

**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING  
August 16, 2017**

The City Council of the City of Grand Junction convened into regular session on the 16<sup>th</sup> day of August, 2017 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Phyllis Norris, Duncan McArthur, Barbara Traylor Smith, Duke Wortmann, and Council President Rick Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, and Interim City Clerk Debbie Kemp.

Council President Taggart called the meeting to order. Councilmember Kennedy led the Pledge of Alliance which was followed by the invocation by Jerry Johnson, Baha'is of Grand Junction.

**Presentations**

**Presentation of July Winner of Yard of the Month**

Marcia Hutson, 642 Grand View Drive, although not present, was selected to receive the July 2017 Yard of the Month Award. Susan Carter, member of the Forestry Board, displayed photos of Ms. Hutson's yard and congratulated her for receiving the award.

**2016 Auditors Report**

Ty Holman, Haynie & Company, was present to give the 2016 Auditors Report. He spoke about the scope and methodology of the audit and highlighted parts of the audit.

The scope of the audit looked at several areas of the City's records and processes through a risk based approach. There were Federal monies awarded in 2016 that exceeded a certain threshold and therefore internal controls were looked at to ensure compliance with those awards to ensure the funds are spent as they should be. Internal controls and procedures are addressed.

The findings that were required to be communicated were as follows: There were no new accounting policies, significant estimates identified pension, depreciable lives of capital assets, and self-insurance claims payable, there were no audit adjustments necessary, and they did not identify anything of material deficiency. No other findings or issues arose during the audit.

Mr. Holman highlighted areas of trends which included sales tax, long term liabilities, and investments. Nothing unusual was found. Governmental Fund Balance increased about \$1.3 million over the prior year which is consistent with how it should be.

Significant new accounting pronouncements coming in the future include GASB statements number 74 and 75 which address postemployment benefits and requires

recognition of related liabilities and significantly expanded note disclosures. These are effective for 2017 and 2018 and therefore will be seen next year.

GASB 87 Leases: Requires recognition of assets and liabilities for certain leases that were previously expensed as incurred (effective for 2020). This will be significant as any lease that is carried for over one year will need to be listed as an asset and liability and includes anything from copiers to large equipment.

Mr. Holman shared some general observations and comments about their findings. During the audit, everything was provided in an orderly and very organized manner. They complimented management on their processes, but encouraged continued training for management and key accounting personnel. In terms of financial reporting, everything went very well last year and they saw great improvements in reporting efficiency. The audit went very well and has been filed with State and with the Colorado Government Finance Officers Association (CGFOA).

Councilmember Norris commented on GASB 87 and stated that she would like to learn more about it and how to address it so that the City handles it in the best way possible. She would like to have workshops so that Council could be informed on how to move forward. Mr. Holman said he is staying on top of it and will provide information as needed.

Council President Taggart asked if the calculation of debt coverage ratio would be impacted. Mr. Holman responded that it could but not significantly since there would be an asset recorded to offset the liability.

Councilmember McArthur expressed concern about reserve accounts and asked if they are analyzed. Mr. Holman commented that they are not analyzed in depth, but they make sure any requirements are met. They look at cash balances and reserve balances to make sure what is being reported is what is truly there. City Manager Caton added in response to the question that the fund balance has been increasing despite the budget challenges faced in 2016 which shows that reserves are doing well. He restated the positive information that the audit found, again pointing out the zero adjustments and zero disagreements with management and unmodified opinion which shows constituents the City's processes and internal controls are sound. He gave recognition to Jodi Romero and her staff.

Councilmember Traylor Smith congratulated Jodi Romero and her staff for a great audit.

**Proclamation Proclaiming August 13-19, 2017 as "National Health Center Week" in the City of Grand Junction**

Councilmember Traylor Smith read the proclamation. Kristy Schmidt, Community Relations & Development Director of MarillacHealth, was present to accept the proclamation. Ms. Schmidt thanked the Council for the Proclamation and explained some of their successes. They have been in the valley for 29 years, they serve all ages, have increased the number of people served from 9,000 to 11,000, lower to

middle income can be eligible for sliding fees based on income and she pointed out that one-third of the population are under poverty level in Mesa County. Martha Graf, Development Specialist for MarillacHealth, said she is astounded with the organization and what it does for this community. She is happy to see how the City has supported MarillacHealth and thanked Council for their contributions throughout the years.

### **Appointments to the Urban Trails Committee**

Councilmember Boeschstein moved to appoint Gary Stubler, Sarah Johnson, and Jack Delmore, and reappoint Kristin Heumann to the Urban Trails Committee all for three year terms expiring June 2020. Councilmember Kennedy seconded the motion. Motion carried 6-0 by roll call vote (Councilmember Wortmann had stepped away).

### **Citizens Comments**

Jen Taylor, 447 West Colorado Avenue, spoke to Council on the Jarvis property and the homeless. The recent growth of the tamarisk has brought the homeless back into the area. She is seeing full camps going in and the property is becoming littered and unkempt. She is concerned about this because there was a bigger vision for this area. City Manager Caton said that he received photos from Ms. Taylor and he agrees the situation is unacceptable. He said that staff is mobilizing resources and there are funds in the budget for camp clean up. The sites are a health hazard and therefore the City utilizes a third party who specializes in this function. Once the camps are cleaned up, they will start a habitat clean up. Efforts will be made over the next week.

### **Council Reports**

Councilmember McArthur attended the Faces of Agriculture Luncheon sponsored by the Colorado Department of Agriculture and complimented on the excellent discussion and presentation that discussed some of the challenges of the industry. He commented on the food and drink selection that was all grown locally.

Councilmember Wortmann reported that he has a new computer that is up and running which has proven helpful in reviewing the Council Meeting reports.

Councilmember Boeschstein attended the Historic Preservation Board Meeting on August 1<sup>st</sup>, and he reported that they are working on plaques for many historic buildings in town and that the historic railroad depot continues to be worked on. On August 8<sup>th</sup>, he attended the Museum of Western Colorado and Urban Trails meetings. He informed that Urban Trails is working on a 10<sup>th</sup> street bikeway which will be a great connection between the University and downtown. On August 9<sup>th</sup>, he went to the Creative Zone meeting. On August 10<sup>th</sup>, he attended the Downtown Development Authority (DDA)

Meeting. On August 14<sup>th</sup>, he went to the Avalon meeting where he learned about a film festival they are planning, he also attended a Peace Corp reunion, and finally he reported on attending a Las Colonias concert and expressed how wonderful the venue and concert were. In closing he commented on the tragedy of Charleston, West Virginia and expressed that here in Grand Junction the City does not tolerate that behavior. Instead the City honors Dr. Martin Luther King Jr., celebrates Hispanic Heritage Month, along with other ethnic groups in the community, and he expressed his hope to live peacefully together.

Councilmember Kennedy had phone calls and emails thanking him for not attending the last City Council meeting and he wanted to make it clear that his absence was work related and not a statement for, or against, the invocation. He echoed Councilmember Boeschstein's comments and recognized things that happen across the country do actually affect this community even though we may not think they do. He shared and dedicated a poem, "Still I Rise", by Maya Angelou, to people affected and killed back east.

Councilmember T aylor Smith had been out of town but congratulated those individuals who are responsible for bringing concerts to Las Colonias. She also congratulated Colorado Mesa University for opening their Health and Sciences building on August 17<sup>th</sup>.

Councilmember Norris thanked the tamarisk group who has worked hard to rid properties of the bothersome weeds and she thanked Jen Taylor for her comments. Councilmember Norris went to the DDA meeting and shared some on the highlights of what the organization does. The DDA taxes themselves to put more money into beautifying the downtown streets and areas, they work hard to promote the Avalon Theatre, work closely with the City on projects, and have supported Las Colonias. They are moving forward with the R-5 property and she is excited about that project. She wanted to add to Councilmember Boeschstein's comments that this City belongs to all people and it is wrong for anyone to attack another person regardless of who it is. We are all citizens and we all need to respect all people, not just one class.

Council President Taggart took a moment to recognize Heather Heyer from Charlottesville who had her funeral that day and also recognized the two state troopers who also passed away during the tragic event. His heart and thoughts go out to their families and to all who were impacted.

**Citizens Comments (continued)**

Cindy Enos-Martinez, 408-C West Colorado Avenue, spoke to Council regarding the Riverside neighborhood. On behalf of the neighborhood, she encouraged Council to do whatever they can to get the Jarvis property development going. The people in the neighborhood are working hard to get their neighborhood improved and strongly support the Jarvis property development.

**Consent Agenda**

Councilmember Kennedy moved to approve Items #1 - #4 on the Consent Agenda. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes
  - a. Minutes of the August 2, 2017 Special Session
  - b. Minutes of the August 2, 2017 Regular Meeting
2. Set Public Hearing
  - a. Legislative
    - i. An Ordinance Amending Section 2.28.020 of the Grand Junction Municipal Code (GJMC) for the Municipal Court to be a Qualified Court of Record for all Matters and to Repeal Title 10 of the GJMC and Re-enact Title 10 with a Traffic Code for the City of Grand Junction
3. Resolution
  - a. Resolution Adopting the Strategic Plan
4. Other Action Items
  - a. Grant Offer for Airport Improvement Program (AIP) Project at the Grand Junction Regional Airport

**Public Hearing – Weeminuche Annexation, Public Rights-of-Way for Portions of 26 Road, 26 1/2 Road, H 3/4 Road and Summer Hill Way, Located North of H Road**

A request to annex 4.516 acres of right of way including half of the right-of-way of 26 Road and H  $\frac{3}{4}$  Road that abuts the proposed Weeminuche Subdivision as well as the eastern half of 26  $\frac{1}{2}$  Road and the north half of Summer Hill Way. This annexation works to both correct an error made with the Pomona Park Annexation (1995) that

should have previously annexed the 26 Road and H  $\frac{3}{4}$  Road rights-of-way as well as to bring into the City rights-of-way (26  $\frac{1}{2}$  Road and Summer Hill Way) that are adjacent to property planned for development within the City. It has been the practice of the City to annex rights of way that abut development in the City to ensure proper access location and appropriate road infrastructure.

The public hearing opened at 6:57 p.m.

Scott D. Peterson, Senior Planner, presented this item. He reviewed the locations of the rights-of-way. In reviewing the Outline Development Plan (ODP) for the development, it was discovered that these rights-of-way were not annexed into the City limits. This annexation will clean up missing gaps and ensure consistency with the transportation plans. He reviewed the future land use and zoning. The rights-of-way are eligible for annexation per State Statutes.

Councilmember Kennedy asked for clarification about the maintenance numbers in the staff report. Mr. Peterson said that maintenance responsibility would fall back to the City. Councilmember Kennedy asked who was maintaining the rights-of-way previously and Mr. Peterson answered that he believed it was a combination of the County and the City. City Manager Caton said that the County was maintaining it, but the City will be responsible going forward.

Councilmember Boeschstein asked if this annexation is in the Airport Influence Zone to which Mr. Peterson responded yes, but it is not in the critical zone. Mr. Peterson reviewed the process of advising future buyers of those properties about being in the Airport Influence Zone.

Council President Taggart asked if the City would own the right-of-way north and south of the annexation. Mr. Peterson said that the City is annexing the east half of the right-of-way on 26 Road, the west half would be maintained by the County because it is outside the 201 Persigo boundary. Council President Taggart is still concerned about the maintenance. City Manager Caton reassured him that the City has a wonderful working relationship with the County and the City will reciprocate with the County.

The public hearing closed at 7:12 p.m.

Councilmember Traylor Smith moved to adopt Resolution No. 46-17 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, making certain findings, and determining that right-of-way known as the Weeminuche Annexation, Approximately 4.516 acres of public rights-of-way for 26 Road, 26  $\frac{1}{2}$  Road, H  $\frac{3}{4}$  Road and Summer Hill Way, Located North of H Road, is

Eligible for Annexation and Ordinance No. 4758 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Weeminuche Annexation, Approximately 4.516 Acres of Public Rights-of-Way for 26 Road, 26 1/2 Road, H 3/4 Road and Summer Hill Way, Located North of H Road, on final passage and ordered final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call vote.

**A Resolution Renaming North Avenue to University Boulevard Between I-70B (on the East) to 1st Street (on the West)**

CMU20000, the Grand Junction Area Chamber of Commerce, and the North Avenue Business Owners Association are proposing to change the name of North Avenue to University Boulevard. The street name change would be effective March 1, 2018.

Kathy Portner, Community Development Manager, presented this item. She provided some history about North Avenue and how it was developed. The corridor from 1<sup>st</sup> Street to the Business Loop on the east is in City limits and would be impacted by this change. Address changes will be coordinated through the Multijurisdictional Addressing Committee. The effective date of the name change would not be until March 2018. She brought attention to a section on North Avenue that has North Avenue addresses, but the City does not have the jurisdiction to change the addresses. The City will work with the business owners to address how to proceed. She reviewed the history of the vision of renaming North Avenue to University Boulevard. She pointed out that both the Chamber of Commerce and North Avenue Owners Association (NAOA) endorse the name change.

Councilmember Traylor Smith asked about the area past 1<sup>st</sup> Street on North Avenue. Ms. Portner answered that they do not have a North Avenue address. Councilmember Traylor Smith then asked about mapping applications. Ms. Portner said that staff in Geographic Information Systems (GIS) will take care of that.

Councilmember Norris asked for more clarification on the section of North Avenue outside of the City's jurisdiction and how the name change would affect them. Ms. Portner revisited the section and pointed out that it would be a small segment just west of 30 Road. She said those businesses could remain North Avenue, or change to an I-70B address. Councilmember Norris asked if the cemetery is City or County. Ms. Portner stated that all the right-of-ways are in City limits, even though the property is not in City limits, and therefore the name change would impact all those properties.

Councilmember Kennedy asked about the signage and if the Colorado Department of Transportation (CDOT) would change signs out in time. Ms. Portner responded that they would work with CDOT to ensure that takes place. Councilmember Kennedy then

asked if City staff have received any feedback from the postal service. Ms. Portner said that they worked with them closely and that a representative sits on the Multijurisdictional Addressing Committee, and that they don't anticipate any challenges already having experience with name changes such as the Riverside Parkway and Patterson Road.

Councilmember Traylor Smith asked about the fiscal impact keeping in mind the material cost and labor. City Manager Caton explained that the City can fabricate signs and can budget for that next year and feels confident to be able to allocate the resources necessary if Council approves the resolution.

Councilmember Boeschstein asked how many signatures were on the petitions and whether they were owners or renters, but Ms. Portner did not have that information because she had not verified the signatures.

Council President Taggart opened the meeting to public comments.

Kevin Bray, 352 Shadow Lake, has been on NAOA Board for several years. He thanked Council for adding this item to the agenda and thanked Councilmember Boeschstein for his involvement on the committee since 2011. He recognized Mr. Lucero for his efforts for promoting and gathering signatures for the name change. Mr. Bray expressed that this is more than a name change, it is a vision to increase the visibility of the University. He thanked all the supporters and even the people with concerns. He said the vision can't survive without Council's vision and support of this request.

Diane Schwenke, 528 Greenbelt Court, representing the Grand Junction Area Chamber of Commerce (GJACC), thanked Council for their consideration of this request. She said that when the Chamber launched CMU20000, they had a rollout meeting with about 200 community leaders and initially focused outreach in the North Avenue corridor but then started hearing from other businesses as well. She reviewed some of the things that people said in support of the renaming of North Avenue, including that having the University is an economic plus, it is something everyone should be proud of, and that the businesses get much more out of the name change than the University does. She said the Chamber is cognizant of what the name change may mean for businesses and are prepared to assist businesses however they can, noting that there are other partners involved as well.

David Ludlam who introduced himself as a second-generation graduate of Colorado Mesa University, spoke in favor of the name change. He said it is about strengthening the brand of the University and the role it plays in the community. He believes the name

change is a way that everyone can honor one of the most important institutions in Grand Junction. He showed a plaque that hung in his grandfather's filling station on North Avenue many years ago (1950's) to address the point of the street's deep history. Mr. Ludlam said that he will be proud to honor his grandfather's legacy by displaying the plaque in the family business off of the newly named University Boulevard.

Tim Fry, 684 Independence Valley Drive, Chairman of the Grand Junction Economic Partnership (GJEP) which is tasked with bringing economic development into the community, spoke in favor of the name change. Mr. Fry said they are in support of the name change as CMU is an economic driver in the community. The name change fits into the plan to bring redevelopment to North Avenue and brings better visibility to the asset that is CMU. Mr. Fry explained that the university is a critical piece of bringing in prospective businesses and having a University Boulevard is an integral connection in that driver. GJEP is focused on the tech industry which is focused on the energy and culture of a college town, which the name change will allow people to start embracing. He views this change as a way to embrace the history of North Avenue by giving it this "shot in the arm" to revitalize it and bring the much-needed economic development. In closing he thanked Council and stated that this change will have tremendous positive impacts on the community and asked them to approve the request.

Mike Blosser, 2778 ½ Parker Court, student at the University, spoke to the fiscal responsibility of the City as well as that of North Avenue businesses. He feels some businesses can't support the financial burden of the name change. He proposed the Council consider that only a portion of North Avenue be renamed (the portion that CMU runs along).

Chris Higgins, 638 Bradford Drive, Center Director of Star Tek who employs over 600 people with a potential growth to 800, and member of the Grand Junction Area Chamber of Commerce, said that he welcomes the name change. He explained that this is what his company looks for when they place a site in a location. He feels as though it is a start to revitalize the area possibly bringing in new businesses or perhaps bringing back businesses that have left.

Randy Evans, owner of Randy's Southside Diners, said he is for the name change on 12<sup>th</sup> Street, but is not for the name change of North Avenue. He explained that CMU doesn't own enough property along North Avenue to warrant such a change. Mr. Evans spoke of his memories growing up and what North Avenue means to him. For that reason, he was proud when he was able to buy his corner for his business there. He feels that spending money on renaming streets should not be a priority when there are not enough math books for the kids at Grand Junction High School where his daughter attends. He feels that money should not be spent on renaming the street, but rather it

should be spent on the street itself as he feels that would help North Avenue businesses more than a name change.

Darren Cook, 961 Chipeta Avenue, spoke in support of the resolution as a commercial property owner on North Avenue that houses over 25 businesses. CMU is a visibly thriving entity in an area that, in his opinion, is otherwise in decline and decay. He stated that all the employees and students of CMU directly support those businesses. He said that all the businesses that lease his properties are in favor of the name change. Mr. Cook feels it would positively brand North Avenue. He addressed the concerns of the cost associated with the change, and spoke to this being the digital age where stationary is not what it used to be. He said that CMU has offered to help businesses with address changes through web design and other digital means. The name change benefits the entire community and honors North Avenue through growth and revitalization. As a middle school educator, he addressed the gentleman who felt money could be better spent on schools and said that such a name change is aspirational and beneficial to his students. He urged Council to vote in favor of the resolution.

Merritt Sixby, 2339 Promontory Court, said that North Avenue means a lot to the people who have lived here for a long time. He feels that money should be spent on something else.

Levi Lucero has worked in higher education in Grand Junction since CMU was a junior college. He explained that he and his predecessors saw Mesa State become a four-year college and how it was a very big deal for the community, therefore, it was natural for him to get excited about the opportunity to be involved with this name change. He likes challenges and although a lot of people initially didn't like the idea he feels as though many people have come around and have worked hard to make the name change happen. He is excited and thanked everyone who supported this effort.

There were no more public comments.

Councilmember McArthur said the conversation that has arisen due to a name change has brought forth a real opportunity for the community. It made people aware of the historical significance of North Avenue and he detailed that. He stated his belief that no other road in Grand Junction has the historical significance that North Avenue does. Councilmember McArthur spoke to the proponents stating many intangibles of what a name change may bring, but felt it will further subjugate and bury the historical significance of North Avenue. He said that he would rather see the City embellish the historical nature of North Avenue than bury it.

Councilmember Wortmann is proud of the people's and Mr. Lucero's efforts and he is pleased that this is moving forward.

Councilmember Boeschstein thanked Mr. Lucero for working many years and hours on this. He restated that the businesses will have about a year to make the address change as it will be slowly phased in. He told of his high school which was named University High School after they changed the name of the whole city to University and how he felt it had been a good change. He then said that the City, as well as CMU, has invested a lot in the 12<sup>th</sup> Street/North Avenue area of Grand Junction and he feels that is the model of the future. These improvements are a new future for North Avenue and this name change would epitomize that.

Councilmember Kennedy appreciates the passion of those who want to keep the history of North Avenue. He spoke of his memories of the city where he grew up, but then said that the next generation that will come will build their own experiences and memories. He expressed there are ways to recognize and celebrate the history of North Avenue while still embracing the new name. He said that their job as a Council is not only to look at what the name change means for North Avenue, but to look at how it will impact Grand Junction as a whole. Changing the name is about rebranding and this will move that forward. He echoed thanks to Mr. Lucero for the work he has done and stated that he respects all of the memories and emotions that people have for the corridor. He then pointed out that, even though CMU has a small footprint on the area as a whole, they are responsible for \$450 million economic input annually and he feels it would do a disservice to the community if the resolution is not moved forward.

Councilmember Traylor Smith started off by saying that one of the goals for Grand Junction is to be a regional center. Those things that contribute to that is medical, university, and retail sales. Retail sales have been moving away, so the City has to look at growing the areas that already exist; one of those is the University. She agreed that the historical nature needs to be maintained and hopes there is a way to maybe memorialize North Avenue down the road. She believes it is beyond a name change and is more about maintaining Grand Junction's status as a regional center. The University has grown from a Junior College to a University in forty to fifty years and she feels that economic engine needs to be embraced. She supports this resolution.

Councilmember Norris thanked all the people for all of their work. She shared her history in growing up in Grand Junction and spoke to the importance of North Avenue in the community. She does not support this resolution because she feels most people in Grand Junction do not support it. She doesn't believe the name change will change the economic condition of North Avenue. She believes that business owners on North

Avenue should look at the model that Downtown or Horizon Drive has provided and decide what needs to be done to improve that area.

Council President Taggart said that change is terrifying. He spoke of his experience as a Chief Executive Officer for three different companies who all went through name changes. He feels that they were needed just like he feels North Avenue needs this name change. He believes it is Council's responsibility to make this name change, not only a change for change sake, but as an impetus to improve this critical corridor of the community. He respects the history of the community but feels he has a responsibility to the people to keep moving forward to the future.

Councilmember Boeschstein moved to adopt Resolution No. 47-17 – A Resolution Renaming North Avenue to University Boulevard Between I-70 B (on the East) to 1<sup>st</sup> Street (on the West). Councilmember Kennedy seconded the motion. Motion carried by roll call vote with Councilmembers Norris and McArthur voting NO.

The Council took a break at 8:05 p.m.

Councilmember Wortmann left the meeting.

The meeting reconvened at 8:14 p.m.

### **Resolutions Authorizing Contract with Mesa County for Building Permitting, Inspection, and Contractor Licensing Services and Amending Building Code Fees**

Resolutions authorizing contracts with Mesa County for Building Permitting, Inspection, and Contractor Licensing Services and Amending Building Code Fees.

Tamra Allen, Director of Community Development, introduced this item. The City has a long-standing relationship with Mesa County for provision of building services. She highlighted basic components. Mesa County manages everything for Building Code issues at this time. The term of this proposed contract is one year. The County has been tasked with the review and issuance of building permits and Certificates of Occupancy, to make appointments to and operate Building Code Board of Appeals, review and issue Contractor's Licensing, and provide an annual report to the City regarding building activity and budget. The City has obligations to provide developmental clearances and inspect project sites prior to issuance of certificate of occupancy. The structure of the contract outlines fees and compensation. Mesa County charges all fees and retains 100% of those fees. The fee schedule for building permits is set by the contractor (Mesa County) which leads in to the second resolution before Council. The County will charge Contractor Licensing fees based on the City's

adopted fee schedule. Ms. Allen reviewed the revenues that Mesa County collected in 2016.

Ms. Allen then moved to the second resolution and advised that Mesa County's and the City's fee schedules should be consistent. Since Mesa County updated their fee schedule, she advised that the City needs to update theirs as well. She provided a sample of the proposed fee structure. Ms. Allen also provided a graph that showed building trends that went back to 1997. She wrapped up the presentation and said that staff reviewed the contract and recommended its approval along with amending the building code fees.

Councilmember McArthur asked for clarification of the fees. Ms. Allen said there are not separate County and City fees for building permits, but the County enforces the City's fees which are reflective of the County's. City Attorney Shaver said there are two fees only because there is a contractor license fee due to the licensing ordinance. Councilmember McArthur asked if the fees go to the County. City Attorney Shaver said that they do. Councilmember McArthur then asked about the term. Ms. Allen said the term used to be 5 years but due to the modifications made they thought a one year term would be better in this case to make sure everything aligned. She reviewed a couple of new provisions of the contract.

Councilmember Kennedy asked about the County not remitting back 5% as the contract stated. Ms. Allen confirmed that did not occur and deferred to City Manager Caton for comment. City Manager Caton said that he did not know why that wasn't remitted, but wanted to move forward with a clean slate, and that is why staff was recommending a one year contract. Councilmember Kennedy asked about the fees example which Darrell Bay, Chief Building Official with Mesa County, spoke to. Mr. Bay stated that the new fees aligned better with the types of businesses that are coming into Grand Junction. Mr. Bay explained that the old fee schedule was established in 1988 and was based on small businesses. Due to the low fees, the County had to subsidize the building department out of the general fund. The fees have been adjusted to be more comparable with other communities and in response to the larger businesses moving into the area.

Councilmember Norris asked about the County staff reductions and whether it has impacted the building department. Mr. Bay said the building department was not affected, however, the fees had to increase so they could provide the services needed; the previous fee schedule did not support the services necessary. He reviewed the process of how the new fee schedule was established. He said the new fee schedule was at the recommendation of homebuilders and the Western Colorado Contractors Association. Councilmember Norris expressed concerns on the increase in fees noting

the fee has doubled for contractors. She asked if the City looked at any other outlet for contracting for the service. Mr. Bay said that he looked at 22 jurisdictions and the new fees are well below what others charge. City Manager Caton said that there are a number of outsources which he is not familiar with using and in his experience this function is done in-house, although bringing this function in-house has not been evaluated. He said that they wanted Council to see the revenue that Mesa County generated on behalf of the City keeping in mind future growth.

Councilmember McArthur said that being in the contracting business, he would have to go to different places to get permits in different areas and was faced with different requirements. He said he believes it is so convenient for the County to provide the service for the City because it offers builders a “one-stop-shop” that provides consistency. In the past, fees were kept low to help the builders during downturned economic times. This caused the County to not be able to afford to provide the services necessary. For this reason, the builders and contractors supported the increase in fees; they needed the services to continue. He pointed out the fees are still at the lower end of the spectrum.

Councilmember Norris said that in the past she had heard of issues with performance from the building department. She asked if the City had monitored that performance. Mr. Bay said the problem was that they were short staffed and couldn't get it all done; the fee increase allowed them to hire two new staff members to help resolve this.

Councilmember Norris asked if the contractor license fee increased. Ms. Allen said it has not gone up. They were adopted in 1991 but not being proposed to increase.

Ms. Allen clarified that the previous contract was only 2 years.

Councilmember Kennedy moved to adopt Resolution 48-17 – A Resolution Authorizing Execution of a Contract with Mesa County for Building Permitting, Inspection, and Contractor Licensing Services and Resolution No. 49-17 – A Resolution Amending Building Code Fees Under the International Building, Residential, Plumbing, Mechanical, Fuel Gas, Property Maintenance and Energy Conservation Codes and the National Electric Code in the City of Grand Junction, Colorado. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

### **Contract for 28 ½ Road Sewer and Water Line Replacement and Overlay Project**

Contract for 28 ½ Road Sewer and Water Line Replacement and Overlay Project.

Trent Prall, Engineering Manager, presented this request. This request is to award a construction contract for sewer and water line replacement as well as asphalt overlay on

28 ½ Road from I-70B to North Avenue. This contract is between the City and M A Concrete Construction of Grand Junction in the amount of \$615,409.29. There are a number of high density residents to the north of the project. This work consists of the replacement of aging sewer and water lines that have surpassed their design life. In all, a total of 2,150 lineal feet of sewer main line (which is 55-60 years old) and 1,870 lineal feet of water line (which is about 57 years old) will be replaced and approximately 1,260 tons of hot mix asphalt is to be placed as part of this project. The road will be widened by about 4 feet on each side to provide for some bike lanes. Four bids were received on the project and the schedule for completion is late August through early November. The funding is coming from the water and sewer fund and ¾ cent sales tax for capital improvements that was allocated for overlays earlier in the year.

Councilmember Boeschstein asked Mr. Prall if he had researched grants available since there was no money for curbs, gutters, and sidewalks. Mr. Prall responded that the Community Development Block Grants (CDBG) have been allocated for neighborhood connections closer to schools. This project doesn't preclude the City from doing that in the future, but the project is able to utilize existing funds. Traffic volumes are 2,500 to 3,500 cars per day; most curb, gutter, and sidewalk corridors have been much busier (6,000 cars per day) with younger school students walking to school.

Councilmember Kennedy moved to authorize the City Purchasing Division to enter into a contract with M A Concrete Construction, Inc. of Grand Junction, CO for the 28 ½ Road Sewer and Water Line Replacements and Overlay Project in the estimated amount of \$615,409.29. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

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

There were none.

### **Other Business**

There was none.

### **Adjournment**

With no further business, the meeting adjourned at 8:55 p.m.

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Debbie Kemp, MMC  
Interim City Clerk