, and Council President Norris said in the interest of time they had no comments.

Councilmember Boeschstein said he attended the North Avenue Owners Association meeting on December 21<sup>st</sup>, a spectacular performance of “Guys and Dolls” at Colorado Mesa University (CMU) presented by the High Desert Opera on January 1<sup>st</sup>, and the Grand Junction Business Incubator Center meeting on January 4<sup>th</sup>.

## **Consent Agenda**

Councilmember Kennedy moved to approve adoption of Consent Agenda items #1 through #4. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

### **1. Approval of Minutes**

- a. Summary of the December 5, 2016 Workshop
- b. Minutes of the December 7, 2016 Regular Meeting

### **2. Other Action Item**

- a. Grand Junction Regional Airport Authority 2017 State and Federal Grant Application Presentation

### **3. Resolutions**

- a. Resolution No. 01-17 – A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2017 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. Resolution No. 02-17 – A Resolution Establishing a Change in Use Incentive Grant Pilot Program

#### 4. Set Public Hearings

##### a. Legislative

- i. Proposed Ordinance Adopting Amendments to the 2012 Edition of the International Fire Code and Prescribing Regulations Governing Outdoor Burning, Restricted and Unrestricted Burning; Providing for the Issuance of Permits for Certain Burning Activities and Defining Extinguishment Authority (Set Hearing for January 18, 2017)

##### b. Quasi-judicial

- i. Proposed Ordinance Zoning the McHugh Annexation to R-4 (Residential - 4 du/ac), Located at 115 Vista Grande Road (Set Hearing for January 18, 2017)

#### **Contract – To Acquire, through a Lease (with an option to purchase) Agreement, a Dell/EMC VxRail Hyper Converged Infrastructure Storage System through Reseller Venture Technologies**

The Information Technology (IT) Division proposes to replace the City's enterprise storage area network system (SANS) and seven associated virtual host servers with a Dell/EMC VxRail Hyper Converged Infrastructure (HCI) system that uses the latest technology to reduce costs and simplify management of the City's data storage and server infrastructure. The proposal uses a four-year, zero interest, lease and maintenance agreement to acquire the system with an option to purchase the equipment for \$1 at the end of the lease.

Jim Finlayson, IT Director, said data storage is one of the most critical and costly components of the City's technology infrastructure and technology advancements now provide the City with the opportunity to replace the current system with a more cost effective alternative. He explained that by utilizing a four-year lease agreement that includes four years of hardware and software support, the City will save \$170,000 over the four-year period and free up \$800,000 in funds accrued for the eventual replacement of the SANS as well as seven high performance Dell servers that support most of the City's 160+ virtual servers.

Councilmember Traylor Smith asked how the cost reduction will affect the 2017 budget. City Manager Caton said the amount needed will be less than the amount anticipated and budgeted to replace the technology for each department.

Councilmember Chazen asked if funding the lease is subject to annual appropriation. City Attorney John Shaver said yes.

Councilmember Kennedy said he is glad to see a lease agreement that provides technology maintenance with the option to purchase the equipment for \$1 at end of four years. He asked if the City will purchase the equipment at the end of the four-year lease. Mr. Finlayson said it will be decided at the end of the lease.

Councilmember Taggart stated the last equipment lease the City had of this type was a three-year lease. He asked what type of condition the equipment was in at the end of that lease and if the City would be better served to have a three-year lease instead of the proposed four-year lease. Mr. Finlayson said the proposed four-year equipment lease is cost effective and appropriate.

Councilmember Chazen moved to authorize the City Manager to enter into a four-year lease agreement with Dell Financial Services for the annual amount of \$203,359.72 to lease a Dell/EMC VxRail HCI System through Reseller Venture Technologies. Councilmember Kennedy seconded the motion. Motion carried by roll call.

**Public Hearing – Ordinance No. 4731 – An Ordinance Rezoning the Grand Junction Lodge Development, Located at 2656 Patterson Road, to PD (Planned Development) Zone, with a Default Zone of MXOC (Mixed Use Opportunity Corridor) and Approve an Outline Development Plan**

The applicants request approval of an Outline Development Plan (ODP) to develop a 45,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with a default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

The public hearing opened at 7:15 p.m.

Kathy Portner, Community Development Manager, described the request and the site location. She explained how the project will be accessed and noted the Patterson Road Corridor is designated by the Comprehensive Plan as an Opportunity Corridor and that a form-based zone district, Mixed Use Opportunity Corridor (MXOC), was established in 2014 which permits all types of group living facilities and other types of commercial uses. She said the project proposes no deviations from the required standards of the zone district. She described the surrounding zoning and uses and stated the MXOC designated areas may be rezoned and the applicant is asking for a Planned Development Zone for the proposed use only. Ms. Portner noted the revised application reduced the square footage, number of beds, staff, provides for off-peak shift changes, and off-site parking for special events which increases the facility's parking ratio. She said some long term community benefits are a more effective use of infrastructure while providing housing for patients, especially those with memory care needs. Ms. Portner said the application was recommended for approval by the Planning Commission.

Terry Claussen, 650 Lariat Lane, Glenwood Springs, CO, representing the applicant, addressed the Council and staff. He said the issues previously brought up, parking and facility size, have been evaluated and addressed. Mr. Claussen said they anticipate an increased need for this type of facility in the community due to the increasing senior population and noted the property is close to medical facilities and the development is designed as a high quality, low impact, residential community that will blend in with the existing neighborhood and create a synergistic development for the residents whose average age will be 87. Mr. Claussen said the applicant also plans to partner with the local hospitals and university to provide internship opportunities. He said changes made to the proposed facility are an almost 20% reduction in size and the available parking will be significantly over the Code requirements. He described the proposed facility saying it will have a greenhouse for the residents to use, walkways, a 12-unit family style setting Memory Care facility, and a staggered employee work schedule which will make the parking ratio higher than any other existing facility. Mr. Claussen provided the results of the parking study and said local businesses were utilized for the consulting and engineering work.

Mr. Claussen then introduced Skip Hudson, Traffic Engineer and President of Turn Key Consulting Group, LLC. Mr. Hudson provided the results of a traffic analysis and two-day traffic study that included camera counts and video documentation. He said the study also considered a westbound right turn lane from N. 8<sup>th</sup> Court onto Patterson Road and an eastbound left turn lane with a traffic median on Patterson Road in front of N. 8<sup>th</sup> Court.

Mr. Claussen displayed elevations of the building and stated the property will be well landscaped with toned down lighting. He said health care industry is growing in Grand Junction and this facility will provide employment and be an asset to the area. He said all of the concerns from the previous meeting have been addressed and he hopes for a unanimous approval from Council on the rezoning.

Councilmember McArthur said that the existing structure is elevated above Patterson Road and asked if the proposed facility will also be elevated. Mr. Claussen answered, yes, the facility will be three feet above Patterson Road and have a visual impact of no more than a one-story building.

Councilmember Boeschstein asked if the main building will be set back off of Patterson Road. Mr. Claussen said the setback is 10-feet from the property for the buffer with an additional 10 feet beyond that.

Councilmember Boeschstein asked if setback would include a vegetative buffer along Patterson Road. Mr. Claussen answered yes, and displayed the proposed landscape plan. Councilmember Boeschstein asked if it will be difficult for westbound traffic to turn right out of the facility. Mr. Claussen said the analysis indicates substantial gaps in

traffic for westbound turn access. Councilmember Boeschstein asked if staff concurs with this analysis.

Rick Dorris, City Development Engineer, said staff looked very closely at the traffic analysis, reviewed the data, went to the site and watched the traffic. Staff concurs with TurnKey Consulting, LLC's traffic analysis conclusions.

Council President Norris stated for the record that she is not related to Norris-Snell Real Estate, LLC who is the real estate agent involved with this project.

Councilmember Traylor Smith asked if this facility is considered a group home. Ms. Portner said no.

Councilmember Taggart asked for clarification on the number of staff the facility would employ. Mr. Claussen said there will be 15 to 20 full time employees and a few part time employees. At any given time, there would only be 9 to 12 employees at the facility.

Nicole Troester, 2714 N. 8<sup>th</sup> Court, said it appeared a number of employees will be part time and not full time. She said part time employment is not much of a positive economic impact to the community as proposed.

Richard Troester, 2714 N. 8<sup>th</sup> Court, said this is a good project, just not in the right place. He said this facility will be huge, have a negative impact on N. 8<sup>th</sup> Court residents, and be a hindrance to traffic. He expressed concern about the facility's parking overflow on N. 8<sup>th</sup> Court and disagreed with the traffic study findings. He repeated this project does not make sense at this location.

John Hart, 2649 Central Drive, said he agrees with Mr. Troester regarding this being a great project but he believes that it is in the right location. He said his parents need assisted living and memory care and there is a lack of such facilities in this area. This project will be high end with on and off-site parking to handle parking overflow and will be close to St. Mary's Hospital and other medical facilities. He feels this project should be approved.

Pauline Gorman, 2712 N. 8<sup>th</sup> Court, said her fence will back up to this project and said her neighborhood is a small community of 12 houses and hopes this project will be built elsewhere. Ms. Gorman expressed concern about the possible increase of traffic and mentioned an accident that occurred between 7<sup>th</sup> and 12<sup>th</sup> Streets which blocked access to N. 8<sup>th</sup> Court. She then asked for a list of plants that would be grown in the facility's greenhouse. Ms. Gorman said she is concerned about the facility's commercial trash pick-up, laundry service, and food delivery trucks adding to the traffic.

Karen Troester, 2714 N. 8<sup>th</sup> Court, said this is a residentially zoned cul-de-sac and not a through street. She provided pictures of the existing parking and traffic problems on N.

8<sup>th</sup> Court. Ms. Troester asked if she would be able to sell her residential property as commercial because this is what is being proposed with the property at 2656 Patterson Road. Ms. Troester said the owner of 2656 Patterson Road let the property deteriorate and does not know why it is being sold as commercial when it is a residential property. She said the traffic study results are not realistic and she had conducted her own study of parking space availability at similar facilities. She asked how many driveways would be created from the facility to N. 8<sup>th</sup> Court. Ms. Troester asked Council to deny the rezoning.

Heather Rienks, 2631 Chestnut Drive, Preconstruction Manager for Shaw Construction Company, said she understands that this project is an emotional issue to the residents of N. 8<sup>th</sup> Court. She wanted to reassure those concerned that Shaw Construction Company does not compromise on quality. Ms. Rienks said Terry Claussen is as much for quality construction as Shaw Construction Company. She said a strong emphasis is being placed on this facility to have less of a visual impact on the area and to exceed the Code required minimums. Ms. Rienks said the property is prime real estate and will likely be developed as commercial now or in the future. She recommended Council to approve the rezoning.

Lois Dunn, 2680 Capra Way, said her property is two blocks east of N. 8<sup>th</sup> Court. She said her property is near several apartments that provides housing to some Mesa County ex-convicts. Ms. Dunn said she would have been glad to have a senior living facility instead of these apartments. She looks forward to having this facility as nice new neighbors.

Kristi Pollard, Grand Junction Economic Partnership (GJEP) Executive Director, 122 N. 6<sup>th</sup> Street, said she appreciates that this is not an easy decision and emphasized the economic impact of this project. She said this project will bring construction and health care jobs to the area. She encouraged the Council to approve the rezoning.

George Jachim, 2715 N. 8<sup>th</sup> Court, said he is against the project and it will not blend in with neighborhood.

Diane Schwenke, Grand Junction Area Chamber of Commerce, Executive Director, 360 Grand Avenue, said the Chamber does not have a position on this project. She attended the last meeting regarding this rezoning and is sympathetic to the neighbors of N. 8<sup>th</sup> Court. Ms. Schwenke said since the last meeting concerns have been addressed by the developer. She urged Council to consider the economic impact for businesses to grow and thrive in the community when voting on this issue.

Angel Bautista, 608 Irwin Street, said he is close to the Troester family and visits them often. He said adding this building to the neighborhood will increase traffic.

Karen Troester, returned to the podium and said her concern is not about the “not in my neighborhood” comment, it is about safety in a small neighborhood.

Vicki Bledsoe, 2719 N. 8<sup>th</sup> Court, stated details of her husband’s difficult experience trying to make an eastbound turn onto Patterson Road from N. 8<sup>th</sup> Court. She said he waited through 3 traffic light cycles before he made a westbound turn. Ms. Bledsoe said once a commercial property is in the neighborhood, the entire neighborhood will go away. She is against the project.

Ashley Troester, 2714 N. 8<sup>th</sup> Court, said the traffic study was not done properly. She said the times of increased traffic in the area of N. 8<sup>th</sup> Court need to be studied further.

There were no other public comments.

The public hearing was closed at 8:49 p.m.

Councilmember Kennedy asked if N. 8<sup>th</sup> Court is part of a Homeowner’s Association (HOA) and if so, do the by-laws allow permitted parking. City Attorney Shaver stated there is no HOA for N. 8<sup>th</sup> Court and a traffic circulation analysis would need to be completed before permitted parking could be considered. He added permitted parking is possible, but it would need to be privately enforced and there could be an issue of a public versus private street.

Ms. Portner said the Planning Commission provided neighborhood meeting notices to the developer for mailing, however, no neighborhood residents attended. She said some of the neighbors said they did not receive the meeting notice.

Councilmember Kennedy said Patterson Road is becoming a nonresidential corridor and this facility is more amenable than an apartment complex or strip mall. He stated the Planning Commission supports this project and he is also inclined to give his support.

Councilmember Boeschstein asked if the house currently on this property is on the Historic Register. Ms. Portner said no. Councilmember Boeschstein then asked if the facility would be considered residential or commercial and if the parking requirements are more or less restrictive than for a single family residence. Ms. Portner said the facility would fall under the residential category and said the parking requirements are less restrictive, however, the developer has ensured the parking will exceed the minimum requirements.

Councilmember Boeschstein said he appreciates the developer’s efforts to decrease the facility’s density and asked if the traffic study suggested making the exit from N. 8<sup>th</sup> Court a right turn only. Mr. Dorris deferred the question to Mr. Hudson.



Mr. Hudson said the traffic study considered two scenarios: a right turn in and out of the facility, which works well, and installing a raised median on Patterson Road for left turns, which is not recommended (raised medians are typically installed for an entire corridor and create the need for U-turns). Councilmember Boeschstein asked if staff recommends a right turn only for N. 8<sup>th</sup> Court.

Mr. Dorris said he concurred with Mr. Hudson's traffic study results.

Councilmember Boeschstein said he will support this request.

Councilmember McArthur complimented the developer for requesting the traffic study and working to address the neighborhood's concerns. He feels this request is in line with the City's Comprehensive Plan (CP) and is glad to support it.

Councilmember Traylor Smith was pleased to see the CP implemented and said this is a transition in land use which is a situation Council has to deal with as the community grows. Councilmember Traylor Smith said there is a need for this type of facility and it is a good use of the property. She said she will support the request.

Councilmember Taggart said this is a difficult issue and he is uncomfortable pitting economic development against a congested neighborhood. He said he is respectful of the CP and zoning, but feels it is a small lot for the size of the development and is concerned the increased parking will negatively impact the neighborhood.

Councilmember Chazen said he is concerned with the parking and traffic concerns, however, he is pleased the developer addressed both of these issues; he will support the request.

Council President Norris said her concern from the last meeting is traffic and she is glad the developer commissioned a traffic study. She said the traffic focus is Patterson Road and the property in question is located on Patterson Road. She said this is a great project for the area and she will support the request.

Councilmember McArthur moved to adopt Ordinance No. 4731 – An Ordinance rezoning the Grand Junction Lodge Development, located at 2656 Patterson Road, to PD (Planned Development) Zone, with a Default Zone of MXOC (Mixed Use Opportunity Corridor) and approve an Outline Development Plan on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call.

The Council took a break at 9:24 p.m.

The meeting reconvened at 9:34 p.m.

**Public Hearing – Ordinance No. 4732 – An Ordinance Vacating Right-of-Way for Balanced Rock Way, Located between Flat Top Lane and F ¼ Road**

This is a request to vacate the entire right-of-way of Balanced Rock Way, between Flat Top Lane and F ¼ Road. Balanced Rock Way is a north/south street platted with the Sundance Village Subdivision and is located between vacant parcels that are currently in the Site Plan Review process for an apartment complex. By vacating the right-of-way, this area can be better utilized and designed for access and angled parking between the adjacent properties. The right-of-way to be vacated will be retained as easement for the existing utilities and public access.

The public hearing was opened at 9:25 p.m.

Lori V. Bowers, Senior Planner, presented this item, described the request, and the location including the surrounding area of the proposed development. Ms. Bowers stated the request meets the CP goals and Zoning Code criteria. She said the provision for public access and the utility easement will ensure that no parcel will be landlocked. Ms. Bowers stated the Planning Commission approved the vacation of the right of way.

Ms. Bowers introduced Lynn Rindlisbacher, Scenic Development, Bluffdale, Utah. Mr. Rindlisbacher described the type of complexes Scenic Development builds and the type of complex, along with the high end amenities, proposed for this development adding that his company provides quality construction. Mr. Rindlisbacher said Scenic Development owns as well as develops and manages these complexes; they are not just a build and sell development company.

Councilmember Kennedy asked if the project went from Rockslide Lane to 24½ Road. Mr. Rindlisbacher said the project will be from Devil's Thumb Drive and extend to the east end of 24½ Road.

Councilmember McArthur asked if the street would be gated. Mr. Rindlisbacher said no, but for safety, speed bumps may be installed.

Councilmember McArthur then asked if the street is concrete or asphalt. Ms. Bowers said it is concrete.

Councilmember Boeschstein asked how will Window Rock Lane be addressed. Ms. Bowers said the streets are private and will only be named for postal purposes.

There were no public comments.

The public hearing closed at 9:37 p.m.

Councilmember Boeschstein moved to adopt Ordinance No. 4732 – An Ordinance vacating right-of-way for Balanced Rock Way, located Between Flat Top Lane and F¼

Road upon final passage and ordered final publication in pamphlet form.  
Councilmember Traylor Smith seconded the motion. Motion carried by roll call.

**Resolution No. 03-17 – A Resolution Setting the Title for and Submitting to the Electorate on April 4, 2017 a Measure to Increase the Sales and Use Tax from 2.75% to 3.00% and to Retain and Spend Revenues as a Voter Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build an Event Center and Improve the Two Rivers Convention Center**

The City of Grand Junction, Colorado is a home rule municipal corporation duly organized and existing under the laws and Constitution of the State of Colorado and the City Charter. The City Council is duly authorized by the Charter and the Constitution to act for and on behalf of the City and the Council does hereby find and determine that it is in the public interest to increase the sales and use tax from 2.75% to 3.00% for the purpose of financing the costs of constructing and operating of an event center and making improvements to the Two Rivers Convention Center. Council is seeking voter approval.

City Manager Greg Caton provided an event center timeline detailing Council and staff's evaluations, focus groups, and research. City Manager Caton said a feasibility study proposed a 5,000+ seat event center with improvements to the existing Two Rivers Convention Center (TRCC). The facility would be well placed for performers to stop while traveling between Salt Lake City and Denver. He noted the City has lost some of its regional presence and believes this project is critical for Grand Junction to keep its presence for regional services.

City Manager Caton stated this event center could bring new events to the area including large indoor sporting events, concerts, family shows, graduations, larger conferences, and conventions. It would also serve the growing recreation, entertainment, convention, and tourism industries and in addition bring more business to restaurants, hotels, and motels. City Manager Caton said the economic impact of the proposed event center would be increased jobs/wages, new spending, additional sales and lodging taxes, and one-time construction projects. He said the proposed .25 percent sales tax increase (groceries and medicine are still exempt) would leverage dollars by outside visitors paying the larger portion. He stated the City's major source of revenue for operations is sales tax. He detailed the anticipated economic impact of an event center to the downtown area.

Councilmember Boeschstein asked if any parking issues are anticipated. City Manager Caton said he feels there will be plenty of parking with TRCC's parking structures, other parking lots close by, and there are plans to partner with private lots which empty around 5 p.m.

Councilmember McArthur asked if this initiative could be split into two. City Manager Caton said the event center has been discussed for a number of years, however a sales tax increase requires a vote of the community. City Manager Caton said if the initiative is not successful, then staff will revisit the future of TRCC.

Councilmember Chazen asked if the interested hockey league would do their own viability assessment and at what stage is the City included with those negotiations. City Manager Caton said staff has been in communication with the East Coast Hockey League (ECHL) Commissioner and they are interested in locating a team in Grand Junction. If the facility is approved, the ECHL would build and develop a team during its construction.

Councilmember Traylor Smith said it is important to combine the facilities in order to attract larger events and provide a greater economic impact. She asked what the projected impact of the sales tax increase would be on the average City household. City Manager Caton said the increase for each City household will be about \$30 per year. Councilmember Traylor Smith then asked if measures will be put in place in case the sales tax revenue drops in 2017 as it did in 2016. City Manager Caton said plans have been put in place for possible cyclical downturns, however, the economic development plan projections indicate the event center will be profitable. He said the studies estimated a \$30 million per year impact to the community's economy.

Councilmember Traylor Smith asked what the annual subsidy is for TRCC. City Manager Caton said it was projected to be \$450,000, but with the new management structure the amount is capped at \$225,000 and includes a six-month transition period, however, the proposed facility is projected to stand on its own.

Councilmember Traylor Smith noted it is important to maintain the City's regional status which appeals to younger residents.

Councilmember Kennedy said he attended a committee meeting shortly after being elected to Council which discussed an event center and hockey league arena. He said he has always been in support of an event center in downtown Grand Junction. Councilmember Kennedy stated he will support combining TRCC with an event center and asked if community partners have committed to supporting this facility.

City Manager Caton said the Fair Campaign Practices Act (FCPA) prohibits staff from using public (City) resources to support initiatives, however, a community group is mobilized to move forward and gain community support.

City Attorney Shaver said the FCPA prohibition does not extend to elected officials.

Councilmember Kennedy asked if other incomes could be used to help retire the event center debt. City Attorney Shaver said additional event fees could be assessed and

would not require a ballot question. Councilmember Kennedy said he will support bringing this initiative to a vote.

Councilmember Taggart agreed that this initiative should be brought to a vote. He then asked when bond financing could be secured. City Manager Caton said as soon as July 2017 if the measure is approved.

Councilmember Chazen urged voters to carefully study the issue and said he is glad to get the initiative on the ballot to let taxpayers decide.

Council President Norris stated several studies have been done for this issue. She feels the event center will be a regional draw and hopes the community supports it.

Councilmember Traylor Smith moved to adopt Resolution No. 03-17 – A Resolution Setting the Title for and Submitting to the Electorate on April 4, 2017 a Measure to Increase the Sales and Use Tax from 2.75% to 3.00% and To Retain and Spend Revenues as a Voter Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build an Event Center and Improve the Two Rivers Convention Center. Councilmember Boeschstein seconded the motion. Motion carried by roll call.

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

There were none.

### **Other Business**

There was none.

### **Adjournment**

The meeting was adjourned at 10:40 p.m.

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Stephanie Tuin, MMC  
City Clerk