

GRAND JUNCTION CITY COUNCIL
READINESS SESSION

MONDAY, JUNE 17, 2013, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET

REVISED

To become the most livable community west of the Rockies by 2025

- 1. Las Colonias, Matchett Park, and Recreation Center Master Plans/Update on Glacier Ice Arena:** Staff will present the revised master plan for Las Colonias Park, a 101 acre park located along the Riverside Parkway and the Colorado River. Updates will also be presented on the master plan for Matchett Park and Glacier Ice Arena. [Attach R-1](#)
- 2. Grand Valley Stormwater Issues:** Update the City Council on discussions among members of the 521 Drainage Authority concerning the issue of stormwater control and the operation and maintenance of storm water drains and washes in the Grand Valley. Also, discussion of transfer of the Wilsea Drain from The Grand Valley Drainage District to the City of Grand Junction. [Attach R-2](#)
- 3. Other Business**



Date: June 13, 2013

Author: Rob Schoeber

Title/ Phone Ext: Parks & Recreation

Director/3881

Proposed Meeting Date:

June 17, 2013

CITY COUNCIL STAFF REPORT READINESS SESSION

Topic: Las Colonias, Matchett Park, and Recreation Center Master Plans/Glacier Ice Arena Update

Staff (Name & Title): Rob Schoeber, Parks & Recreation Director
Traci Wieland, Recreation Superintendent

Summary:

Staff will present the revised master plan for Las Colonias Park, a 101 acre park located along the Riverside Parkway and the Colorado River. Updates will also be presented on the master plan for Matchett Park and Glacier Ice Arena.

Background, Analysis and Options:

Two previous master plans have been adopted for Las Colonias Park. The first in 1998, and the most recent in 2008. That plan included playgrounds, natural areas, picnic areas, festival area/amphitheater, and a community recreation facility. In 2012, City Council requested a revision of that plan. During the past year, a group of local stakeholders have worked with City staff to revise the 2008 plan. Representatives on the stakeholder group included Botanical Gardens, Tamarisk Coalition, Downtown Development Authority, Grand Junction Lions Club, Grand Valley Disc Golf Association, and the Riverfront Commission.

The draft plan was presented during a public meeting April 10, 2013. Overall comments were very favorable of the proposed plan. To date, financial commitments for the initial development phases have been secured from the Grand Junction Lions Club and Tamarisk Coalition.

The Parks & Recreation Department is also beginning a master plan process for Matchett Park located on Patterson and 28 ½ Roads. Planning will also include a Community Recreation Center that could be located on Matchett property in the future. Staff will provide an update on funding options for these master plans as well as a timeline for the planning process. Discussion will also be held on the current status of the Glacier Ice Arena.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Updates only.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

The Las Colonias Plan has been discussed at City Council workshops on March 18, 2013 and April 29, 2013.

Attachments:

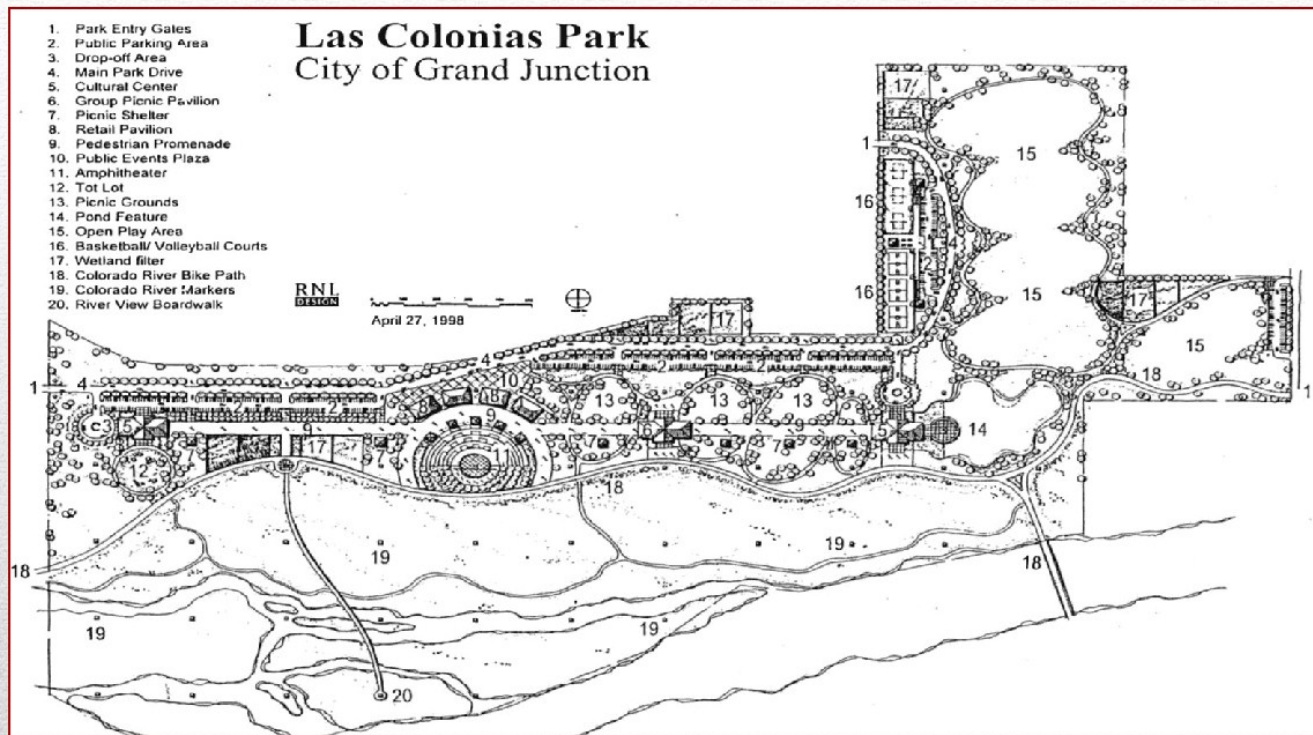
Power point on Las Colonias
Power point on Matchett Park

Las Colonias Park



Thanks to a naming contest in the 1980's, Las Colonias was named after the colonies of sugar beet and orchard workers who resided on the site in the 1920's and 1930's.

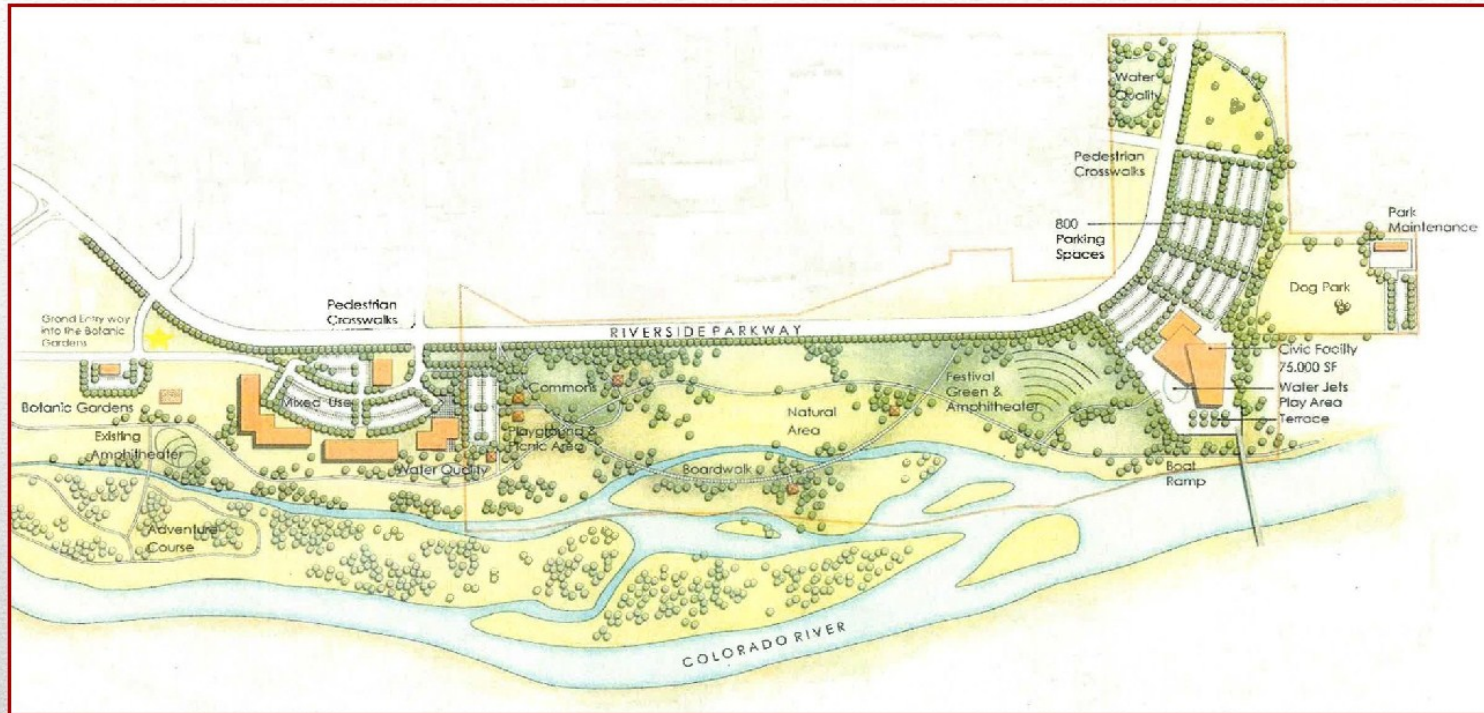
Master Planning Efforts



➤ 1998 Master Plan

- Active spaces, Cultural Center, passive theme

Master Planning Efforts



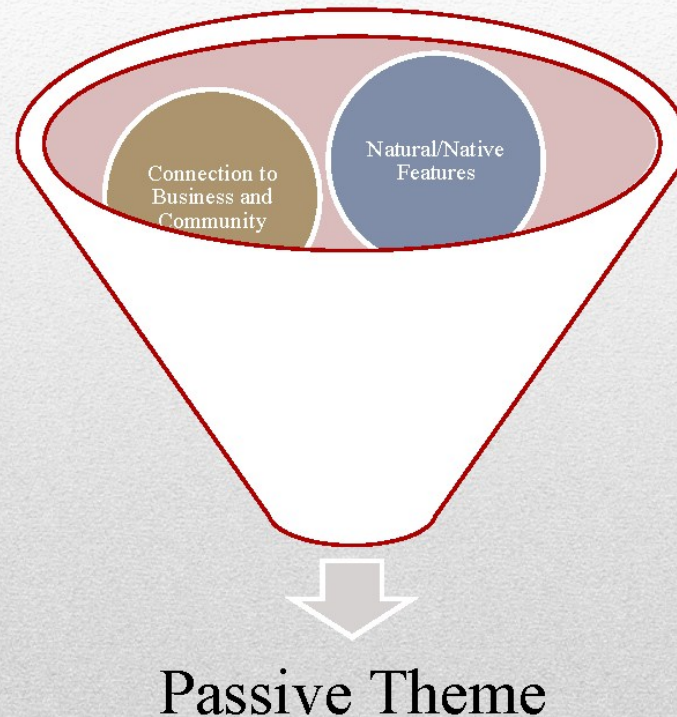
➤ 2008 Master Plan

- 75 SF Civic Center, park maintenance, passive theme

Master Planning Efforts

➤ 2013 Master Plan

- Used major themes of previous two plans
- Used feedback from stakeholders and community
- Capitalized on natural features of the park and area
- Incorporated all City-owned properties for a more comprehensive plan



Master Planning Efforts

➤ 2013 Master Plan

- \$30,000 Budget in Parkland Expansion Funds

Team Involvement

Stakeholders

City Staff

Ciavonne,
Roberts, and
Assc.

Co. Dept. of
Public Health
and Envir.

Dept. of Energy

US Fish and
Wildlife

US Army Corps
of Engineers

Entertainers

Boards/Commissions

Historians

Grand River Mosq.
Control District

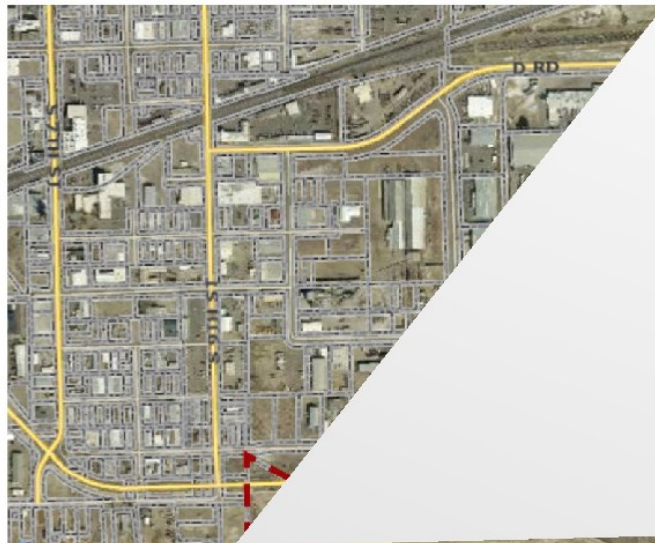
Community/Local
Businesses

Partnerships

- Grand Junction Lions Club
 - 5 year commitment of \$300,000
 - Western Colorado Botanical Gardens
 - Incorporation of Botanical Gardens Master Plan
 - Relocation of eastern gardens
 - Tamarisk Coalition
 - Grant funds to start/enhance native arboretum
 - Continued clearing and revegetation efforts
 - Grand Valley Disc Golf Club
 - Assistance with clearing of Watson Island
 - Commitment to raise funds to assist with development
 - DDA
 - Riverfront Commission
-

Future Partnerships

- Commercial development opportunities



Public Participation Process

➤ Community Meeting

- April 10, 2013
 - Approximately 75 attendees
 - Excellent participation and ideas to incorporate into the plan
 - Positive feedback on draft plan
-

Public Participation Process

➤ Boards and Commissions

- Parks and Recreation Advisory Board
- Riverfront Commission/Riverfront Foundation
- Urban Trails
- Historic Preservation Board
- Arts and Culture Commission
- Senior Recreation Center, Inc.

➤ Local Organizations/Groups

- Lions Club
- Trail Hosts
- Historians

➤ Numerous other interested individuals/businesses/groups

Conceptual Design

➤ Notes

- Purchased 755 Struthers
 - Future possible request from Math and Science Center to relocate on the site
 - All designs are conceptual; final designs will incorporate exact design elements
-

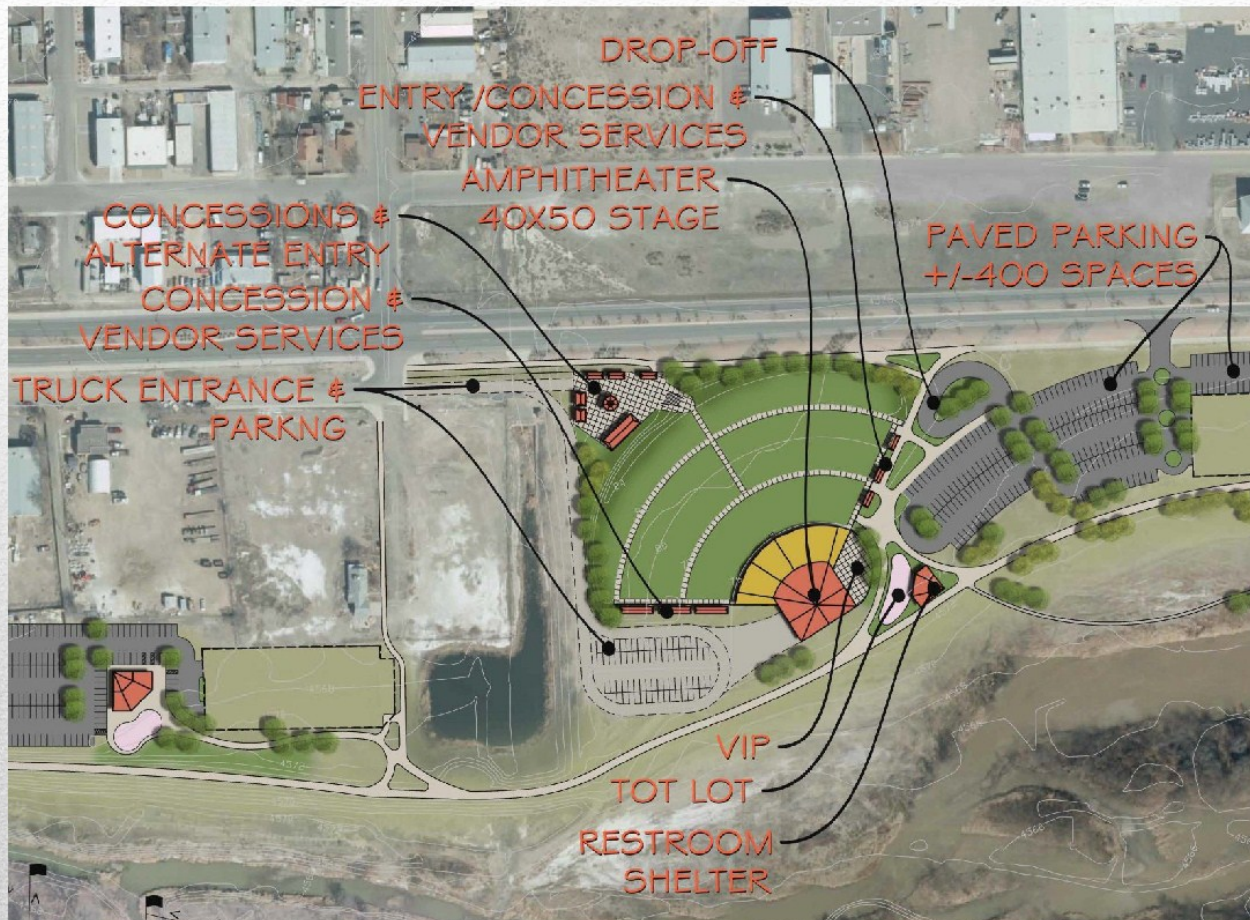
Conceptual Design



West Entrance



Amphitheater



Backwater/Multi Use Area



Wetlands/ Boat Launch/Zipline



Whitewater/Kayak Park





Colorado State Parks
JAMES M. ROBB
COLORADO RIVER STATE PARK
Connected Lakes



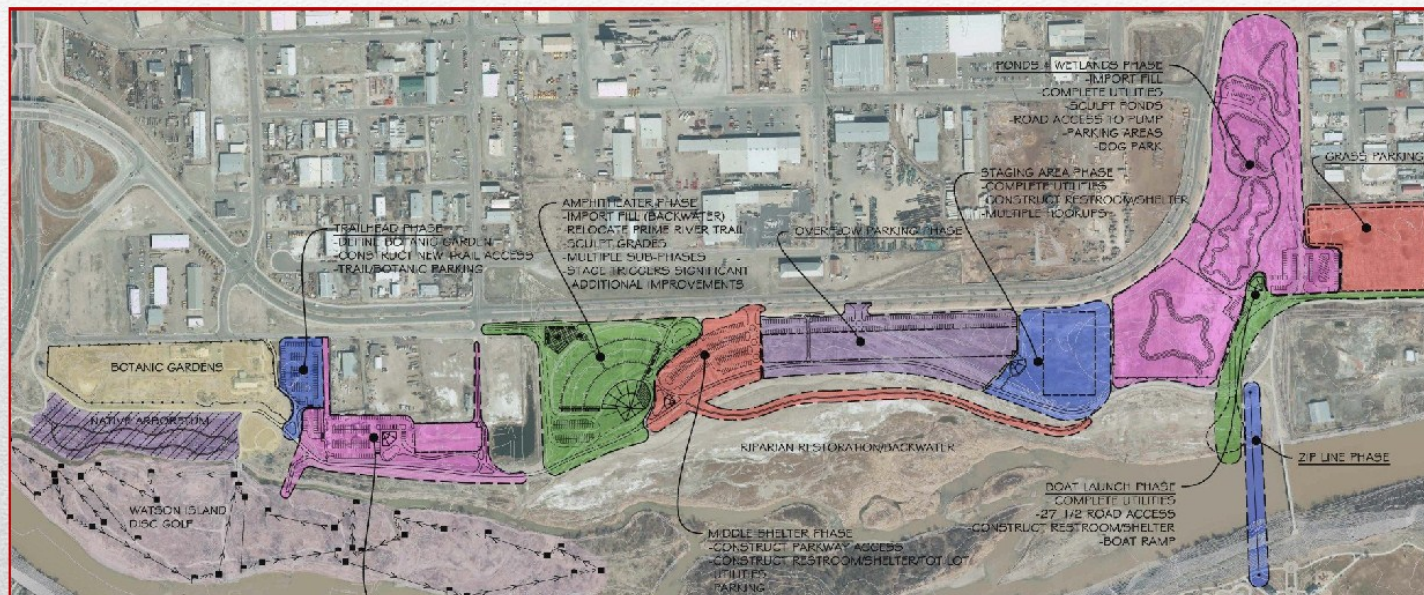
Regional Irrigation Opportunities

- Many properties currently on domestic water
- Eagle Rim Park, Riverside Pkwy, Botanical Gardens, commercial along Struthers, and farther west



Phasing Options

- Twelve phases provide flexibility



Phasing Options

- Western end possible first phase
 - Existing 2013 CIP, \$250,000
 - Water quality testing
 - Environmental assessment and clean up on property purchase
 - Wetland delineations
 - Disc golf
 - Leverage approximately \$175,000 of remaining funds towards a \$350,000 GOCO grant application
-

Development Cost Estimates

- Overall estimated park cost, \$13 million
 - Phases
 - Native Arb., \$92,000
 - Trailhead, \$418,000
 - West Shelter, \$1.5 million
 - Amphitheater, \$3.4 million
 - Middle Shelter, \$1.5 million
 - Backwater Area, \$75,000
 - Overflow Parking, \$981,000
 - Staging/Festival Area, \$731,000
 - Irrigation/Wetland Area, \$3 million
 - Grass Parking, \$130,000
 - Boat Launch, \$712,000
 - Zipline, \$403,000
 - Includes general conditions, testing, construction contingency, and design fees
 - Final cost depends upon degree of development
-

Maintenance Cost Estimates

- Native Arboretum/Trailhead/West Shelter
 - Total Annual Cost Estimate: \$39,000
 - Total Start Up Cost Estimate: \$33,000

 - Ponds and Wetlands/Backwater Area/ Multipurpose Area/Overflow Parking/Grass Parking
 - Total Annual Cost Estimate: \$102,000
 - Total Start Up Cost Estimate: \$183,000

 - Amphitheater/Middle Shelter/Boat Launch/Zipline
 - Total Annual Cost Estimate: \$112,000
-

Revenue/Event Estimates

➤ Shelters

- 40 annual bookings per shelter
- \$1,500 in revenue annually per shelter

➤ Amphitheatre

- Two to three large events, 5,000 people or more
- One to two dozen medium to small events, 5,000 people or less
- 40 conference/meeting/reception events in multipurpose room

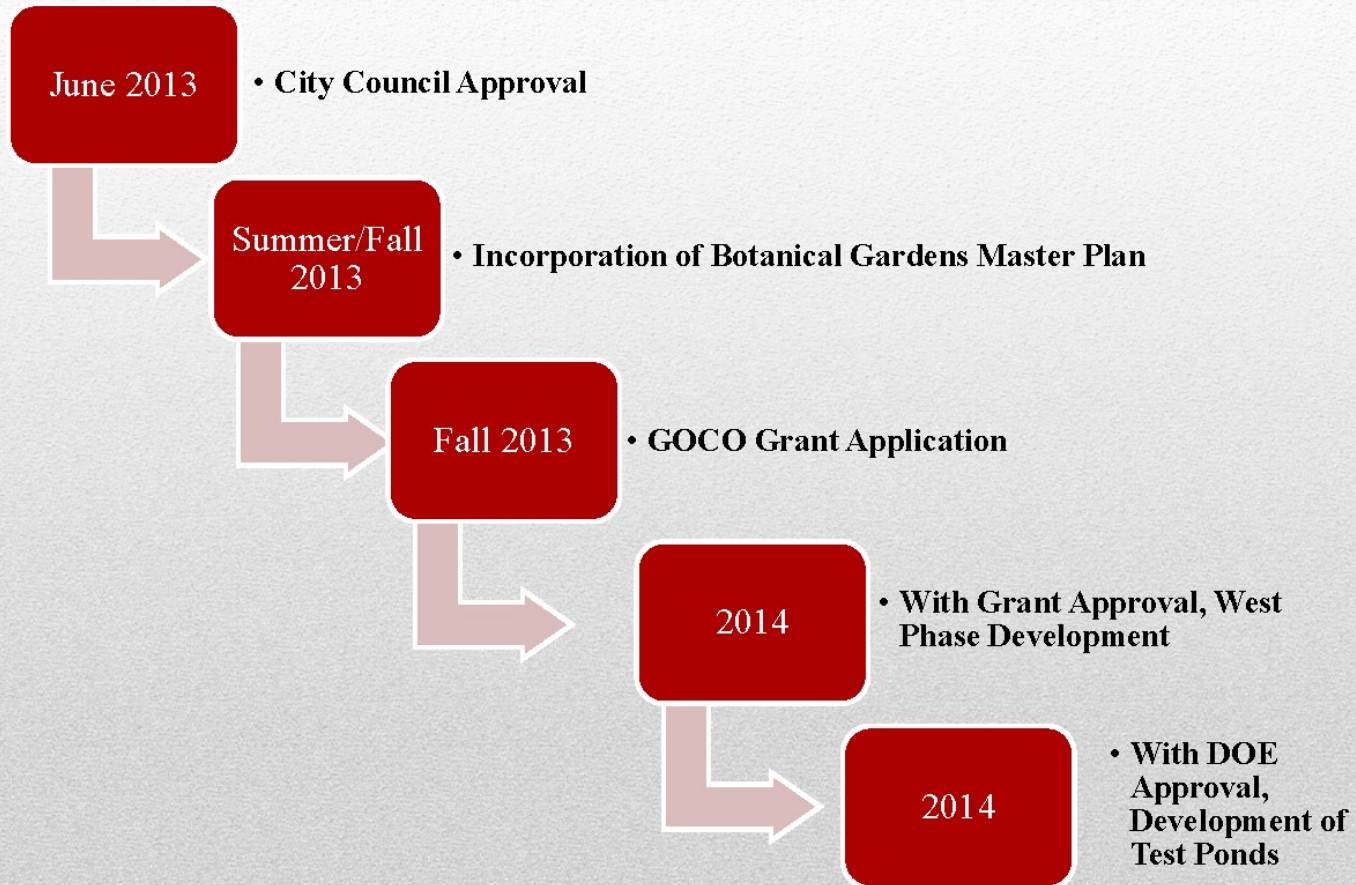
➤ Festival Grounds

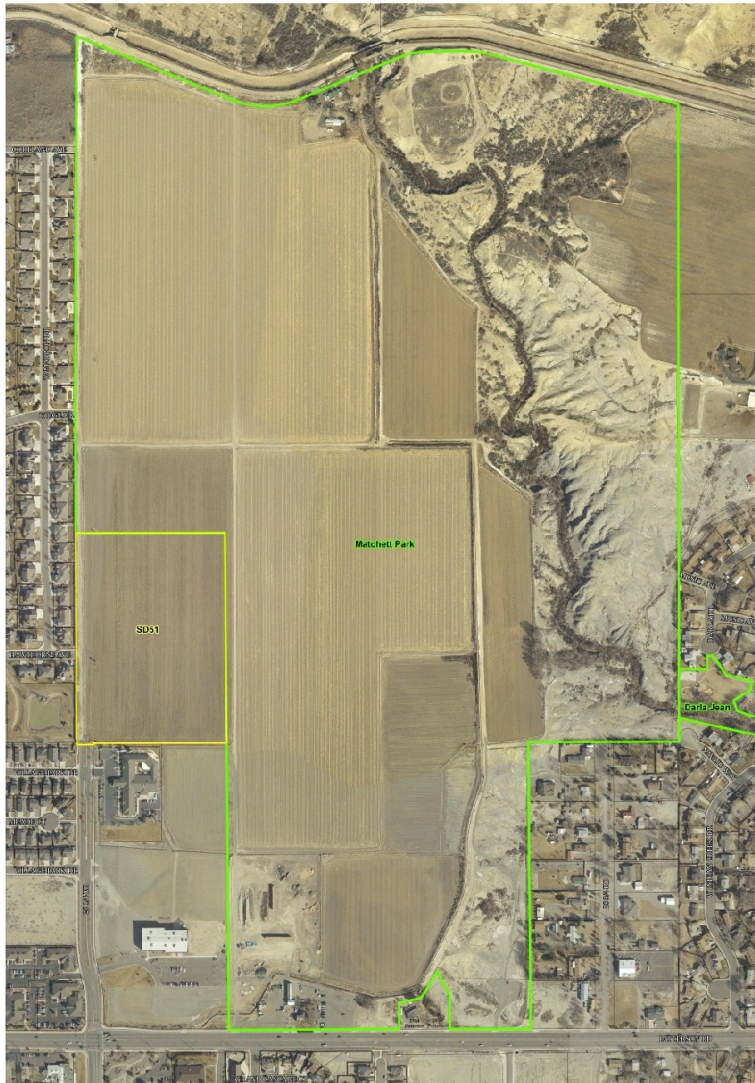
- One dozen special events

➤ Zipline

- Potential revenue share on management/operational agreement
-

Next Steps





Matchett Park

Master Planning Process



Timeline

- GOCO grant application – Feb 2013
- Initial neighbor/community notification of planning effort – Spring 2013
- Neighbor meeting – June 2013
- GOCO grant notification – June 2013
- Consultant solicitation, interviews, and selection – July, Aug, and Sept 2013
- Consultant approval by City Council – Oct 2013
- Master planning process – Oct 2013 thru March 2014
- Approval by City Council – April 2014



Community Involvement

- Neighbor Meeting, June 6, 2013
 - 65 in attendance, 12 additional comments via email and phone
 - Major concerns are extension of 28 ¼ Rd, increased congestion on Patterson, extension of Hawthorne to 28 ¼ Rd, lack of voice in previous projects, vehicular access to park through neighborhoods, and overall increased activity/traffic/noise in the area
- Use of a small neighbor/user group steering committee
- Extensive public participation process



Funding

- Park Plan
 - \$75,000 GOCO grant matched with \$25,000 Parkland Expansion Funds and \$1,250 partner funds
 - \$101,250 total project
- Community Center Plan/Feasibility Study
 - Potential \$25,000 DOLA grant matched with \$50,000 Parkland Expansion Funds
 - \$75,000 total project



Date: June 10, 2013
Author: Trent Prall
Title/ Phone Ext: 256-4047
Proposed Meeting Date:
June 17, 2013

CITY COUNCIL STAFF REPORT READINESS SESSION

Topic: Grand Valley Stormwater Issues. Problem Identification. Responsibilities and Solutions. Common approaches going forward.

Staff (Name & Title): Trent Prall, Engineering Manager

Summary:

Update the City Council on discussions among members of the 521 Drainage Authority concerning the issue of storm water control and the operation and maintenance of storm water drains and washes in the Grand Valley.

Discussion of transfer of the Wilsea Drain from The Grand Valley Drainage District to the City of Grand Junction

Background, Analysis and Options:

Relative to the larger issue of storm water control and flooding is the issue of use of specific drains and washes for the transport of urban flood run-off from new development. The City is discussing the transfer of the Wilsea Drain from the Grand Valley Drainage District to the City in order to accommodate the storm water from the Medical Office Building and Community Hospital at G and 23/3/4 Road. The City has, in the past, taken control of the "D Drain" and the "A Drain" from the Bureau of Reclamation for the same purposes as the proposed Wilsea Drain transfer.

This GVDD "call to action" prompted a series of meetings among 521 member staff and 521 board members to better understand the Drainage District's view of its mission as being limited to seepage and irrigation waste/return water and not urban development generated storm water. The attached summary of Board discussions is an excellent summation.

In addition, the attached minutes of the 521 Authority for March 20 and May 22, 2013 describe Board discussion of the 521 history and its reason for being created. Topics of "planning and engineering goals," "needed capital improvements to prevent and control flooding," and "needed funding for operation and maintenance of the drains and washes." Included in the May 20 Minutes is a discussion of the Top Ten Storm water Utility failures and how to avoid them.

521 Board decision of May 20: On May 20, the 521 Board of Directors, by a majority of the members present, voted to move forward to develop a funding strategy that would address the control of storm water and flooding in the Grand Valley. County 521 member, John Justman, was not present at the May 20 meeting. It was determined that the Board would need to meet with John and discuss the overall storm and flooding issues then discuss the problem with the elected members of the entities that make up the 521 Authority .

In the meantime: As discussion continues on the long-term solutions among the 521 entities, the City of Grand Junction has been asked to take over responsibility for the Wilsea Drain that would serve urban stormwater flows from the Medical Office Building and Community Hospital as well as future development north of G Road. From comments of the Drainage District, as outline above, they are not in a position to take over urban stormwater issues. This is not their mission. They would, however, assist the City in maintaining the Wilsea Drain as an interim step, until the 521 Authority is in a position to handle all drains and washes in the Grand Valley.

How this item relates to the Comprehensive Plan Goals and Policies”

Goal 12: Being a Regional provider of goods and services. The City and County will sustain, develop and enhance a healthy diverse economy.

Attachments:

Grand Valley Drainage District

January 24, 2013

Summary of Board discussions in reference to future direction of Drainage District

Minutes, March 20, 2013, 521 Drainage Authority Board of Directors meeting

Minutes, May 22, 2013, 521 Drainage Authority Board of Directors meeting

Draft staff report: Agreement for Transfer of Grand Valley Drainage District Wilsea Drain to the City of Grand Junction.



GRAND VALLEY DRAINAGE DISTRICT

722 23 Road - P.O. Box 969, Grand Junction, Co. 81502-0969
(970) 242-4343

1/31/2013

Summary of BOD meeting discussion In reference to future District Direction January 24, 2013

Critical related issues for today and at least the 20 years into the future:

- Is the District obligated to deal with urban/developed 'storm water'; if not obligated, should the District do so?
 - Should the District explore charging for storm water services and outfalls?
- How to provide 'regular' services (seepage and irrigation waste waters) given the ever increasing costs, but revenue limits set by TABOR?
 - Will the District voters approve a 'de-Brucing'?
 - Besides the 'regular' services, what to do regarding urban/developed storm water, in light of ever increasing un-funded mandate costs.
- With our voters, partners and stake holders: Better define "Who we are," What affects the District, and how the District has been forced to re-examine our statutory mission over the past 100 years, so that we know how to proceed for the next 20 to 50 years.
 - One option: Ask the voters to 'de-Bruce' either completely, or just for capital projects and assets, perhaps in 2-3 years. To have a chance of success, District voters will need to agree that:
 - The District's 'mission' is of critical importance; voters will ask: "What does the District do for me?"; to gain their approval, does 'storm water' need to be included in the District's mission, adding to the traditional seepage and irrigation return flows?
 - Additional funding will fulfill that mission.
 - The odds of an election success increase greatly if there is a common educational effort by all 5 members of the 5-2-1. Success likely requires hundreds of hours of presentations, educational materials, to many diverse groups who might be affected.
 - Showing the voters the risks of doing nothing: Flooding, limits on new development; potential for bankruptcy of the District.
- The District's looming 'fiscal cliff': Without some relief from TABOR limits, or a new revenue stream (like an 'enterprise fund' that carries all of the costs of dealing with 'urban/developed' storm water issues), the fiscal future is bleak, in just the next few years: District Clerk's comment: "...My projections are that even with the (very minor) increases in the mill levy for 2013, unless the 1923 election qualifies for more increases consistent with TABOR, unless we start seeing large increases in property values or 'de-Bruce' completely, thus limiting revenue increases to the 5.5% statutory limit, the District cannot fulfill its historic mission. Projections through 2015, using "flat" general tax revenues and the same expenditures budgeted for 2013, result in a negative balance by December 31, 2015."

- Staff must determine if the 1923 mill levy election (prior to TABOR) actually “de-Bruces” the District’s annual mill levy increases. Staff to consult with legal expert, Dee Wisor.
- At a minimum, staff to ask Dee Wisor to work with DOLA about a mill levy over the 5.5 % for specific capital projects and capital equipment needs. Is litigation a possibility?
- If additional mills are available, can the BOD “assign specific funds” to be used for Capital Equipment and Capital Projects?
- Is setting up Enterprise Zones an option to increase revenues? Is the District capable of managing such a ‘business’ with current staff?
- Are there services the District can charge for (which do not count as TABOR revenues)? For example, charging ‘discharge permits’ to property owners who discharge into the District’s existing systems. Will the hassle of charging for these permits be justified given the revenues produced?

Base Assumptions:

- District funding needs both short and long term alternatives.
- Political solutions work; litigation solutions do not.
- The District does not even have the money today to call a TABOR election, estimated to cost \$100,000 if done through the County Clerk’s office.
 - Could mean the District staff has to run the election, recognizing the ‘steep learning curve’ that must occur. Hundreds of questions will arise: Can the District Office be the only voting place? How to handle mail ballots?
- The 521 Drainage Authority needs to know that the looming ‘fiscal cliff’ is real, and could mean the District is not able to participate as a partner, as it does now. Show the direct effects on the District’s budget and revenue projections.
 - Explain the impacts of the storm water regulations, today and looming, and why the District is concerned about allowing them into the District’s systems, with the goal being to find a solution that works for all, while building better relationships.
- Discussions need to occur NOW with the partners of the 521 Drainage Authority about the District’s view of its mission as being limited to ‘seepage and irrigation waste/return waters-not urban/development generated “storm water” and the related MS4 water permits, and the also looming water quality issues and expenses.
- The Drainage District’s collection system was constructed for seep and return flows, but is presently used by our 521 “partners” to handle MS4 water in some locations.
- If Drainage Fees are collected by the 521 partners for the waters off impervious surfaces as part of the planning process, can these funds be used to address the ‘fiscal cliff’ since some of this MS4 water flows into or through the District’s collection system.
- One option to be discussed and studied further: Should the District sell the collection system, return the sales proceeds to the District tax payers or pay the proceeds to the 521, and either, (a) essentially go out of business, relying on the 521 to maintain historic seep and waste water drainage within the Authority’s boundary; or (b) come under the

'umbrella' of the 521, as its maintenance arm.

- Staff will begin communications, starting with the City of Grand Junction, because it manages the 521 today.



521 Drainage Authority
Minutes of the Annual Board Meeting
March 20, 2013
Mesa County Courthouse
544 Rood Avenue, Training Room B, Grand Junction, Colorado

Board Members Present:

Richard Bowman, Chairman
Dave Edwards, Vice Chairman
Mel Mulder, Secretary
Sam Susuras, Treasurer
John Justman, Director

Board Members Absent:

None

Technical and Authority Staff Present:

Trent Prall	City of Grand Junction, Engineering Manager
Julie Constan	Mesa County, Engineering
Chris Spears	City of Grand Junction, Streets Systems
Kevin Williams	Grand Valley Drainage District Manager
Ken Haley	City of Fruita, Engineer
Tim Moore	5-2-1 Drainage Authority Manager
Mark Barslund	5-2-1 Drainage Authority Inspector
Mary Sparks	5-2-1 Drainage Authority Admin Assistant
Frank Watt	Town of Palisade

Guests Present:

Steve Acquafresca	Commissioner, Mesa County
Christian Reece	On behalf of Congressman Scott Tipton
Max Schmidt	Manager, Orchard Mesa Irrigation District
Mark Harris	Board Member, Grand Valley Drainage District
BJ Russell	Summit Services Group
Dan Wilson	Attorney At Law

ANNUAL MEETING

Called to Order

Chairman Bowman called the meeting to order at 3:03 p.m. Roll was called, with John Justman appointed the new commissioner representing Mesa County replacing Craig Meis. Administrative Assistant Mary Sparks administered the Oath of Office for Mr. Justman.

Introduction of Visitors and Guests

Chairman Bowman asked everyone around the room introduce themselves.

Review and Adoption of the Annual Meeting Agenda

Motion to adopt the agenda: Director Mulder
Seconded: Director Susuras
In favor: All
Opposed: None
Motion passed with voice vote 5-0

Annual Meeting Agenda Item 1 – Election of Officers

Director Richard Bowman, Chairman of the 5-2-1 Drainage Authority
Director Dave Edwards, Vice-Chairman of the 5-2-1 Drainage Authority
Director Mel Mulder, Secretary of the 5-2-1 Drainage Authority
Director Sam Susuras, Treasurer of the 5-2-1 Drainage Authority
Director John Justman , of the 5-2-1 Drainage Authority.

Motion to elect Richard Bowman as Chairman for a second term:
In favor: All
Opposed: None
Motion passed with voice vote 5-0

Motion to elect Dave Edwards as Vice-Chairman: Director Mulder
Seconded: Director Justman
In favor: All
Opposed: None
Motion passed with voice vote 5-0

Motion to elect Mel Mulder as Secretary: Director Justman
Seconded: Director Susuras
In favor: All
Opposed: None
Motion passed with voice vote 5-0

Motion to elect Sam Susuras Treasurer: Director Edwards
Seconded: Director Justman
In favor: All
Opposed: None
Motion passed with voice vote 5-0

Chairman Bowman adjourned the Annual Meeting at 3:15 p.m.

American National Bank Corporate Authorization

Corporate Authorization Resolution – Board members signed their Corporate resolution to authorize bank transactions for 2013.

REGULAR MEETING

Called to Order

Chairman Bowman called the meeting to order at 3:20 p.m. and roll was called.

Consent Agenda:

- Agenda Item 1 – Review and adopt minutes of the Electronic Adoption for December, 2012 5-2-1 Drainage Authority Board Meeting
- Agenda Item 2 – Financial Reports

Motion to adopt the Consent Agenda as printed: Director Susuras

Seconded: Director Mulder

In Favor: All

Motion Passed with voice vote of 5-0

Motion to approve the minutes for December 2012 as printed: Director Susuras

Seconded: Director Mulder

In Favor: All

Motion Passed with voice vote of 5-0

Motion to approve the 2013 Budget and Financial report for the 1st Quarter as printed:

Director Mulder

Seconded: Director Susuras

In Favor: All

Motion Passed with voice vote of 5-0

End of Consent Agenda

Discussion Items

City's 5-2-1 Manager Discussion

By Manager Tim Moore

The 5-2-1 Drainage Authority was formed over 10 years ago to manage stormwater standards from the Federal and State government levels which the valley is required to conform to. All five entities, City of Fruita, Mesa County, City of Grand Junction, Grand Valley Drainage District and the Town of Palisade came together to form the 5-2-1 Drainage Authority to manage the mandated requirements.

Over the past few months, the City has restructured their leadership team and that has resulted in some staff changes. Tim Moore has been appointed as the Deputy City Manager and is no longer directing the Engineering and Planning Departments. Greg Trainor is now the Director of Public Works, Utilities, Streets and Planning. As a result of these changes, Greg will take over the duties of Manager for the 5-2-1 Drainage Authority. Greg has an extensive background in water and utilities management and will provide the 5-2-1 with the needed leadership & experience necessary to manage the activities of the 5-2-1 during these challenging times of reduced revenues and unfunded mandates from the Federal and State governments related to stormwater water quality standards. With the issues from the 7th Street explosion, Mr. Trainor has been heavily involved in the incident. Mr. Trainor's duties as Manager will be postponed until the next 5-2-1 Drainage Authority meeting.

Director Justman: Will there be funding available to help pay for some of these projects?

Manager Moore: So far, everything is federally unfunded mandates with requirements continuing to increase for the 5-2-1. The mandate started with managing water quantity and now has implemented managing water quality standards which means more money and a much larger roll for the 5-2-1

Drainage Authority. It is not clear what future water quality regulations and standards will be adopted by CDPHE. The 5-2-1 is in the process of developing a background analysis to understand what the conditions are and what it will take to meet the minimum standards. Moving forward phosphorous and nitrogen are the first two for monitoring and will likely be more. This is the pattern for water and waste water and looks like stormwater will follow along.

**State of 5-2-1: Short History of the 5-2-1 Drainage Authority
By TAC Member Trent Prall**

With a new members joining the 5-2-1 Drainage Authority Board, the technical advisory committee thought it would be beneficial to revisit the history of the 5-2-1 Drainage Authority.

A Powerpoint presentation originally from August 2007 has been updated to reflect how the 5-2-1 has evolved over the last 11 years. The presentation is intended to help provide a basic background so that the board can work on the vision of what stormwater management may look like in the Grand Valley in the future.

Stormwater management can be broken up into two different components: quality and quantity. Quantity has to do with planning for and managing the amount of stormwater that may come down a drainage after a certain size of storm. We plan for piping, bridges, and channel capacity as well as maintenance of that infrastructure to help reduce the possibility of loss of lives and property. Quality has to do with meeting the federally mandated National Pollution Discharge Elimination System (NPDES). Through a permit by the Colorado Department of Health and Environment (CDPHE), the 5-2-1 works with local agencies to meet the regulations that require Public Education, Public Involvement, Illicit Discharge Detection and Elimination, Construction Permitting, Post-construction infrastructure and Pollution Prevention of Municipal Operations.

As a brief summary, the potential scope of services that were originally contemplated for the 5-2-1 Drainage Authority included the following:

- 1) NPDES Phase II (Water Quality) Management
- 2) Planning and Engineering (including plan reviews and studies) (Quantity and Quality)
- 3) Capital Construction (Quantity)
- 4) Operations and Maintenance (Quantity)

To date, only elements one and two were “uploaded” to the 5-2-1 for implementation. The funding of elements three and four was left for the participating agencies to fund individually rather than handle at a regional level.

Since the 5-2-1’s inception, funding has been from general fund transfers from each entity to the 5-2-1.

The primary benefits of controlling quality and quantity is the water quality, control flooding, loss of life and taking homes out of the floodplain so home owners can get flood insurance. The water quantity side the federal government is changing the way they are applying insurance rates to properties within the flood plain to a more risk base approach. The ability to widen bridges and channels and take care of the operation containment to where channels operation very efficiently as opposed to letting them fill up with Russian Olives, tamarisk and other over growth.

Some of the 5-2-1 Drainage Authority capital projects are: Leach Creek in conjunction with the National Guard to build two large detention basins west of the Grand Junction Regional Airport. Replacing two bridges on D Road and D ½ Road and 31 Road and by doing this will take 50 to 70 homes out of the flood plain. There are plans for Bosley Wash improvements as well.

Permanent Funding Source – Stormwater Utility Fee Discussion

In 2006-2007, the 5-2-1 Drainage Authority commissioned a rate study to develop a rate structure for a utility fee that would be applied to those properties within the 5-2-1 Drainage Authority boundaries.

Staff worked with consultants to determine the scope and subsequent costs of services to be provided:

- ❖ NPDES Phase II Stormwater Permits
- ❖ Basin Studies / Development Review
- ❖ Capital Improvement Projects (CIP) – how much/how fast
- ❖ Operations & Maintenance (O&M) – how often

City/County GIS staff then helped the consultant evaluate how many beneficiaries there were in order to determine a rate for various levels of service.

The different levels of service were equated to different sizes or quality levels of transportation.

- ❖ **Huffy Bicycle** – NPDES (water quality) only
- ❖ **Geo Metro** – NPDES, maintenance, studies
- ❖ **Impala** – All of the above, \$80 million capital completed in 40 years
- ❖ **Cadillac** – All of the above, \$80 million capital completed in 20 years

In the end, the decision was made to not implement a utility fee but instead use general fund transfers to fund a “Motorized Huffy Bike” that handled water quality components as well as completed many drainage basin studies that identified the capital improvement deficiencies in some of the urbanizing drainage basins in the valley.

If the board was to entertain investigating this funding source in more detail, the next steps would be to update the 2006 study to reflect costs associated with anticipated monitoring requirements as well as develop a public education campaign.

Commissioner Acquafresca – In 2007 the 5-2-1 Drainage Authority completed a rate study for a utility fee proposal and came to the conclusion it would be met with a great deal of resistance amongst property owners. The previous board in 2007 determined they were unable to support the utility fee and move ahead with existing resources. 5-2-1 Drainage Authority was awarded grants and several basin studies were produced. All that information still applies today and will be useful in the future.

Most recently, Greg Trainor from the City of Grand Junction and Kevin Williams from the GVDD met with the newly elected Board of Commissioners to discuss the need for a funding source such as utility fees to help meet all the demands.

A couple of weeks ago, a Denver news station reported Adams County did enact a utility fee without a vote. The fee was quite substantial for property owners and now Adams County has a tax payer revolt. The weekly commissioner hearings courthouse has been filled to overflowing and people protesting with signs making it difficult to conduct a hearing. A citizens group had formed to fight Adams County, taking them to court and suing. This is an example of a county moving forward with a fee without doing

adequate public education and without doing the consensus building that would have to be done before any fee or tax was levied.

The challenge for the 5-2-1 Drainage Authority will be is to assess what the critical need is and what the new regulations will mandate over the next three to five years. The 5-2-1 is not in an emergency situation but it is not too early to start planning for the future.

The County Commissioners discussed briefly about utility fees and the present board feels the same as the board back in 2007. Imposing a utility fee without voter approval would meet with great resistance which could cause more problems than it would solve.

The challenge for this board is to determine what is really a threat, risk, what is the cost of reducing the threat, talk about ideas and funding sources. One idea is the partners can continue drawing on the existing resources, trying to do a little at a time. Seek out grants, 5-2-1 was successful in years past. Start to educate the community about whether or not the tax payers are prepared to approve this fee. Getting full community buy in, either by vote or some other consensus building measure.

The threats to the community are private property damage and loss of life from flooding. Stormwater management is a public service just like providing other utilities to the public. The voting population will be more receptive to a fee structure when the public understands what can occur in a major storm event.

We must get the public more aware to get sufficient support of a utility fee. Greg Trainor from the City of Grand Junction has already done this educational process with the water and wastewater utilities for the City. The 5-2-1 has work to do to determine what is needed, things are going to change and prepare for that.

**GVDD – Future District Direction memo – January 24, 2013
By Grand Valley Drainage District Manager Kevin Williams**

On January 24, 2013, the Grand Valley Drainage District Board met to discuss the future direction of the district. The district is struggling to meet the demands of providing drainage services to both urban and rural users under the current limitations of TABOR.

The Drainage District's collection system was constructed for seep and the return flows, but is presently used by 5-2-1 to handle MS4 water in some locations. Discussions need to occur with 5-2-1 about the GVDD's view of its mission as being limited to seepage and irrigation waste/return waters-not urban/development generated stormwater and the related MS4 water permits, and water quality issues and expenses.

The GVDD will not be able to provide the kinds of services provided in the past because of the reduction of TABOR revenues. The GVDD wants to be an ongoing partner with the 5-2-1 Drainage Authority, but the GVDD has some real challenges.

Max Schmidt Manager, Orchard Mesa Irrigation District – The 5-2-1 Drainage Authority looks like a good organization and the Orchard Mesa Irrigation District would like to join the 5-2-1. Matching the size of OMID to Palisade or Fruita is not fair to the 5-2-1, OMID is closer in size to the GVDD. Therefore, I am going to approach our board with the 5-2-1 budget and propose the OMID annual cost allocation be comparable to GVDD's allocation. There is some possible funding available for water projects that might be a good fit for the 5-2-1 Drainage Authority.

Chairman Bowman – Read the agenda for information on the Manager’s Report.

Meetings have been scheduled quarterly, would be advantageous to go to bi-monthly meetings.

Meeting Calendar: The next regular board meeting will be scheduled in two months instead of quarterly. The next meeting will be Wednesday, May 22, 2013 at 3:00 p.m.

Meeting adjourned 5:00 p.m.

Richard Bowman, Chairman



521 Drainage Authority
Minutes of the Board Meeting
May 22, 2013
Mesa County Courthouse
544 Rood Avenue, Training Room B, Grand Junction, Colorado

DRAFT
NOT APPROVED

Board Members Present:

Richard Bowman, Chairman
Dave Edwards, Vice Chairman
Mel Mulder, Secretary
Sam Susuras, Treasurer

Board Members Absent:

John Justman, Director

Technical and Authority Staff Present:

Trent Prall	City of Grand Junction, Engineering Manager
Julie Constan	Mesa County, Engineering
Carrie Gudorf	Mesa County, Engineering
Tom Fisher	Mesa County, Administrator
Kevin Williams	Grand Valley Drainage District Manager
Ken Haley	City of Fruita, Engineer
Frank Watt	Town of Palisade
Greg Trainor	5-2-1 Drainage Authority Manager
Mary Sparks	5-2-1 Drainage Authority Admin Assistant

Guests Present:

Mark Harris Board Member, Grand Valley Drainage District

REGULAR MEETING

Called to Order

Chairman Bowman called the meeting to order at 3:01 p.m. and roll was called.

Motion to approve the Agenda as printed: Director Mulder

Seconded: Director Susuras

In Favor: All

Motion Passed with voice vote of 4-0

Consent Agenda:

- Agenda Item 1 – Review and adopt minutes of the March 20, 2013 5-2-1 Drainage Authority Annual Board Meeting
- Agenda Item 2 – Financial Reports

Motion to adopt the Consent Agenda as printed: Director Edwards
Seconded: Director Mulder
In Favor: All
Motion Passed with voice vote of 4-0

Motion to approve the 2013 Budget and Financial report for April and May as printed:
Director Mulder
Seconded: Director Susuras
In Favor: All
Motion Passed with voice vote of 4-0

End of Consent Agenda

Discussion Items

5-2-1 Visioning – Review and Discussion By Manager Greg Trainor

At the annual meeting on March 20, 2013, the board was presented a short history of the 5-2-1 Drainage Authority. As part of the presentation, reference was made to the “white papers” that were developed when the 5-2-1 was first formed. These “white papers” documented the vision of the 5-2-1 towards various stormwater management components at that time. Each of the white papers were adopted as a resolution:

Resolution 2005-01 / Goals on NPDES Phase II Stormwater Management
Resolution 2005-02 / Planning and Engineering goals for Stormwater Management Facilities
Resolution 2006-04 / Goals on Capital Projects
Resolution 2006-05 / Goals on Operation and Maintenance

These resolutions are intended to provide the board a general background of the original services the 5-2-1 was anticipated to address as the board contemplates the vision of meeting the stormwater needs of the Grand Valley.

The 5-2-1 board should to take a look at the resolutions and determine if there are changes needed, what we propose to do and how we are going to do it. The board must meet consensus amongst itself before going out and communicating with the public about stormwater management. 5-2-1 must have a clear understanding of what the needs are and a simple way of communicating the needs to the public. Need to take the washes one by one, look at which of the washes have studies already completed and what the needs are for each wash. By doing this, we can convey the information to the community as to what would happen if we don't do anything.

TAC Member Prall - Resolution 2005-01 / Goals on NPDS Phase II Stormwater Management
Most of the resolution has been uploaded to the 5-2-1's MS4 permit in early 2010 when the upload was completed. Most of the goals have been accomplished, Public Education, Public Participation and Involvement, Illicit Discharge Detection and Elimination, Construction Site Stormwater Runoff Control, Post-Construction Stormwater Management, Pollution Prevention and Good Housekeeping for Municipal Operations. One change coming up will be Public Education. 5-2-1 will have to target specific nutrients from the MDPS permit language that will be changing in 2013.

Resolution 2005-02 / Planning and Engineering goals for Stormwater Management Facilities
Once a reliable and adequate source of funding is secured, the Drainage Authority will consider funding updates of outdated studies and plans and contracting for new multi-jurisdictional basin studies and planning.

Once a rate study has been performed and a reliable and adequate source of funding for the Drainage Authority is secured, the Drainage Authority should contract for and administer design engineering of selected capital projects, specifically those projects identified in the basin studies, and chosen according to a ranking criteria adopted by the Board for construction funding.

The core of the Drainage Authority is stormwater. With significant storm events where whole sections of the community have been flooded, has been the main concern. Maybe 5-2-1 should take maps and engineers and go out into the field to look at these facilities. Take them one at a time and follow through and see if the washes and drains are adequate. How would we answer to the community when there was a significant loss of life or property?

Director Susuras - Do we need to update the resolutions?

Manager Trainor - The resolutions don't need updated, the goals seem to be adequately described. The next step is for the board and other affected interests to really believe what the resolution says, look at the drains and see which ones need attention. The next step would be to discuss with the community before we would think about proposing a utility rate or fee.

Director Edwards - We have the studies on many of these drainages that tell us we have a major problem that could pose a very large threat to people, property and businesses. Therefore, we are already informed enough to make a commitment. We already know and are very much on notice that there is a threat to almost every part of this community. Therefore, we are not in a position to delay, or use fact finding a reason to put off making a commitment. There are several legal documents that would make us responsible for addressing this issue. This isn't something that we can wait another year or two. We should have not ever created the 5-2-1 in the first place if we had not been willing to go ahead immediately with imposing the utility fee. It was assumed in 2006 \$80 million was need for the construction side to mitigate the threat.

The 5-2-1 Drainage Authority already knows how to raise money for utility fees and knows what needs to be done; so why aren't we doing it? If we don't act, with what we know, and these disasters do occur, this could rise to the level of gross negligence. There is no governmental immunity to our personal resources. We are at a point that we need to do something and not gather more information.

TAC Member Prall – The intent of the resolutions were to help educate the newer members of the board. We have had tours of the different drainages and know we have capital needs now of 120 million or more. Need to make sure all the five 5-2-1 board members and all the elected officials beyond that to help defend the utility fee funding to move forward.

Director Edwards – When are we actually going to do anything?

Director Mulder – I agree with Director Edwards. Our mission has been established, and with the information we have we are very capable of moving forward. If there was a stormwater issue, we would be the ones responsible ultimately. I think it is time for us to move forward on

a business point of view, not on a study or tour but put into place the next step. What is the direction and how do we move forward?

Director Susuras – I would like talking points to take back to City Council on why and what we need. Something is going to have to be done shortly.

Manager Trainor – It would be time well spent to take Director Justman and anyone who would like, on a tour of the drainages for a true understanding. The County Commissioners come to a decision that we need to do something. What we are doing is responsible and we do have a plan and the burden of a fee on the community would be reasonable.

Chairman Bowman – I agree with Director Edwards it is time to move forward with some kind of fee structure.

Director Mulder – In 2005 general fund dollars seeded feasible, the economy was strong in Mesa County. With a declining economy, the general fund dollars have declined. Director Justman who is absent from this meeting, needs to be sold on a fee structure along with all the commissioners. Do we need a motion to sell Mr. Justman on this 5-2-1 Drainage Authority or take it upon ourselves individually? How is this going to occur? This is not an easy sell.

Mesa County Administrator Fisher – I have not heard a lot about this subject. I think you have to approach it as a two to one vote or three to one vote is how it will have to be.

Manager Trainor – We are looking for direction from the board on what you think staffs and the board roll should be.

TAC Member Prall – Concerned about as soon as we get on the County Commissioners agenda, we are now public and at the point we have to be on our game. We need to make our pitch to the 5-2-1 board at our next meeting before we go to the commissioners. Hiring someone like Cobb & Associates would be experts on persuasion.

Manager Trainor – The representatives are ones we need to persuade and who have the most at stake.

Director Mulder – Director Justman needs to be on the same page as the rest of the 5-2-1 Board Members before going before the commissioners.

Manager Trainor – That is the logical approach so we have unanimity between all 5-2-1 Board Members.

Director Edwards – If we imposed the utility fee, the board has the authority to impose the fee without it going to vote. We also need to look at the bonding authorities to see if we could borrow the \$80 or \$100 million, we could start building reservoirs that we need fairly soon. This is the most important unaddressed issue in the valley.

Motion that the 5-2-1 Drainage Authority cannot go forward without total buy in with all five representatives of the commission including the utility fee: Director Mulder
Seconded: Director Edwards

Director Susuras – I think that it is a given and we don't need a motion for that, to me that is understood. I don't see a need for the motion, so I vote no.

TAC Member Prall – One point of order, there were no action items just discussion items. Can we make a motion and adopt during a discussion item?

Director Edwards – Can be done under new business.

Manager Trainor – I think we are in the discussion stage and set up a time to meet with John Justman, invite the board and move forward with this.

TAC Member Prall – A workshop would be appropriate and could go into as much detail as needed.

Director Mulder – We have a motion and a second on the table, is this motion out of order? I don't believe it is.

Manager Trainor – I don't believe the motion is out of order. Trying to make an effort to have a common decision to sit with John Justman and talk about the problem, make a compelling case and eventually come up with the funding strategy.

Director Mulder – I will ask the second if he would wishes to withdraw his second.

Director Edwards – I am in support of the motion.

Director Mulder – I would say the motion is on the table for a vote. I think it should be a hand by hand vote.

Make a motion to move forward with this project for utility fee funding and get legal advice of how to move forward: Director Susuras

Seceonded: Director Muldner

All those in favor:	Richard Bowman	Yes
	Dave Edwards	Yes
	Mel Mulder	Yes
	Sam Susuars	Yes

Manager Trainor – We will arrange a meeting with John Justman and the other commissioners. We could tour one of the washes or drains and to generate information.

Director Susuras – If you arrange a tour, I would like to go.

TAC Member Prall – We were meeting quarterly and moved up to every other month and now meet monthly. I was hoping the progression of the stormwater utility fee would be like in a car, but it is feels more like the space shuttle. Just want to make sure it is not the Challenger from back in 1988, want to make sure we have everything together before we get to public. Cobb and Associates may need to be involved sooner than later. Possibly may have to revisit the rate study as well. The big variable will be do we want capital improvements over 60, 40, or 20

years. There is local contracting to consider, design and real estate needed for the improvements is always a challenge.

**Permanent Funding Source – Stormwater Utility Fee Discussion
By TAC Member Trent Prall**

As part of the continuing discussion about funding opportunities, 5-2-1 technical staff attended a webinar titled “So You Want to Set Up a Stormwater Utility? The Top Ten Stormwater Utility Launch Failures and How to Avoid Them” on April 18.

The webinar was put together by Andy Reese, a vice-president at AMEC Environmental and Infrastructure. His firm completed the 5-2-1 Drainage Authority’s Rate Study.

A summary is provided below:

There are probably 800 stormwater utilities that fund **comprehensive** stormwater management programs in the US today. About 600 more that fund only part of a stormwater program.

These utilities bring in millions of dollars annually providing an ongoing revenue stream. They fund stormwater maintenance, capital construction, regulation, planning, engineering, and permit compliance. Stormwater should be seen as the “third leg” of the water resources service family – with water supply and wastewater treatment.

Out of 1,161 municipalities in the country that were surveyed earlier this year, the median stormwater fee was \$3.65 and the average was \$4.21/month per equivalent residential unit (ERU). The low was a \$1.00/ERU while the high was \$17.00/ERU.

What failure is NOT:

- Not going forward with the utility
- Not achieving a mature program in the first few years, but knowing the program path
- Not having 100% approval or a unanimous vote

What failure IS:

- Having an uncontrolled and unplanned crash
- Not being able to meet the expectations you created (not a program driven rate)
- Having a generally ignorant or unsupportive public and stakeholders.

The author developed his Top Ten List of Utility Launch Failures

10. Our program or performance did not meet community expectations

RULE #1 Create realistic expectations for the stormwater utility and exceed them by demonstrating immediate on the ground results.

9. Our database was messed up without ability to easily fix it.

RULE #2 Get the bill right, answer on the first ring, and fix it fast and cheerfully when it is not right.

8. Our revenue and rate structure limited our ability to do our program.

RULE #3 Right size the program, don't make bad deals without proper analysis, and then do what you promised to do *from day one*.

7. We didn't prepare our elected officials for vocal complaints.

RULE #4 Make it easy for elected officials to say the right thing: that they support the utility and here is why.

6. We couldn't explain our program and funding strategy or rates.

RULE #5 KISS (Keep IT Simple Stupid) – does it feel fair at the local diner? “The more you pave, the more you pay.”

5. We didn't involve the community early enough or in the right ways.

RULE #6 No Surprises! Public Information Plan: Who is the public? What is the message? When is the message? How is the message sent? Emergency response

The two rules of stormwater survival: A. Bring me in early – I'm your partner; Bring me in late – I'm your judge B. Insert a group of citizens between yourself and every hard decision you must take.

4. It was not legal

Rule #7 anticipate legal challenges: Fair and reasonable, not illegally discriminatory or confiscatory, costs substantially related to provision of facilities and services, rate based loosely on demand, legal by charter or legislation, proper procedures followed, and credit creating an “opt out” provision.

3. We didn't understand the process.

Rule #8 Have a roadmap and a guide. Follow it. Listen. Roadmap should have a five different tracks (Governance Track, Public Track, Program Track, Funding Track, and Data Track)

2. We didn't make a true, compelling case.

Rule #9 Make a compelling case.....with a straight face.

1. We did it the convenient and inexpensive way, not the right way

Rule #10 Follow “Due Diligence” Establishing a successful stormwater utility requires that you have a trained stormwater staff and that you pay attention to five key areas of due diligence: 1. **Governance** and inter-municipal consensus; 2. **Program** concept and the compelling case; 3. **Public** and political education and support; 4. **Financial** policies and documents; 5. **Database** development and accuracy and customer service.

The webinar is available for viewing. It is approximately an hour long and very informative of what we don't want to do.

Manager Trainor – Having read this and listening to Trent's discussion, each one of the ten items would be something we would have in our back pocket and remind ourselves, are we making a compelling case. Do we have the public involved early and do we understand our financial set-up. Every one of these ten concepts has already been in action between the City and the County since 1980 for

the Persigo waste water utility. The financial structure of the rates, the program, where the money is spent, how and why the rates are set. Persigo waste water has the lowest rates in the state of Colorado. We feel very confident addressing the waste water utility and feel very confident we can do the same thing with the stormwater utility. We have a really good model and the model answers all ten discussion items. We do not have to reinvent the wheel. The public and the construction community has supported the fee from the first day it when into operation. I see stormwater happening the same way.

**GVDD Natural Washes Quit Claim Discussion-- Future District Direction memo – January 24, 2013
By Manager Trainor**

As discussed at the September 26, 2012 board meeting, the GVDD has identified a number of properties, primarily along Persigo and Adobe Washes, the GVDD has easements or right-of-way (ROW's) that were procured between 1915 and 1918. Because GVDD does not maintain these washes they would prefer to dispose of the easements and ROW's. The discussion at the 5-2-1 Board meeting will focus around if the GVDD or another governmental entity should retain possession of the properties for future maintenance activities of corridors for other utilities in the future.

As we are urbanizing we are finding that there is stormwater that ends up in the natural drains and washes that are presently under the authority and responsibility of the Grand Valley Drainage District. Where the medical office building and Community Hospital is proposed to be located will put stormwater into the Wilsea Drain. The stormwater is beyond the responsibility and mission of the GVDD. This is an example of the City would take over the responsibility for the Wilsea Drain as it carries municipal stormwater and would see similar situations as urbanization occurs throughout the valley. Eventually the responsibility of the washes would be the 5-2-1 Drainage Authorities when there is a rate or adequate funding established.

GVDD has never maintained any of the natural washes. Someone has to take the responsibility. The GVDD doesn't have the resources to maintain what they have historically maintained, let alone these other natural washes. GVDD is interested in either giving the responsibility to 5-2-1 or the underline jurisdiction, Mesa County, the City of Grand Junction, City of Fruita or Town of Palisade or give back to the property owners. Not interested in giving back to the property owner, you cannot hold a property owner responsible for keeping a drain open. The responsibility has to stay within an organization to oversee the entire wash. This would be an evolving decision as urbanization occurs.

**Manager's Report
Overview by – TAC Member Trent Prall**

Update on CDPHE Permit Renewal Process and potential changes for 2014-2018

The 5-2-1 Drainage Authority works under a permit provided by CDPHE. This statewide permit is valid for 5 years and is currently been in place since 2008. Some components of the permit have been found by the EPA to not be strong enough and other parts have been difficult for

CDPHE to audit due to lack of specificity. Therefore the CDPHE is hoping to eliminate ambiguities and strengthen the auditability of the permit as well amend components to reflect new nutrient requirements.

CDPHE is working with MS4s on the revisions and clarifying the intent of various components of the permit for implementation in 2014. Technical Advisory Committee members Julie Constan (Mesa County) and Trent Prall (City of GJ / 5-2-1) have been participating in bi-weekly state-wide meetings to help shape what the new permit requirements will require. CDPHE has proposed conceptual language that it has requested input on through May 20th. CDPHE will then take that feedback and then publish the Draft Permit for comments in July for a 60 day review period. That will be followed with a public meeting in August 2013 and end the public comment period in Sept 2013. CDPHE will then issue the permit certifications in February of 2014 with a March 2014 Permit Effective date.

CDPHE is looking to simplify the general permit so not as much information would have to be submitted. Overall goal is to make the permit more audible, more black and white, you pass or you fail. The biggest change for 5-2-1 is operational, the monitoring requirements. This is a five year permit, and is a unique permit compared to any other in the state. The run off from federal lands comes through our collection and conveyance that 5-2-1 is going to have to monitor. 5-2-1 has more point source discharge places to monitor most MS4 permits. Most permit writers never get to the field to see the facility they are writing the permit for. 5-2-1 is very unique situation with so much federal lands, so much run off and point sources. The reality is 5-2-1 will have the same permit that is issues state wide.

CDPHE Stormwater Monitoring Requirements

As part of the implementation of Regulation 85, MS4's have been required to put together for CDPHE an inventory of all of the existing water quality data for their watershed. Rather than do this individually, many entities, including the 5-2-1 Drainage Authority, has joined the Colorado Stormwater Council (CSC) in hiring a consultant to conduct a discharge assessment study that will help characterize urban stormwater based on previous research and subsequent literature. This study is due by October 2014. CDPHE is to review this information in 2015 and then work with local entities on developing a monitoring plan that would be implemented at some point after that.

Besides stormwater, Regulation 85 also impacts water and wastewater facilities. Therefore, the 5-2-1 Drainage Authority is working local water and wastewater service providers on compiling all of the existing water quality data. Ute Water is the lead local agency on compiling this information. Develop cost estimate for compliance with new permit for review at the next meeting

Resolution 2013-01 / Exemption from Audit 2012 – Submitted application for Exemption from Audit to the Office of the Colorado State Auditor on March 23, 2013.

The next meeting in July, will have stormwater utility fee talking points.

Meeting Calendar: The next regular board meeting will be scheduled in one month. The next meeting will be Wednesday, July 10, 2013 at 3:00 p.m.

Meeting adjourned 5:00 p.m.

Richard Bowman, Chairman



CITY COUNCIL AGENDA ITEM

Date: May 23, 2013
Author: Greg Trainor
Title/ Phone Ext: Public Works,
Utilities, Planning and Streets
Director/244-1564
Proposed Schedule: Wednesday,
June 5, 2013
2nd Reading
(if applicable): N/A
File # (if applicable): N/A

Subject: Agreement for Transfer of Grand Valley Drainage District Drain to the City of Grand Junction
Action Requested/Recommendation: Adopt a Resolution approving the transfer of the Wilsea Drain from the Grand Valley Drainage District to the City of Grand Junction
Presenter(s) Name & Title: Greg Trainor, Public Works, Utilities and Planning Director

Executive Summary:

A Resolution to approve an agreement transferring ownership and maintenance responsibilities for the Wilsea Drain, located near 23 ¾ Road and G Road, for use by development to discharge urban storm water and transport such waters to the Colorado River.

Background, Analysis and Options:

The owner of the Wilsea Drain, the Grand Junction Drainage District, has requested that the City take ownership and maintenance responsibility for the Wilsea Drain, because of use by the Medical Office Building, Community Hospital and surrounding development to the north.

The original purpose of the Drain was to collect seep waters so that lands could be cultivated. Over time, as agricultural activities expanded within the Drainage District, return flows (“waste water”) from irrigation flowed into the drain via laterals and lands within the District. More recently, in large part due to residential and commercial development, water flowing in the Drain consists of seepage, surface drainage and used and unused waters from lands within the District and lands to the north of the District boundaries. The City and the District have concluded that the Drain will carry significant volumes of storm water from streets, undeveloped areas and residential, commercial and other developments within the City limits. The remaining volume in the Drain is from seepage and irrigation return flows (“Drainage”).

The City, as part of the land use and development review processes, requires that developers plan for storm water drainage. For years, developers have constructed

facilities that direct storm water discharges into the Drain, and the District has allowed the same to occur.

In order to accommodate the storm water drainage needs of the community and recognizing that residential, commercial and other development will continue to expand into the areas historically served by the District, the City has indicated its willingness to, pursuant to the terms of a written Agreement, accept future ownership maintenance and operational control of the Drain, as specifically described on the Drain Exhibit Map.

At the time the 521 Drainage Authority is established as a urban storm water enterprise fund with a utility fee available to fund operation and maintenance of the drains and washes in the urban area, the Wilsea Drain will be transferred to the Authority.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City of Grand Junction and the Grand Valley Drainage District.

Goal 3: The Comprehensive Plan will create ordered and balanced growth. Management of storm water and development of flood control will insure that development can take place within the Grand Valley in a safe and orderly manner.

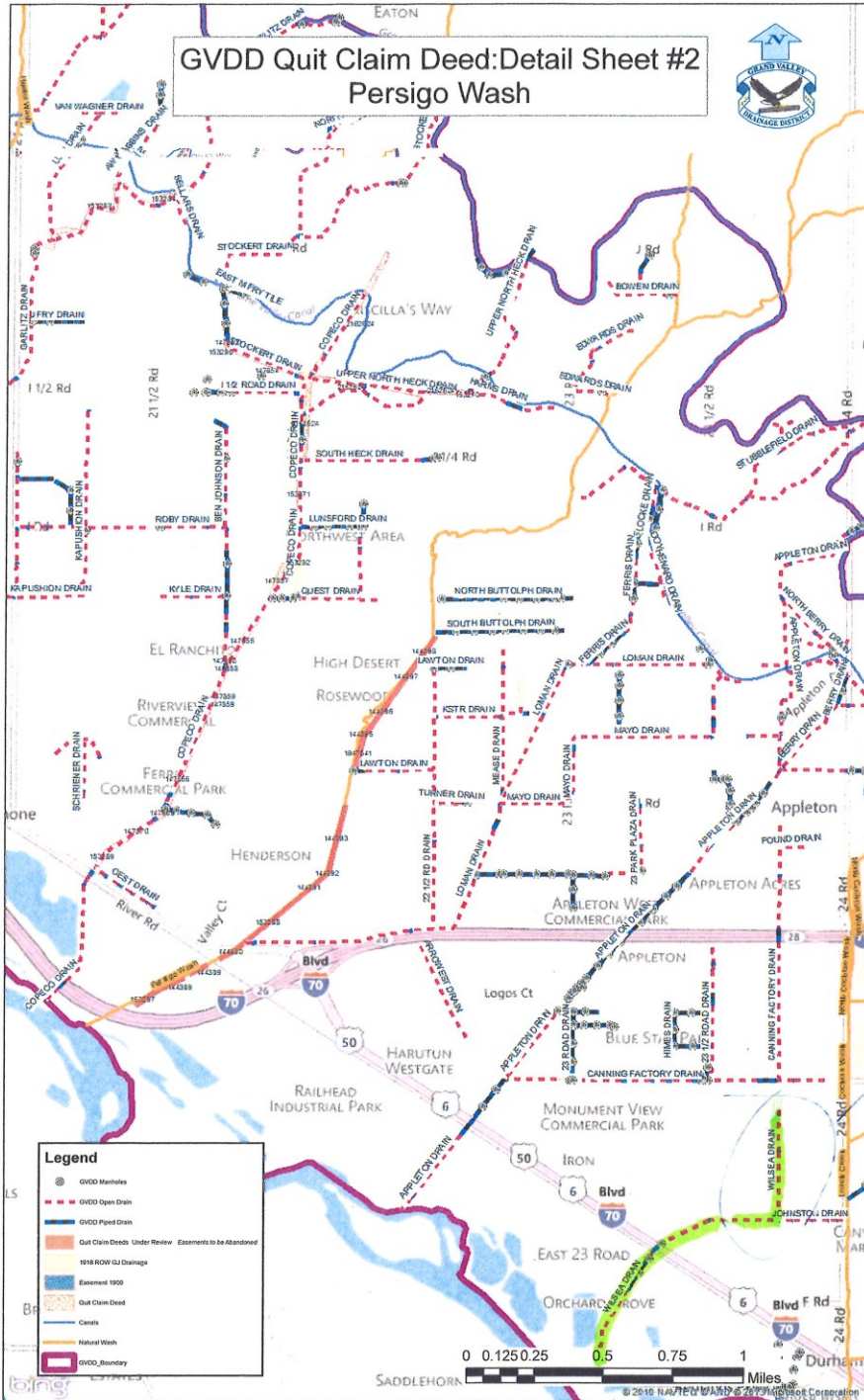
Board or Committee Recommendation: The Board of the Drainage District and staffs of the District and the City have reviewed the Agreement and are recommending its approval.

Financial Impact/Budget: Presently the City of Grand Junction and the Drainage District do not have budgeted funds to maintain and operate drains and washes to accommodate storm floodwater. This is the purpose of the 521 Drainage Authority. Its efforts are to implement a utility enterprise fund and to take responsibility for storm water, similar to the Persigo Wastewater Enterprise Fund owned by the City of Grand Junction and Mesa County. In the near-term, maintenance of the Wilsea Drain will be a co-responsibility of the City and the Drainage District until a funding strategy and utility fee is established by the 521 Authority.

Attachments:

Wilsea Drain Map

GVDD Quit Claim Deed: Detail Sheet #2 Persigo Wash



Legend

- GVDD Manholes
- - - GVDD Open Drain
- GVDD Piped Drain
- Quit Claim Deeds Under Review - Easements to be Abandoned
- 1918 ROW (L) Drainage
- Easement 1990
- Quit Claim Deed
- Canals
- Natural Wash
- GVDD Boundary

