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**CITY COUNCIL AGENDA  
WEDNESDAY, NOVEMBER 16, 2022  
250 NORTH 5<sup>TH</sup> STREET - AUDITORIUM  
[VIRTUAL MEETING](#) - [LIVE STREAMED](#)  
BROADCAST ON CABLE CHANNEL 191  
5:30 PM – REGULAR MEETING**

**Call to Order, Pledge of Allegiance, Moment of Silence**

**Proclamations**

Proclaiming November 26, 2022 as Small Business Saturday in the City of Grand Junction

**Citizen Comments**

*Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

*Citizens have four options for providing Citizen Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, November 16, 2022 or 4) submitting comments [online](#) until noon on Wednesday, November 16, 2022 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.*

**City Manager Report**

**CONSENT AGENDA**

*The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.*

**1. Approval of Minutes**

- a. Summary of the October 31, 2022 Workshop

- b. Minutes of the November 2, 2022 Regular Meeting

## **2. Set Public Hearings**

*All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed below.*

- a. Legislative
  - i. Introduction of an Ordinance for Supplemental Appropriations for 2022 for the Downtown Development Authority (DDA) and Setting a Public Hearing for December 7, 2022
- b. Quasi-judicial
  - i. Introduction of an Ordinance to Rezone 10.96-Acres from PD (Planned Development) to R-4 (Residential – 4 du/ac), Located at 172 and 174 Sunlight Drive in Orchard Mesa and Setting a Public Hearing for December 7, 2022

## **3. Procurements**

- a. Contracts for Advertising Technology Services
- b. Contracts for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects

## **4. Resolutions**

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Multimodal Options Fund (MMOF) Grant Program for the North Ave Enhanced Transit Corridor Improvements Project

## **REGULAR AGENDA**

*If any item is removed from the Consent Agenda by City Council, it will be considered here.*

## **5. Public Hearings**

- a. Legislative



- i. An Ordinance Regarding the Baseball Lease and Management Agreement Transfer for Suplizio Field to Future Legends, LLC
- b. Quasi-judicial
  - i. An Ordinance Approving a Lease of City Property at 244 26 1/4 Road (City Water Treatment Plant) to Optimus Communications for Installation of an Antenna and Communication Equipment

**6. Resolutions**

- a. A Resolution Adopting the 2022 Grand Junction Community Recreation Center Plan

**7. Non-Scheduled Citizens & Visitors**

*This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

**8. Other Business**

**9. Adjournment**



*City of Grand Junction, State of Colorado*

# Proclamation

- Whereas,** the government of Grand Junction, Colorado celebrates our local small businesses and their contributions to our local economy and community; according to the U.S. Small Business Administration, there are currently 30.2 million small businesses in the U.S., representing more than 99.7% of businesses with employees in the U.S. and are responsible for 65.9% of net new jobs created from 2000 to 2017; and
- Whereas,** there are over 1,558 times more small businesses than large businesses in the U.S. and they employ 47.5% of the workforce; and
- Whereas,** 90% of U.S. consumers say Small Business Saturday has a positive impact on their community; and
- Whereas,** 89% of consumers who are aware of Small Business Saturday said the day encourages them to Shop Small all year long; and
- Whereas,** the average Small Business Saturday shopper spent \$137.50 in 2016; and
- Whereas,** every dollar spent at an independent retailer returns three times more money to the local economy than shopping at a chain store; and
- Whereas,** the City of Grand Junction, Colorado supports our local businesses that create jobs, boost our local economy and preserve our communities; and
- Whereas,** organizations such as the Downtown Grand Junction Partnership and the Grand Junction Chamber of Commerce as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

**NOW, THEREFORE,** I, Anna Stout, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim November 26, 2022 as

## ***"Small Business Saturday"***

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16<sup>th</sup> day of November, 2022.

Mayor



## **GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY October 31, 2022**

**Meeting Convened:** 4:00 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

**City Councilmembers Present:** Councilmembers Randall Reitz, Dennis Simpson, Rick Taggart and Mayor Anna Stout. Councilmember Chuck McDaniel and Mayor Pro Tem Abe Herman attended virtually.

Councilmember Phil Pe'a joined the meeting at 4:45 p.m.

Mayor Pro Tem Herman left the meeting at 4:54 p.m.

Councilmember Taggart left the meeting at 5:47 p.m.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Planning Supervisor Felix Landry, Human Resources Director Shelley Caskey (virtual), Finance Director Jodi Welch, Deputy Finance Director Ashley McGowen, Financial Analyst Matt Martinez, Budget Coordinator Linda Longenecker, General Services Director Jay Valentine, Parks and Recreation Director Ken Sherbenou, Fire Chief Ken Watkins, Deputy Police Chief Gary Marak, Visit Grand Junction Director Elizabeth Fogarty, City Clerk Amy Phillips, and Deputy City Clerk Selestina Sandoval.

### **1. Discussion Topics**

#### **a. Economic Development Partner Discussion - Greater Grand Junction Sports Commission**

Ben Snyder, Executive Director of the Greater Grand Junction Sports Commission discussed City funding and its budget requests.

He reported 2022 was a good year for the Sports Commission but noted the pandemic had a lasting effect on sports tourism. In 2022 they were able to produce over 40 events in Mesa County with the majority of the events taking place in Grand Junction. He stated the 2022 projected total economic impact from sports tourism to the community is \$18M, with the primary driver being Cameo Shooting and Education Complex.

He stated that the Sports Commission is really excited about producing new events in 2023 lauding the area's outdoor recreation such as running and cycling. He reported that a youth baseball tournament was launched last year, and in collaboration with a number of local baseball coaches, they have a youth softball event coming online in 2023. He added that they are working with local partners to establish more events to continue the growth.

Discussion ensued regarding the area's top regional, state and nationally recognized races, JUCO, partnerships with CMU, indoor sports events, the need for additional facilities, the loss of a very large Cameo event which would have had a tremendous economic impact not only for Grand Junction but the state as well, and how economic impact is calculated.

The Sports Commission receives 0.75 percent of the 3 percent lodging tax passed in 2019. For 2023, that is currently projected to be \$603,242.

#### **b. 2023 Recommended Budget Follow Up Discussion**

Mr. Caton gave a quick overview of the budget process, and how it begins with the Comprehensive Plan, or the "people's document" followed by Council's Strategic Plan developed to carry out the community's interests. Staff then prepares a budget that aligns with both plans. He explained over the last two workshops, staff has presented projected revenues, general operations, capital projects and the funding and potential partnerships with non-profits and outside agencies. He noted that staff recognizes the local economy, and particularly the broader economy and how it continues to be uncertain. He stated that the proposed budget is a plan and sometimes plans need to change. He has full confidence that given what the City has achieved the last couple of years through the pandemic, that should the economy start to soften over the next 6 to 9 months, staff will adapt accordingly. Staff will diligently be monitoring sales tax and other economic indicators during the first 60 to 90 days of 2023, before engaging fully into all projects, staff expansion and expenditures approved in the 2023 budget.

Discussion regarding two items allocated to the City Council budget ensued resulting in consensus to move economic infill and non-profit funding to the City Manager's budget and to capture both revenues coming in and expenditures going out.

Other discussion included, generally accepted accounting principles (GAAP) regarding creating funds, whether Orchard Mesa Pool is in the proposed budget, and if it is, would the improvements be funded by capital funding or the general fund, and questions regarding health insurance and its fund balance, overall policies regarding fund balances, capital outlays, carryovers, parking enforcement, employee increases and fee structures and the building inspection contract with the county.

Staff will poll Council to see if a meeting could be arranged to review impact fees.

The agenda documentation noted that, since the presentations on October 3 and October 17 there has only been one change to the 2023 Recommended Budget. The Halandras Development Drainage Replacement and Upgrades project was originally anticipated to cost \$1.5 million, however that estimate has been revised to \$1.8 million with the extra \$300,000 funded by the Grand Valley Drainage District. This change will be reflected in the budget documents provided.

### **c. Zoning & Development Code Update**

Planning Supervisor Felix Landry introduced the item and reported this is the second module of the revised Code. Information pertaining to the update can be found on GJSpeaks.org, as well as the project website. Module 2 includes sections: 21.03 Zone Districts and Dimensional Standards, 21.04 Use Standards, 21.14 Measurement and Definitions as needed for this module.

Elizabeth Garvin with Clarion Associates presented a quick review of the key sections of Module 2 beginning with the projected timeline and project goals.

She spoke to the following Z&DC updates made in Module 2:  
Zone Districts and Uses.

- Fine tune the zone districts and allowed uses
- Support compact growth and efficient land use
- Regulate for infill and redevelopment
- Protect important outdoor places and assets

To achieve the goals of Module 2 the revisions concentrate on:

- Zone for housing
- Reduce reliance on planned development
- Getting creative with manufactured housing
- Account for nonconformities and variances
- Reorganize the use tables for easier reading
- Refine the use categorization
- Aligned zone districts with One Grand Junction Future Land Use Plan
- Simplify the use-specific regulations
- Increase housing options
- Retire R-E and R-1 zone districts
- Split CSR into a “green” district and a civic/institutional district
- Expand mixed – use zone districts
- Adding graphics to zone district content and format
- Clean up of Chapter 21.04 – Use regulations and specific standards

Concluding her presentation, Ms. Garvin reviewed next steps.

Discussion included effects of retiring districts and how community resilience standards will be incorporated in the Code.

## **2. Adjournment**

There being no Council Communication or further business, the Workshop adjourned at 6:01 p.m.

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

**November 2, 2022**

## **Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 2<sup>nd</sup> day of November 2022 at 5:30 p.m. Those present were Council President *Pro Tem* Abe Herman, Councilmembers Chuck McDaniel, Phil Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, and Deputy City Clerk Selestina Sandoval.

Council President Stout called the meeting to order, and student Penny Schulties led the Pledge of Allegiance, followed by a moment of silence.

## **Presentations**

### **2022 Colorado Parks and Recreation Association Columbine Award for Innovation for the River Park at Las Colonias**

Parks and Recreation Director Ken Sherbenou accepted the Columbine Award for Innovation for the River Park at Las Colonias that the City of Grand Junction was awarded during the Colorado Parks and Recreation Association (CPRA) conference on October 6, 2022. The CPRA award program is designed to recognize and celebrate the individuals and organizations that contribute to the success and value of parks and recreation in the state of Colorado. The Columbine Award for Innovation brings to light the years of community collaboration to build the River Park at Las Colonias.

## **Proclamations**

### **Proclaiming November 11, 2022, as A Salute to All Veterans Day in the City of Grand Junction**

Councilmember Pe'a read the proclamation and Lieutenant Colonel Rick Peterson accepted the proclamation.

### **Proclaiming November 12, 2022, as Sister City Day in the City of Grand Junction**

Council President Stout read the proclamation and Currey Ventling and Nicole Kain accepted the proclamation.

**Citizen Comments**

Bruce Lohmiller spoke of the war in Ukraine, the desire for the Day Center's hours being extended, and alternative energy using air compression power.

**City Manager Report**

City Manager Caton had no report.

**Council Reports**

Councilmember Taggart spoke of the passing of his friend, Hugh McKean, Minority Leader of the House of Representatives, and gave him tribute.

Councilmember Reitz gave an update on the Commission on Arts and Culture.

Councilmember Simpson expressed his concern with the Executive Session motion.

Councilmember Pe'a gave an update on the Parks and Recreation Advisory Board.

Council President Stout attended the Colorado Municipal League Mayor's Summit and said one of her main takeaways was that Grand Junction was a leader on the Western Slope.

**CONSENT AGENDA**

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt Consent Agenda items #1 - #5. Motion carried by unanimous voice vote.

**1. Approval of Minutes**

- a. Summary of the October 17, 2022, Workshop
- b. Minutes of the October 19, 2022, Regular Meeting

**2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Regarding the Baseball Lease and Management Agreement Transfer for Suplizio Field to Future Legends, LLC and Setting a Public Hearing for November 16, 2022
  - ii. Introduction of an Ordinance to Adopt the 2018 International Energy Conservation Code with Amendments Thereto, Repealing all Other Ordinances and Parts of Ordinances in Conflict Therewith,



and Setting a Public Hearing for December 7, 2022

- b. Quasi-judicial
  - i. Introduction of an Ordinance Approving a Lease of City Property at 244 26 1/4 Road (City Water Treatment Plant) to Optimus Communications for Installation of an Antenna and Communication Equipment and Setting a Public Hearing for November 16, 2022

### **3. Agreements**

- a. 2022 Community Development Block Grant (CDBG) Subrecipient Agreements between Meals on Wheels of Mesa County and Eureka! McConnell Science Museum and the City of Grand Junction

### **4. Procurements**

- a. Purchase of Three Ambulances from Braun Northwest
- b. Construction Contract for the 2022 Waterline Replacement Project – Phase 1

### **5. Resolutions**

- a. A Resolution Declining City of Grand Junction Participation in Colorado's Paid Family Medical Leave Insurance Program (FAMLI)
- b. A Resolution Finding that Downtown Redevelopment Projects Support and Promote the Plan of Development

## **REGULAR AGENDA**

### **Introducing the Appropriation Ordinance for the 2023 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for December 7, 2022**

The budget is the highest expression of the City Council's policies and decision making. It articulates the initiatives, investment, and services provided by and through elected officials and staff. The budget represents the allocation of resources to achieve the goals identified by the City's Comprehensive Plan and the City Council's strategic priorities of Mobility & Infrastructure, Economic Development, Housing, Public Safety, and Quality of Life.

The 2023 Recommended Budget totals \$236.2 million (\$236,161,400) which is a 0.6 percent decrease from the 2022 Adopted Budget. This net decrease is primarily due to a decrease in capital projects planned for 2023 as compared to 2022, offset by increases in labor and operating budget. Increases in labor are due to new positions



and wage increases. Increases in operating expenses are due to new programs such as affordable housing and the infill incentive, equipment needs, and overall cost increases for supplies and system maintenance, as well as increases in internal support services for fleet, facilities, and fuel. The 2023 Recommended Budget is balanced, with a General Fund surplus (revenues more than expenses) of \$344,308. The projected 2023 ending General Fund balance is \$39.7 million, which includes \$4.1 million in restricted funds and \$24.8 million in minimum reserve.

The budget is developed over the course of several months and includes the projection of revenues as well as planned expenses. The 2023 Recommended Budget has been discussed with City Council during three main budget workshops on October 3, October 17, and October 31. Economic development funding discussions occurred in the August 15, October 17, and the October 31 workshops. On October 18, there was also a budget work session of the Persigo Joint Sewer Board for presentation, review, and discussion of the 2023 Recommended Budget for the Sewer Fund. The City Council authorizes the Annual Budget through the appropriation of spending at the fund level.

The City organization proudly continues to serve this community within the traditional lines of public safety, public works, parks, recreation, community development, and utilities. Beginning in 2022 and now continuing in 2023, the City's service delivery model has been significantly enhanced in the areas of affordable housing, sustainability, and community engagement. The City's financial position remains strong, and the 2023 budget as the annual financial plan for the City is reflective of the strategic and long-term vision of the City Council to serve the community in 2023.

City Manager Greg Caton presented this item.

Comments were made regarding the budget increasing by 4%, changing impact fees, and the timing of when that could be done relative to the adoption of the budget.

The public hearing was opened at 6:43 p.m.

Carrie Schulties stated she loves the 5<sup>th</sup> Street plans.

The public hearing was closed at 6:44 p.m.

Discussion ensued about setting priority for scheduling a meeting with Council to discuss impact fees.

Council President *Pro Tem* Herman moved and Councilmember Pe'a seconded to introduce the proposed ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2023 and ending December 31, 2023 and set a public hearing for December 7, 2022. Together with the documentation of the proposed revenue and expenses prepared in support of the

budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. 5083 are incorporated by and made part of this ordinance by this reference as if fully set forth. Furthermore, Ordinance No. 5085 setting the salaries of the Municipal Judge and the City Attorney are incorporated by and made part of this ordinance by this reference as if fully set forth. Motion passed 6-1 by roll call vote with Councilmember Simpson voting no.

**Non-Scheduled Citizens & Visitors**

There was none.

**Executive Session - City Hall Administration Conference Room**

Councilmember Simpson moved and Councilmember Reitz seconded to convene in Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. Sections 24-6-402 (4)(e)(i) and 24-6-402 (4)(a) of Colorado's Open Meetings Law relative to acquiring Orchard Mesa Pool and/or negotiating the funding of improvements to Orchard Mesa Pool relative to the possible acquisition and/or evaluating the use for recreation purposes and/or disposition of the real property having Mesa County Tax Parcel # 2943-312-00-115 otherwise known as Burkey Park South located in the City Of Grand Junction, Colorado.

Discussion of the motion ensued, specifically the association of the Burkey Park South property (Mesa County Tax Parcel # 2943-312-00-115) to Orchard Mesa Pool and discussing this during open session rather than during the Executive Session. Additionally, Councilmember Simpson commented on the possibility of Council returning to open session in the auditorium after the Executive Session.

Motion carried 6-1 by voice vote with Councilmember Simpson voting no.

The City Council of the City of Grand Junction, Colorado convened in Executive Session on Wednesday, November 2, 2022, at 7:18 p.m. in the Administration Conference Room, 2nd Floor of City Hall, 250 North 5th Street. Those present were Council President *Pro Tem* Abe Herman, Councilmembers Chuck McDaniel, Phil Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart, and Council President Anna Stout.

Staff present for the Executive Session were Finance Director Jodi Welch, City Manager Greg Caton, City Attorney John Shaver, Parks Director Ken Sherbenou and Fire Chief Ken Watkins.

EXECUTIVE SESSION TO DISCUSS MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS PURSUANT TO C.R.S. SECTIONS 24-6-402 (4)(e)(I) AND 24-6-402 (4)(a) OF COLORADO'S OPEN MEETINGS LAW RELATIVE TO

ACQUIRING ORCHARD MESA POOL AND/OR NEGOTIATING THE FUNDING OF IMPROVEMENTS TO ORCHARD MESA POOL RELATIVE TO THE POSSIBLE ACQUISITION AND/OR EVALUATING THE USE FOR RECREATION PURPOSES AND/OR DISPOSITION OF THE REAL PROPERTY HAVING MESA COUNTY TAX PARCEL # 2943-312-00-115 LOCATED IN THE CITY OF GRAND JUNCTION, COLORADO

Council President *Pro Tem* Herman moved and Councilmember Pe'a seconded to adjourn the November 2, 2022 Executive Session. Motion carried unanimously. Councilmember Simpson asked that the record reflect that there was no discussion of Burkey South Park during the Executive Session.

### **Adjournment**

No public was in attendance following the conclusion of the Executive Session and the meeting adjourned at 8:04 p.m.

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Amy Phillips, CMC  
City Clerk





## Grand Junction City Council

### Regular Session

Item #2.a.i.

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**Meeting Date:** November 16, 2022  
**Presented By:** Jodi Welch, Finance Director  
**Department:** Finance  
**Submitted By:** Jodi Welch, Finance Director

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance for Supplemental Appropriations for 2022 for the Downtown Development Authority (DDA) and Setting a Public Hearing for December 7, 2022

#### **RECOMMENDATION:**

Staff recommends the introduction of an ordinance amending and making supplemental appropriations for the 2022 Downtown Development Authority Budget and setting a public hearing for December 7, 2022.

#### **EXECUTIVE SUMMARY:**

The DDA budget is approved by the DDA Board and adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to approve new projects or expenditures. When a project includes a transfer from one fund to another, both the transfer and the expenditure have to be appropriated.

This supplemental appropriation is required for the 2022 redevelopment agreement payment of \$225,000 to Conjunction Junction, as well as the payback from the DDA Debt Service Fund to the DDA Operating Fund for the acquisition of the property at 230 S 5th Street for \$702,289.

#### **BACKGROUND OR DETAILED INFORMATION:**

The primary means of financing DDA projects is through the use of property and sales tax increment financing (TIF) revenues collected within the DDA boundaries and State statute requires that some form of debt is incurred in order to finance projects. Larger

projects are funded by traditional bond issuance as authorized previously by voter authorization. For smaller projects a line of credit is utilized as the debt instrument. The required appropriation includes both the repayment of the funds drawn on the line of credit as well as the expenditure.

The DDA Board authorized the acquisition of the real estate at 230 S 5th Street in 2021 which was then purchased through the DDA 103 Fund and the redevelopment agreement with Richmark through resolution on July 14, 2022.

The total required supplemental appropriation for the DDA Debt Service Fund 611 is \$1,861,828 and is detailed below.

Description	Amount
Payback Fund 103-230 S 5th Street	\$ 702,289
Payback Line of Credit Draw-203 S 5th Street	702,289
Conjunction Junction Redevelopment Agreement Payment	225,000
Payback Line of Credit Draw-Conjunction Junction	225,000
Interest for Line of Credit	2,000
Fees for Line of Credit	5,250
	\$ 1,861,828

The projected December 31, 2022, fund balance for the DDA Debt Service Fund 611 is \$2.97 million with a debt service reserve requirement of \$1.06 million so there are sufficient funds to fund these expenditures. Note that the expenditures are offset by line of credit proceeds (draws) of \$927,289 so the net use of fund balance is \$934,539.

The intergovernmental agreement between the DDA and the City authorizing and renewing the line of credit will be on the City Council's agenda on December 7, 2022.

#### **FISCAL IMPACT:**

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the Downtown Development Authority. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

#### **SUGGESTED MOTION:**

I move to introduce an ordinance making Supplemental Appropriations to the 2022 Budget of the Downtown Development Authority for the year beginning January 1, 2022 and ending December 31, 2022 and to set a public hearing for December 7, 2022.

#### **Attachments**

1. 2022 Supplemental Appropriation DDA November 16, 2022

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2022 BUDGET OF DOWNTOWN DEVELOPMENT AUTHORITY FOR THE YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2022 to be expended from such funds as follows:

<b>Fund Name</b>	<b>Fund #</b>	<b>Appropriation</b>
DDA Debt Service Fund	611	\$ 1,861,828

**INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM** this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #2.b.i.

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**Meeting Date:** November 16, 2022  
**Presented By:** Scott Peterson, Senior Planner  
**Department:** Community Development  
**Submitted By:** Scott Peterson, Senior Planner

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### **Information**

#### **SUBJECT:**

Introduction of an Ordinance to Rezone 10.96-Acres from PD (Planned Development) to R-4 (Residential – 4 du/ac), Located at 172 and 174 Sunlight Drive in Orchard Mesa and Setting a Public Hearing for December 7, 2022

#### **RECOMMENDATION:**

The Planning Commission heard this item at its November 8, 2022 meeting and voted (7-0) to approve the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, Hedrick-Ortiz Holdings LLC, is requesting a rezone from PD (Planned Development) to R-4 (Residential – 4 du/ac) for two (2) unplatted properties located at 172 and 174 Sunlight Drive in Orchard Mesa totaling 10.96-acres in anticipation of future residential development to construct a new single-family detached home. The requested R-4 zone district is consistent with the current Comprehensive Plan Land Use Map designation of Residential Low.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

The subject properties are situated south of Highway 50, west of 28 ½ Road and east of Sunlight Drive in Orchard Mesa. The property at 174 Sunlight Drive currently contains a single-family modular dwelling unit, while the property at 172 Sunlight Drive is vacant. The applicant is seeking a change in zoning that implements the 2020 Grand Junction Comprehensive Plan in preparation for construction of a new single-family detached home on the 172 Sunlight Drive property.

The two (2) properties were annexed into the City limits in 2007 and zoned as a

Planned Development. The residential subdivision plan never came to fruition (Sunlight Subdivision – 33 single-family detached lots). The existing plan for the Planned Development and approved residential subdivision have long since expired. The new property owner is requesting to rezone the property in order to develop it. For new development to occur within an expired Planned Development zone, a rezone of the properties is required.

In addition to the R-4 (Residential – 4 du/ac) zoning requested by the applicants the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Low (2 – 5.5 du/ac):

- a. R-5 (Residential – 5 du/ac)
- b. CSR (Community Services and Recreation)

In reviewing the other two (2) zoning district options for implementing the Residential Low land use designation, the CSR zone district also allows single-family detached development but at a minimum of 1-dwelling unit per acre. The CSR zone district is mostly reserved for public land areas. The R-5 zone district allows for single-family detached, two-family dwelling units and multi-family development. As the applicant only wants to construct one (1) single-family house at this time, the additional density that the R-5 zone district would provide is not needed and the request for the R-4 zone district is consistent with the surrounding properties.

The existing residential properties adjacent to the subject properties are all zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction, with a future land use designation of Residential Low. Country Ridge Estates subdivision to the northeast is also zoned R-4 (Residential – 4 du/ac) within the City limits.

## **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held on August 29, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant's representative and City staff were in attendance along with over 10 nearby residents. A presentation of the rezone request to R-4 was made by the applicant's representative. Those in attendance expressed no concerns regarding the proposed rezone application once it was presented that only one (1) single-family house was proposed to be developed on the 172 Sunlight Drive property. If the proposed rezoning to R-4 was approved for the properties and the Applicant proposed to develop a residential subdivision at some point in the future, a new Neighborhood Meeting and subdivision application process would be required in accordance with the Code.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on October 20, 2022. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on October 28,



2022. The notice of this public hearing was published November 1, 2022 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

The criteria for review are set forth in Section 21.02.140 (a) of the Zoning and Development Code, which provides that the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or

The existing properties are currently zoned PD, (Planned Development), but it is a PD without an approved plan as the plan has expired. Therefore, prior to any new on-site development, it is necessary that a rezone of the properties occurs to bring the properties into conformance with current zoning standards. The default zone for the Planned Development was R-4 and the applicant's request is to take the zoning back to R-4. Therefore, no subsequent event has invalidated the original premises and findings.

Therefore, staff finds that this criterion is not met.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The existing residential adjacent properties surrounding the applicant's properties are currently zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction which is consistent with the Comprehensive Plan Future Land Use map designation of Residential Low. The character of the area has not changed as no new residential subdivision development has taken place within the near vicinity. Therefore, staff finds that this criterion has not been met.

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the proposed R-4 zone district. Public sanitary sewer service, Ute Water domestic water service, Grand Valley Power electrical and Xcel Energy gas service are available near or to the site. Transportation infrastructure is also adequate to serve development of the type and scoped associated with the R-4 zone district. The City Fire Department also expressed no concern with providing service for the two (2) properties proposed by the rezone. Therefore, staff finds that this criterion is met.

- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

When the 2020 Comprehensive Plan was adopted, much of this area was designated

Residential Low. The Persigo 201 Sewer Service Boundary Line is less than a half mile away. A majority of properties adjacent to or near the site are zoned either RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction or R-4 (Residential – 4 du/ac) within the City limits, but this area is also a transition area from the lower densities in the County to greater density in the City limits, therefore this area is anticipated to have properties zoned R-4 and with the designation of residential low it is anticipated that either the R-4 or the R-5 zoning will occur. At this time, there is an inadequate supply of the R-4 zone for development within this transition area. Therefore, Staff finds this criterion to be met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The properties are presently zoned Planned Development without a plan. No development may occur until a rezone is completed. Rezoning the properties to a zone that allows development is a benefit to the City and provides more certainty to the neighbors as to what is likely to develop on the properties. The requested zone district of R-4 will provide an opportunity to add an additional housing unit that is consistent with the Comprehensive Plan in this area to meet the needs of a growing community. By rezoning the property to R-4 and in order for new development to occur within an expired Planned Development zone district, a rezone of the properties is required. The community and area will also benefit from the potential for development of a currently vacant parcel of land (172 Sunlight Drive) and underutilized site, close to existing commercial services along the Highway 50 corridor. Therefore, Staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan.

Implementing the Comprehensive Plan. The proposed rezone to R-4 (Residential – 4 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Plan Principle 3: Responsible and Managed Growth
  - o Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.
  - o Goal: Encourage infill and redevelopment to leverage existing infrastructure.
  - o The proposed rezone will provide for a current level of density as the adjacent properties as allowed under the Comprehensive Plan nestled into an existing area where infrastructure is already available to the site.
- Plan Principle 5: Strong Neighborhoods and Housing Choices
  - o Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.
  - o The R-4 (Residential – 4 du/ac) zone district allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both

single-family attached and detached living units. With this ability, it becomes easier to add diversity to the City's housing stock.

- Plan Principle 8: Resource Stewardship
  - o Goal: Promote the use of sustainable development.
  - o Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the city. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure, which is already available on the site of the proposed rezone.

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Hedrick-Ortiz Holdings LLC Rezone request from PD (Planned Development) to R-4 (Residential 4 du/ac) for the properties located at 172 & 174 Sunlight Drive, the following findings of facts have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, the Planning Commission recommended approval of the request.

### **FISCAL IMPACT:**

This land use request does not have any direct fiscal impact.

### **SUGGESTED MOTION:**

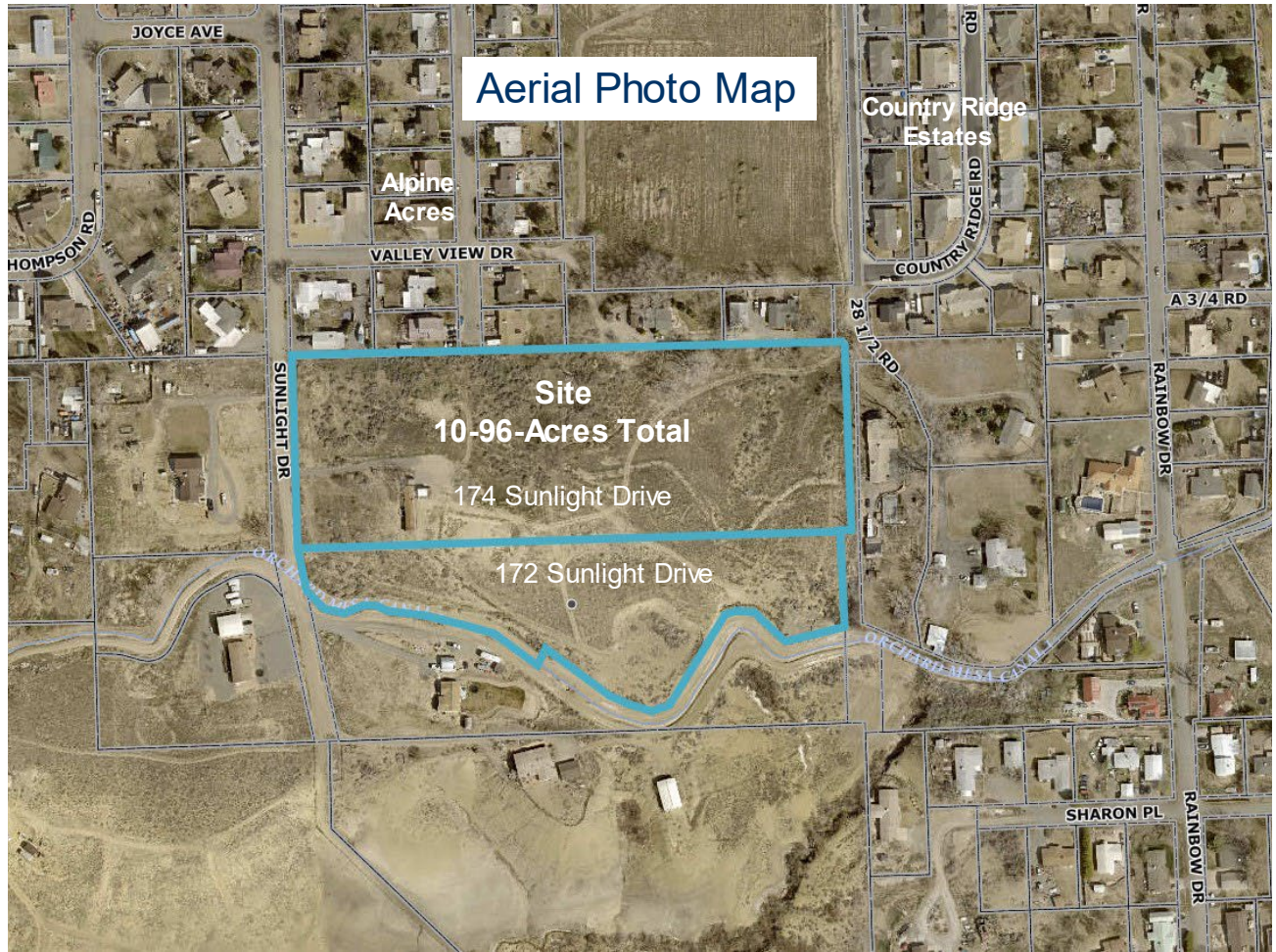
I move to introduce an ordinance for a Rezone from PD (Planned Development) to R-4 (Residential – 4 du/ac) for two (2) parcels of land totaling 10.96-acres located at 172 and 174 Sunlight Drive in Orchard Mesa and set a public hearing for December 7, 2022.

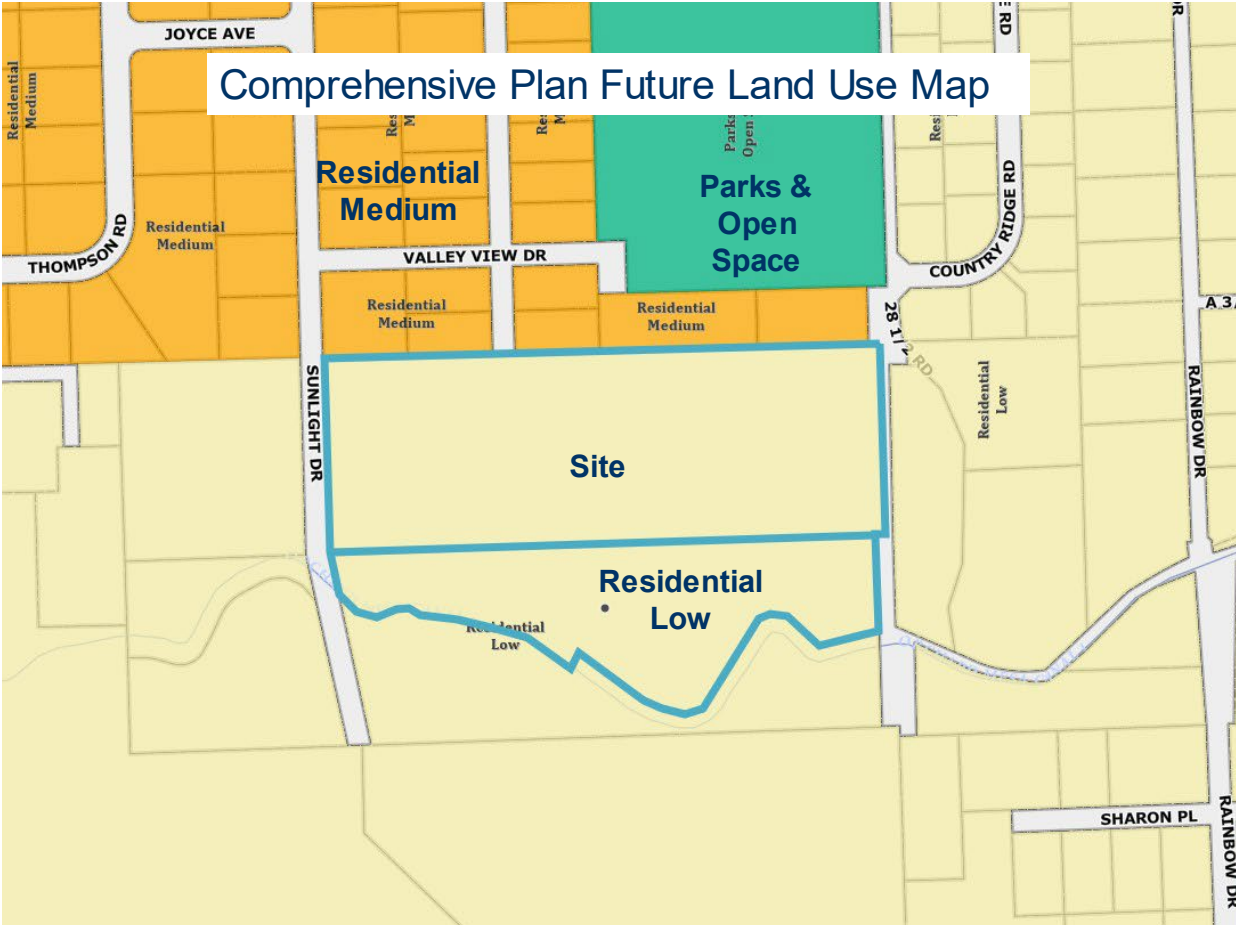
### **Attachments**

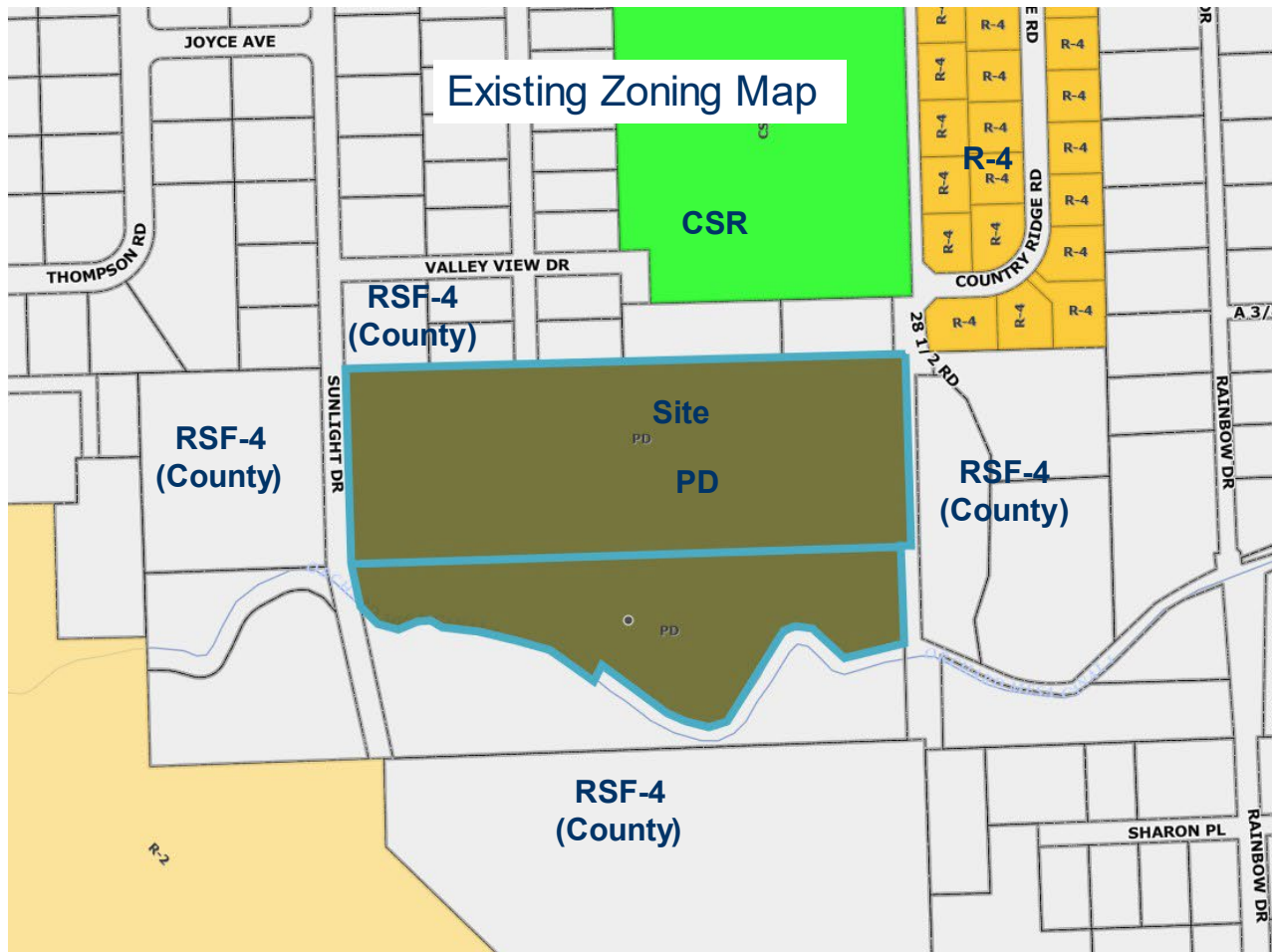
1. Site Location, Aerial & Zoning Map, Etc
2. Development Application Dated August 29 2022
3. Planning Commission Minutes - 2022 - November 8 - DRAFT
4. City Zoning Ordinance















**Pictometry view of property, looking north – April 2020**





## Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Residential

Existing Zoning: PUD

Proposed Land Use Designation: Residential

Proposed Zoning: R-4

### Property Information

Site Location: 172 & 174 Sunlight Dr. Grand Junction, CO 81503

Site Acreage: 172 is 3.747125 & 174 is 7.223738

Site Tax No(s): 2943-312-00-116 2943-312-00-117

Site Zoning: PUD

Project Description:

This request is for a rezone of the 2 parcels from PUD to R-4

### Property Owner Information

### Applicant Information

### Representative Information

Name: Hedrick-Ortiz Holdings, LLC.

Name: Hedrick-Ortiz Holdings, LLC.

Name: Kim Kerk Land Consulting & Development

Street Address: 172 & 174 Sunlight Dr.

Street Address: 106 River Ln

Street Address: 2829 North Ave Suite 105

City/State/Zip: Grand Junction, CO 81503

City/State/Zip: Ormond Beach, FL 32176

City/State/Zip: Grand Junction, CO 81501

Business Phone #: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

Business Phone #: 970-640-6913

E-Mail: bhedrick@SIGaviation.net

E-Mail: bhedrick@SIGaviation.net

E-Mail: kimk355@outlook.com

Fax #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Fax #: \_\_\_\_\_

Contact Person: Ben Hedrick

Contact Person: Ben Hedrick

Contact Person: Kim Kerk

Contact Phone #: 352-516-1026

Contact Phone #: 352-516-1026

Contact Phone #: 970-640-6913

**NOTE: Legal property owner is owner of record on date of submittal.**

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Kim Kerk

Date: 7/12/2022

Signature of Legal Property Owner: [Signature]

Date: 8/29/22



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Ben Hedrick/Hedrick-Ortiz Holdings, LLC. ("Entity") is the owner of the following property:

(b) 172 & 174 Sunlight Dr. Grand Junction, CO 81503

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Manager for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) 172 & 174 Sunlight Dr.

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) \_\_\_\_\_

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: \_\_\_\_\_

Printed name of person signing: Benjamin B Hedrick

State of FLORIDA )

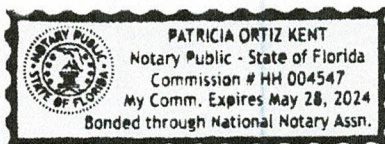
County of Volusia ) ss.

Subscribed and sworn to before me on this 29 day of AUGUST, 2022

by BENJAMIN B. HEDRICK

Witness my hand and seal.

My Notary Commission expires on May 28, 2024



Patricia Ortiz Kent  
Notary Public Signature

After Recording Return To:  
Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company  
106 River Lane  
Ormond Beach, FL, 32176

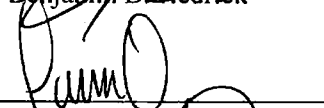
**STATEMENT OF AUTHORITY**

1. This Statement of Authority relates to an entity named: Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company
2. The Entity is a: Limited Liability Company
3. The Entity is formed under the laws of: Florida
4. The mailing address for the entity is:  
  
106 River Lane, Ormond Beach, FL, 32176
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Benjamin B. Hedrick, Manager and Laura Ortiz, Manager.
6. The authority of the foregoing person(s) to bind the entity is **not limited**.
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this: February 16th, 2022

Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company

  
Benjamin B. Hedrick

  
Laura Ortiz, Manager

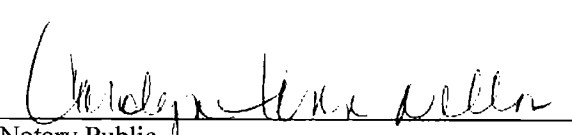
STATE OF: Florida

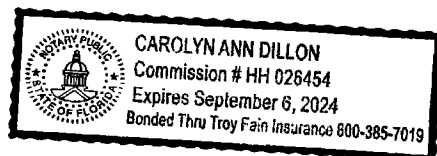
COUNTY OF: VOLUSIA

The foregoing instrument was acknowledged before me this 16th day of February, 2022, by Benjamin B. Hedrick and Laura Ortiz as Managers for Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company.

Witness my hand and seal.

My commission expires:

  
Notary Public



**RETURN RECORDED DOCUMENT TO:**

Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company  
106 River Lane, Ormond Beach, FL. 32176

Document Fee: \$58.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 17th day of February, 2022, is made between **Jeffery A. Hensley and Cynthia A. Hensley** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

**Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company** ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 106 River Lane, Ormond Beach, FL. 32176.

**WITNESS**, that the Grantor(s), for and in consideration of FIVE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$580,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

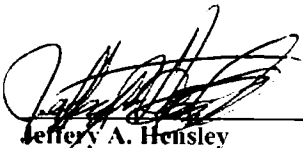
**FOR LEGAL DESCRIPTION SEE EXHIBIT A**

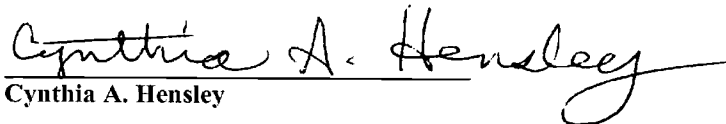
ALSO KNOWN AS: **172 AND 174 Sunlight Drive, Grand Junction, CO 81503**

**TOGETHER WITH**, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s), either in law or equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, warrants title to the same against all persons claiming by, through or under the Grantor, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

  
Jeffery A. Hensley

  
Cynthia A. Hensley

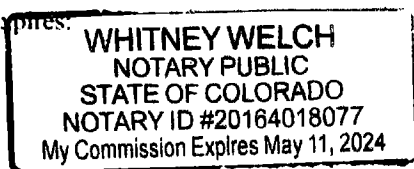
State of: **Colorado**

County Of **Mesa**

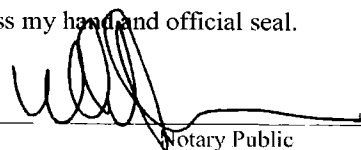
ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **February 17, 2022**, by **Jeffery A. Hensley and Cynthia A. Hensley**

My Commission expires.



Witness my hand and official seal.

  
Notary Public

**\*\*If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**



**Exhibit 'A'**

A parcel of land being a part of the land described in Book 713 at Page 458 in the Office of the County Clerk and Recorder of Mesa County, Colorado situated in the SE1/4 of the NW1/4 of Section 31, Township 1 South, Range 1 East of the Ute P.M., being more particularly described as follows:

Considering the line between the N1/4 corner of said Section 31, a Mesa County brass cap in place and the NE corner of said SE1/4 of the NW1/4 of Section 31, a Mesa County brass cap in place to bear South 00°00'44" East and all bearings contained herein relative thereto; Commencing at the SE corner of said SE1/4 NW1/4 of said Section 31:

thence North 00°08'47" West along the Easterly boundary line of said SE1/4 NW1/4 of Section 31 a distance of 991.77 feet to the NE corner of the S1/2 N1/2 of said SE1/4 NW1/4 of Section 31;

thence South 89°56'23" West a distance of 30.00 feet to a point on the Westerly sideline of a road right-of-way recorded in Book 2424 at Page 593 in the Office of the County Clerk and Recorder of Mesa County, Colorado and the TRUE POINT OF BEGINNING;

thence South 00°08'47" East continuing along said Westerly sideline of the road right-of-way, a distance of 164.13 feet to a point on the Northerly sideline of a canal easement recorded in Book 2398 at Pages 49 through 51 in the Office of the County Clerk and Recorder, Mesa County, Colorado;

thence continuing along said Northerly sideline of the canal easement the following fourteen (14) courses:

South 81°22'08" West a distance of 33.73 feet to a point of curvature;

thence along a curve to the left having radius of 270.04 feet, a long chord which bears South 75°18'31" West a distance of 57.02 feet, an arc distance of 57.13 feet;

thence South 69°14'53" West a distance of 10.81 feet to a point of curvature;

thence along a curve to the right having a radius of 7.43 feet, a long chord which bears North 76°34'43" West a distance of 8.35 feet, an arc distance of 8.86 feet;

thence North 42°24'20" West a distance of 49.29 feet to a point of curvature;

thence along a curve to the left having a radius of 49.03 feet, a long chord which bears South 85°57'35" West a distance of 76.89 feet, an arc distance of 88.38 feet;

thence South 34°19'31" West a distance of 24.05 feet;

thence South 28°05'20" West a distance of 44.34 feet;

thence South 35°11'59" West a distance of 61.65 feet;

thence South 39°12'16" West a distance of 25.61 feet to a point of curvature;

thence along a curve to the right having a radius of 39.66 feet, a long chord which bears South 74°59'53" West a distance of 46.39 feet, an arc distance of 49.55 feet;

thence North 69°12'30" West a distance of 55.26 feet to a point of curvature;

thence along a curve to the right having a radius of 14.47 feet, a long chord which bears North 61°10'33" West a distance of 4.04 feet, an arc distance of 4.06 feet;

thence North 53°08'36" West a distance of 140.34 feet;

thence South 35°10'27" West leaving said Northerly sideline of the canal easement a distance of 27.51 feet to a point on the centerline of said canal easement;

thence continuing along said centerline of canal easement the following fifteen (15) courses:

North 56°30'29" West a distance of 96.42 feet;

thence North 73°27'05" West a distance of 114.21 feet to a point of curvature;

thence along a curve to the left having a radius of 177.69 feet, a long chord which bears North 78°48'49" West a distance of 33.21 feet, an arc distance of 33.26 feet;

thence North 84°10'34" West a distance of 28.15 feet to a point of curvature;

thence along a curve to the right having a radius of 16.06 feet, a long chord which bears North 69°06'30" West a distance of 8.35 feet, an arc distance of 8.45 feet;

thence North 54°02'25" West a distance of 4.98 feet to a point of curvature;

thence along a curve to the left having a radius of 24.23 feet, a long chord which bears North 68°34'41" West a distance of 12.17 feet, an arc distance of 12.30 feet;

thence North 83°06'56" West a distance of 9.64 feet to a point of curvature;

thence along a curve to the left having a radius of 43.47 feet, a long chord which bears South 83°45'52" West a distance of 19.73 feet, an arc distance of 19.91 feet;

thence South 70°38'40" West a distance of 14.85 feet to a point of curvature;

thence along a curve to the right having a radius of 48.52 feet, a long chord which bears North 88°14'34" West a distance of 34.95 feet, an arc distance of 35.76 feet;

thence North 67°07'49" West a distance of 10.21 feet;

thence North 41°27'14" West a distance of 4.84 feet to a point of curvature;

thence along a curve to the left having a radius of 145.02 feet, a long chord which bears North 47°40'48" West a distance of 31.46 feet, an arc distance of 31.52 feet;

thence North 53°54'22" West a distance of 9.14 feet to a point on the Easterly sideline of a road right-of-way recorded in Book 2398 at Pages 148 through 149 in the Office of the County Clerk and Recorder of Mesa County;

thence North 10°55'31" West continuing along said Easterly sideline of the road right-of-way, a distance of 78.24 feet to a point on the Northerly boundary line of said S1/2 N1/2 SE1/4 NW1/4 of said Section 31;

thence North 89°56'23" East along said Northerly boundary line a distance of 940.42 feet to the Point of Beginning,

County of Mesa, State of Colorado

AND

North Quarter of the Southeast 1/4 of Northwest 1/4 of  
Section 31, Township 1 South, Range 1 East of the Ute Meridian,  
EXCEPT Beginning at the Northwest corner of the SE1/4 of the NW1/4  
of Section 31, Township 1 South, Range 1 East of the Ute Meridian,  
thence East 310 feet;  
thence South 330 feet;  
thence West 310 feet;  
thence North to the Point of Beginning,  
ALSO EXCEPT a portion deeded to Mesa County in  
Book 788 at Page 242, Reception No. 777487,  
for road and utility purposes,  
County of Mesa, State of Colorado

**General Project Report- Preliminary Final Plan**

**Hedrick-Ortiz Holdings, LLC**

**172 & 174 Sunlight Dr.**

**Grand Junction, Colorado 81503**

Date: August 31,2022

Prepared by: Kim Kerk, PM

Submitted to: 250 N. 5<sup>th</sup> Street

Grand Junction, CO 81501

Project: Preliminary/ Final Subdivision Application

Property Address: 172 & 174 Sunlight Dr.

Grand Junction, CO 81503

Tax Schedule No.: 2943-312-00-116 & 2943-312-00-117



**Introduction:**

172 & 174 Sunlight Drive contains approximately 10.96 acres. Property is to be rezoned from PD to R-4. It is a single-family home on 1-lot so all that would be required would be an over-the-counter Planning Clearance.

**Property Locations/Zonings and Legal**

The property is located on 172 & 174 Sunlight Dr (Orchard Mesa) is 2 lots and contains 3.747125 acres on 172 & 7.223738 acres on 174. The project meets all R-4 criteria according to 21.04 use table.

**Legal Description Parcel 1-172 Sunlight Dr.**

COM SE COR SE4NW4 SEC31 1S 1E UM N ODEG08'47SEC W 991.77FT S  
89DEG56'23SEC W 30FT TO POB S 0DEG08'47SEC E 164.13FT TO PT NLY SIDELINE OF A  
CANAL EASEMENT RECD IN B-2398 P-49-52 S 81DEG22'08SEC W 33.73FT ALG CRV TO L  
RAD 270.04FT CHD BRS S 75DEG18'31SEC W 57.02FT S 69DEG14'53SEC W 10.81FT ALG  
CRV TO R RAD 7.43FT CHD BRS N 76DEG34'43SEC W 8.35FT N 42DEG24'20SEC W  
49.29FT ALG CRV TO L RAD 49.03FT S 85DEG57'35SEC W 76.89FT S 34DEG19'31SEC W  
24.05FT S 28DEG05'20SEC W 44.34FT S 35DEG11'59SEC W 61.65FT S 39DEG12'16SEC W  
25.61FT ALG CRV TO R RAD 39.66FT CHD BRS S 74DEG59'53SEC W 46.39FT N  
69DEG12'30SEC W 55.26FT ALG CRV TO R RAD 14.47FT N 61DEG10'33SEC W 4.04FT  
N53DEG08'36SEC W 140.34FT S 35DEG10'27SEC W 27.51FT N 56DEG30'29SEC W



## Kim Kerk Land Consulting & Development, LLC

---

96.42FT N 73DEG27'05SEC W 114.21FT ALG CRV TO L RAD 177.69FT CHD BRS N 78DEG48'49SEC W 33.21FT N 84DEG10'34SEC W 28.15FT ALG CRV TO R RAD 16.06FT CHD BRS N 69DEG06'30SEC W 8.35FT N 54DEG02'25SEC W 4.98FT ALG CRV TO L RAD 24.23FT CHD BRS N 68DEG34'41SEC W 12.17FT N 83DEG06'56SEC W 9.64FT ALG CRV TO L RAD 43.47FT S 83DEG45'52SEC W 19.73FT S 70DEG38'40SEC W 14.85FT ALG CRV TO R RAD 48.52FT CHD BRS N 88DEG14'34SEC W 34.95FT N 67DEG07'49SEC W 10.21FT N 41DEG27'14SEC 4.84FT ALG CRV TO L RAD 145.02FT CHD BRS N 47DEG40'48SEC W 31.46FT N 53DEG54'22SEC W 9.14FT TO ELY SIDELINE OF RD ROW RECD IN B-2398 P-148-149 N 10DEG55'31SEC W 78.24FT N 89DEG56'23SEC E 940.42FT TO POB - 3.81AC

### **Legal Description Parcel 1-174 Sunlight Dr.**

N4SE4NW4 SEC31 1S 1E UM EXC BEG NW COR SE4NW4 SD SEC E 310FT S330FT W 110FT N TO POB AND EXC RD ROW DESC B-788 P-242 RN 777487 MESA CO RECDS - 7.37AC

### **Development Schedule and Phasing:**

Initial construction of infrastructure is anticipated to begin immediately following final approval of the project in one filing.

### **Current Use/Site Characteristics:**

Currently the property is vacant and has not been occupied or used for many years.

### **Neighborhood meeting notes**

Hedrick-Ortiz Holdings, LLC- 172 & 174 sunlight Dr.

Attendees: Kim Kerk, Scott Peterson and 10 neighbors.

Meeting called 8/29/2022 at 5:35pm

Kim Kerk, Project Manager (PM) introduced herself and Senior Planner, Scott Peterson.

There is 1 existing trailer and building 1 new house. We are in the early stages/process with the City. It's the property owner's intent to build something nice.

The neighbors arrived frustrated that a subdivision was being built. Once Kim started the meeting and explained the intent to rezone back to an R4, neighbors left reassured and happy. The following questions were asked during the meeting.

## Kim Kerk Land Consulting & Development, LLC

---

1. Will Sunlight Dr. be closed off?

A: No, it will not be closed off

2. When are you building the houses & where will the construction entrance be?

A: Sometime in 2023. Construction entrance will be at of 174 Sunlight driveway.

3. Does this property have any irrigation shares and if so, will we be sharing existing irrigation with the neighbors?

A: The property owners own 11 shares and are aware of the process and have already worked with some of the neighbors.

4. Will the lighting change or be affected?

A: The lighting will not change or affect the neighborhood. There will not be any new streetlights.

5. Will this be a single story or 2 story house?

A: The Hedrick's are unsure, still trying to decide.

Senior Planner, Scott Peterson explained the process to the neighbors

### Project Compliance

Adopted plans and/or policies meet the Zoning and Development Code 21.04.020 a single-family home on 1-lot so all that would be required would be an over-the-counter Planning Clearance.

➤ **Neighborhood Impact:**

No construction will be generated because the owner is only creating one additional lot

➤ **Domestic Water Impact:**

The provider for domestic water service in this area is Ute Water Conservancy District.

➤ **Drainage Impacts:**

## Kim Kerk Land Consulting & Development, LLC

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The provider for domestic water service in this area is Ute Water Conservancy District.

➤ **Fire Protection Impact:**

The service provider for fire protection in this area is the Grand Junction Fire Department. Fire hydrants shall be placed and have fire flow capabilities in accordance with the City's ordinances.

➤ **Flood Hazard Impact**

There are no mapped FEMA flood hazards in or near the proposed project area. In addition, based on requirements from the City of Grand Junction the peak 100-year discharge from developed conditions will be less than the historic conditions. Therefore, this subdivision will not create a flood hazard.

➤ **Historic Preservation Impact:**

No structures requiring preservation in accordance with City Standards exist on the site.

➤ **Irrigation Impact:**

Upon further design of the proposed subdivision the irrigation system and its maintenance shall be an integral part of the project. We will ensure that the existing irrigation service to adjacent properties continue and are not disturbed or negatively impacted.

➤ **Natural Features and Environmental Protection Impacts:**

The site does not contain natural features or environmental resources.

➤ **Noise, Dust & Odor Impacts:**

It is the intent of the developer/builder to limit the amount of unnecessary work which would pose a threat or be offensive to occupants of adjacent properties by reason of emission of noise, vibration, dust, smoke, odor or particulate matter, toxic or noxious materials.

➤ **Public Facilities Impacts:**

The impact on public facilities (i.e., schools, fire, police, roads, parks, etc...) will be minimal given only one additional lot will be created.

**Sewer Impacts:**

All lots will be served by a sewer system connected to Persigo Wastewater Treatment Facility and serviced by city sewer.

➤ **Soils Impacts:**

## Kim Kerk Land Consulting & Development, LLC

---

The Natural Resources Conservation Service identifies 2 types of soils which are identified in the Drainage Report and are all typical of the vicinity.

➤ **Transportation and Traffic:**

The existing Sunlight Dr is proposed to extend into the project, continuing south to connect with All streets will be constructed in conformance with current City of Grand Junction standards and specifications.

[illegible]



Hedrick-Ortiz Holdings, LLC- 172 & 174 sunlight Dr.

Attendees: Kim Kerk, Scott Peterson and 10 neighbors.

Meeting called at 5:35pm

Kim Kerk, Project Manager (PM) introduced herself and Senior Planner, Scott Peterson.

There is 1 existing trailer and building 1 new house. We are in the early stages/process with the City. It's the property owner's intent to build something nice.

The neighbors arrived frustrated that a subdivision was being built. Once Kim started the meeting and explained the intent to rezone back to an R4, neighbors left reassured and happy. The following questions were asked during the meeting.

1. Will Sunlight Dr. be closed off?

A: No, it will not be closed off

2. When are you building the houses & where will the construction entrance be?

A: Sometime in 2023. Construction entrance will be at of 174 Sunlight driveway.

3. Does this property have any irrigation shares and if so, will we be sharing existing irrigation with the neighbors?

A: The property owners own 11 shares and are aware of the process and have already worked with some of the neighbors.

4. Will the lighting change or be affected?

A: The lighting will not change or affect the neighborhood. There will not be any new streetlights.

5. Will this be a single story or 2 story house?

A: The Hedrick's are unsure, still trying to decide.

Senior Planner, Scott Peterson explained the process to the neighbors that it would take about 4-5 months to finalize the rezone.

Kim Kerk received 2 phone calls from two more neighbors expressing their concerns, Tommy & Karen Melkus (178 Sunlight Dr.) and Gregory & Alina Gibbert (184 28 ½ rd.) Kim called both neighbors and explained that the property owners are re-zoning to the same zone as the majority of the neighbors and are only building one house.

The neighbors all left happy after the meeting.

The meeting closed at 5:52pm

**Legal Description Parcel 1-172 Sunlight Dr.**

COM SE COR SE4NW4 SEC31 1S 1E UM N ODEG08'47SEC W 991.77FT S  
89DEG56'23SEC W 30FT TO POB S 0DEG08'47SEC E 164.13FT TO PT NLY SIDELINE OF A  
CANAL EASEMENT RECD IN B-2398 P-49-52 S 81DEG22'08SEC W 33.73FT ALG CRV TO L  
RAD 270.04FT CHD BRS S 75DEG18'31SEC W 57.02FT S 69DEG14'53SEC W 10.81FT ALG  
CRV TO R RAD 7.43FT CHD BRS N 76DEG34'43SEC W 8.35FT N 42DEG24'20SEC W  
49.29FT ALG CRV TO L RAD 49.03FT S 85DEG57'35SEC W 76.89FT S 34DEG19'31SEC W  
24.05FT S 28DEG05'20SEC W 44.34FT S 35DEG11'59SEC W 61.65FT S 39DEG12'16SEC W  
25.61FT ALG CRV TO R RAD 39.66FT CHD BRS S 74DEG59'53SEC W 46.39FT N  
69DEG12'30SEC W 55.26FT ALG CRV TO R RAD 14.47FT N 61DEG10'33SEC W 4.04FT  
N53DEG08'36SEC W 140.34FT S 35DEG10'27SEC W 27.51FT N 56DEG30'29SEC W  
96.42FT N 73DEG27'05SEC W 114.21FT ALG CRV TO L RAD 177.69FT CHD BRS N  
78DEG48'49SEC W 33.21FT N 84DEG10'34SEC W 28.15FT ALG CRV TO R RAD 16.06FT  
CHD BRS N 69DEG06'30SEC W 8.35FT N 54DEG02'25SEC W 4.98FT ALG CRV TO L RAD  
24.23FT CHD BRS N 68DEG34'41SEC W 12.17FT N83DEG06'56SEC W 9.64FT ALG CRV TO  
L RAD 43.47FT S 83DEG45'52SEC W 19.73FT S 70DEG38'40SEC W 14.85FT ALG CRV TO  
R RAD 48.52FT CHD BRS N 88DEG14'34SEC W 34.95FT N 67DEG07'49SEC W 10.21FT N  
41DEG27'14SEC 4.84FT ALG CRV TO L RAD 145.02FT CHD BRS N 47DEG40'48SEC W  
31.46FT N 53DEG54'22SEC W 9.14FT TO ELY SIDELINE OF RD ROW RECD IN B-2398 P-  
148-149 N 10DEG55'31SEC W 78.24FT N 89DEG56'23SEC E 940.42FT TO POB - 3.81AC

**Legal Description Parcel 1-174 Sunlight Dr.**

N4SE4NW4 SEC31 1S 1E UM EXC BEG NW COR SE4NW4 SD SEC E 310FT S330FT W  
110FT N TO POB AND EXC RD ROW DESC B-788 P-242 RN 777487 MESA CO RECDS -  
7.37AC



# Grand Junction Fire Department New Development Fire Flow Form

**Instructions to process the application: Step 1) Applicant should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.<sup>1</sup> The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.<sup>2</sup>**

## SECTION A

To be completed by the Applicant

Date: 7/12/2022  
 Project Name: 172 & 174 Sunlight  
 Project street address: 172 & 174 Sunlight Dr. Grand Junction, CO 81503  
 Assessor's Tax Parcel Number: 2943-312-00-116 & 2943-312-00-117  
 Property Owner name: Ben Hedrick Hedrick-Ortiz Holdings, LLC.  
 City or County project file #: TBD  
 Name of Water Purveyor: Ute Water Conservatory District  
  
 Applicant Name/Phone Number: Ben Hedrick 352-516-1026  
 Applicant E-mail: bhedrick@SlGaviation.net

1. If the project includes one or two-family dwelling(s):
  - a. The maximum fire area (see notes below) for each one or two family dwelling will be \_\_\_\_\_ square feet.
  - b. All dwelling units will ☐, will not ☒ include an approved automatic sprinkler system.  
 Comments: There is one existing home and no new construction is proposed.
2. If the project includes a building other than one and two-family dwelling(s):
  - a. List the fire area and type of construction (See International Building Code [IBC]) for all buildings used to determine the minimum fire flow requirements: Barndominium Appx. 4400 SF
  - b. List each building that will be provided with an approved fire sprinkler system: \_\_\_\_\_
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): 1500 GPM at 20 PSI

Comments: \_\_\_\_\_  
 \_\_\_\_\_

### Notes:

**Fire Area:** The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

**Fire Flow Rule:** The City's Fire Code<sup>3</sup> sets minimum fire flows for all structures. In general, at least 1,000 gpm at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is determined by Table B105.1(2) (See Fire Flow Guidance Packet<sup>4</sup>). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

**Applicant/Project Engineer:** Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2018] to determine the minimum fire flow required for this project, based on the Water Purveyor's information (*i.e.*, location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

**\*End of Section A. Section B continues on the next page\***



# Grand Junction Fire Department New Development Fire Flow Form

## SECTION B

To be completed by the Water Supplier

Attach fire flow test data for the hydrants

**Failure to attach the fire flow test data and/or diagram may delay your project review.**

1. Circle the name of the water supplier: **Ute**    **Clifton**    **Grand Junction**
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:  
SEE ATTACHED MAP
3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the available fire flow:  
SEE ATTACHED RESULTS  
[Or: **1.** attach a map or diagram with the same information, or **2.** attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: \_\_\_\_\_

Print Name and Title of Water Supplier Employee completing this Form:

DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE Date 8/2/2022

Contact phone/E-mail of Water Supplier: 970-242-7491 hydrant@utewater.org

\*\*\*\*\*

**Note:** Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer<sup>5</sup> to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

<sup>1</sup> There are three municipal water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328, and City of Grand Junction Water 970-244-1572.

<sup>2</sup> Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

<sup>3</sup> International Fire Code, 2018 Edition.

<sup>4</sup> <http://www.gjcity.org>

<sup>5</sup> City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.



# Fire Flow Hydrant Master With Graph

Report Generated by: IMS by Hurco Technologies Inc.

Page: 1



**Company Name:** Ute Water Conservancy District  
**Address:** 2190 H 1/4 Rd  
**City:** Grand Junction  
**State:** Colorado  
**Zip:** 81505

**Test Date:** 8/2/22 9:00 am

**NFPA Classification:**

Blue	AA
4320.39	

**Work Order:** 1,266  
**Operator:** DUSTY K/DON T.

Test did not reach recommended drop of  
25% per NFPA 291

**Test Hydrant:** 3238  
**Address:** 2847 B 1/2 RD  
**Cross Street:**  
**Location:**  
**District:**  
**Sub-Division:**

**Latitude:** 714133.245  
**Longitude:** 4323445.743  
**Elevation:** 4678.21  
**State X / Y:** \_\_\_\_\_ / \_\_\_\_\_

**Pumpers:**

**Nozzles:**

**Open Dir:**

**Manuf:** Mueller  
**Model:** Centurion 5 1/4

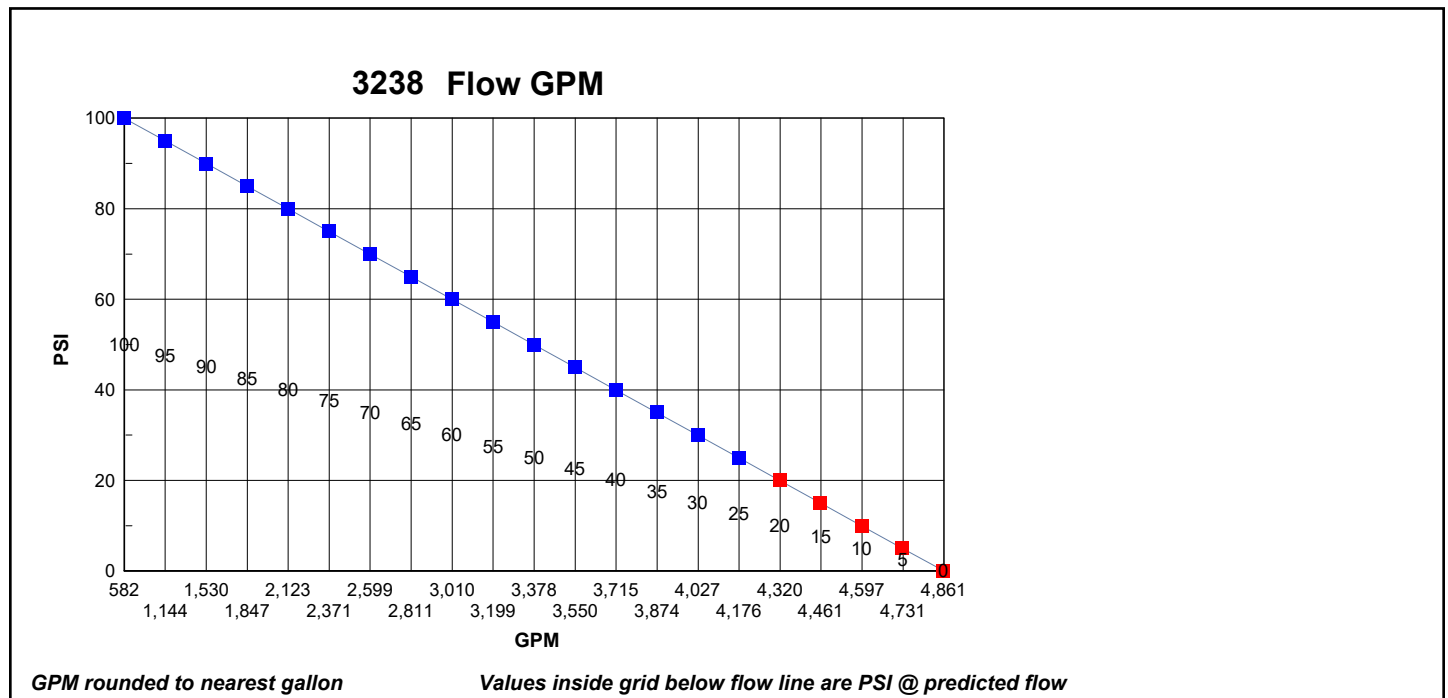
**Installed:** 01/01/2019  
**Main Size:** 0.00

**Vandal Proof:**  
**Bury Depth:** 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	1231	2.5" Hose Monster	2.50	1143.98	5719.88
2:					
3:					
4:					
5:					

<b>Pitot / Nozzle PSI:</b> 46.00	<b>Total Gallons Used:</b> 5719.88
<b>Static PSI:</b> 102.00	<b>Max GPM during test:</b> 1,143.98
<b>Residual PSI:</b> 95.00	<b>Elapsed Time Min:Sec:</b> 5 : 0
<b>Percent Drop:</b> 6.86	<b>Predicted GPM @ 20 PSI:</b> <u>4320.39</u>







2819

2828

2830

2832

2834

2836

2838

HWY 50

28 1/2 RD

TEST HYDRANT

RD

SUNLIGHT DR

FLOW HYDRANT

Vault 188  
Pressure Reducer

Pressure Reducer  
Vault 208

GEORY VIEW DR

28 1/2 RD

2823

2825

2827

2829

2831

197 1/2

198

196 1/2

2847

2847

2847

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191 1/2

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189

196

194

192

190 1/2

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188

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193

191

Simple Check







# City of Grand Junction

## Review Comments

**Date:** October 10, 2022      **Comment Round No.** 1      **Page No.** 1 of 4  
**Project Name:** Hedrick-Ortiz Holdings LLC Rezone      **File No:** RZN-2022-639  
**Project Location:** 172 & 174 Sunlight Drive

Check appropriate ☒ if comments were mailed, emailed, and/or picked up.

**Property Owner(s):** Hedrick-Ortiz Holdings LLC – Attn: Ben Hedrick

**Mailing Address:** 106 River Lane, Ormond Beach, FL 32176

☒ **Email:** [bhedrick@SIGaviation.net](mailto:bhedrick@SIGaviation.net)      **Telephone:** 352-516-1026

**Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Representative(s):** Kim Kerk Land Consulting & Development – Attn: Kim Kerk

**Mailing Address:** 2829 North Avenue, Suite 105, Grand Junction, CO 81501

☒ **Email:** [Kimk355@outlook.com](mailto:Kimk355@outlook.com)      **Telephone:** 970-640-6913

**Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Developer(s):**

**Mailing Address:**

**Email:**

**Telephone:**

**Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

### CITY CONTACTS

**Project Manager:** Scott D. Peterson, Senior Planner

**Email:** [scottp@gjcity.org](mailto:scottp@gjcity.org)      **Telephone:** 970-244-1447

**Dev. Engineer:** Rick Dorris

**Email:** [rickdo@gjcity.org](mailto:rickdo@gjcity.org)      **Telephone:** 970-256-4034

# City of Grand Junction

## REQUIREMENTS

(with appropriate Code citations)

### CITY PLANNING

1. Application is for a Rezone from PD (Planned Development) to R-4 (Residential – 4 du/ac) in anticipation of future residential development. Existing two (2) properties total 10.96 +/- acres in size. Comprehensive Plan Future Land Use Map identifies the properties as Residential Low. The proposed R-4 (Residential – 4 du/c) Zone District is an applicable zone district within the Residential Low category. No additional response required.

**Applicant's Response:**

**Document Reference:**

2. Public Correspondence Received:

As of this date, City Project Manager has not received any public correspondence concerning the proposed rezone application, other than what was stated at the Neighborhood Meeting on August 29, 2022. If any future correspondence is received, City Project Manager will forward to the applicant and representative for your information and file.

Applicant's Response:

Document Reference:

3. Legal Description for Property:

See City Surveyor review comment regarding the legal descriptions of the properties. Please revise as appropriate. Submit/copy complete metes/bounds legal description from the 2007 Deposit Survey in WORD document form in preparation for City Rezone Ordinance for the property. **In order to meet the public hearing schedule as outlined below, please submit revised legal description by no later than 11-2-22.**

Applicant's Response:

Document Reference:

4. Planning Commission and City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: November 8, 2022.
- b. First Reading of request by City Council: November 16, 2022.
- c. Second Reading of request by City Council: December 7, 2022.

Please plan on attending the November 8<sup>th</sup> Planning Commission meeting and the December 7<sup>th</sup> City Council Meeting. The November 16<sup>th</sup> meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the November 8<sup>th</sup> and December 7<sup>th</sup> meetings begin at 5:30 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.

Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Applicant's Response:

Document Reference:

**CITY SURVEYOR – Renee Parent – [reneep@gjcity.org](mailto:reneep@gjcity.org) (970) 256-4003**

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Reviewed legal description in Special Warranty Deed, Rec. 3020334. See markup with errors. Suggest working with the title company to correct.

Applicant's Response:

Document Reference:

Reviewed the 2 legal descriptions in the Legal description document. These are abbreviated descriptions from the assessor's website and are not acceptable. The legal description should be a proper legal description for a deed.

Applicant's Response:

Document Reference:



Reviewed legal description in the General Report. Same comment as for the legal descriptions in the Legal description document.

Applicant's Response:

Document Reference:

**CITY FIRE DEPARTMENT – Matt Sewalson – [mattse@gjcity.org](mailto:mattse@gjcity.org) (970) 549-5855**

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The Grand Junction Fire Department has no objections for the proposed rezoning. If you have any question, call the Grand Junction Fire Department at 970-549-5800.

Applicant's Response:

Document Reference:

## **OUTSIDE REVIEW AGENCY COMMENTS**

**(Non-City Agencies)**

**Review Agency: Mesa County Building Department**

**Contact Name: Harry Middlemas**

**Email / Telephone Number: [harry.middlemas@mesacounty.us](mailto:harry.middlemas@mesacounty.us) (970) 244-1656**

---

MCBD has no objections to this project. Utilities shall not cross property lines without proper easement.

Applicant's Response:

**Review Agency: Xcel Energy**

**Contact Name: Mike Castro**

**Email / Telephone Number: [Michael.a.castro@xcelenergy.com](mailto:Michael.a.castro@xcelenergy.com) (970) 244-2715**

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Xcel has no comments at this time.

Applicant's Response:

**Review Agency: Ute Water Conservancy District**

**Contact Name: Jim Daugherty**

**Email / Telephone Number: [jdaugherty@utewater.org](mailto:jdaugherty@utewater.org) (970) 242-7491**

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- No objection to rezone.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Applicant's Response:

**Review Agency: Grand Valley Power**

**Contact Name: Perry Rupp**

**Email / Telephone Number: [prupp@gvp.org](mailto:prupp@gvp.org) 970-242-0040**

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1. The project is in the Grand Valley Power (GVP) service area.
2. Three-phase power is available for this project, along the east property line.
3. For new projects, some electrical equipment (transformers, metering, etc.) may have an ordering lead time exceeding twelve months. Please plan accordingly.

**Applicant's Response:**

## **REVIEW AGENCIES**

**(Responding with "No Comment" or have not responded as of the due date)**

**The following Review Agencies have responded with "No Comment."**

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1. City Development Engineer

**The following Review Agencies have not responded as of the comment due date.**

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1. Orchard Mesa Irrigation District

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **City Planning**
2. **City Surveyor**

Date due: **January 10, 2023**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

**I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.**

---

**Applicant's Signature**

---

**Date**

**GRAND JUNCTION PLANNING COMMISSION**  
**November 8, 2022, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Andrew Teske.

Those present were Planning Commissioners; Melanie Duyvejonck, Ken Scissors, Shanon Secrest, JB Phillips, Sandra Weckerly, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Scott Peterson (Senior Planner), Jacob Kaplan (Planning Technician), and Kalli Savvas (Associate Planner).

There were 11 members of the public in attendance, and 6 virtually.

**CALL TO ORDER**

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The consideration to amend the Zoning and Development code for Landscape standards was requested to be moved to the December 13, 2022 hearing by City Staff.

**CONSENT AGENDA**

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1. **Approval of Minutes**

---

Minutes of Previous Meeting(s) from September 27, 2022.

**REGULAR AGENDA**

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1. **Hedrick-Ortiz Holdings LLC Rezone** **RZN-2022-639**

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Consider a request by Hedrick-Ortiz Holdings LLC to rezone 10.96-acres from PD (Planned Development) to R-4 (Residential – 4 du/ac) located at 172 & 174 Sunlight Drive.

**Staff Presentation**

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Applicant Presentation**

Applicant Kim Kerk was present and available for questions.

**Questions for staff**

**Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, November 1, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 5:48 p.m. on November 8, 2022.*

## **Discussion**

Commissioner Ehlers inquired about the topography of the site and how they would impact future development. He wondered if ridgeline protections would be necessary.

Commissioner Teske asked about minimum density for the lot.

Commissioner Scissors noted that he found no issue with the rezone.

## **Motion and Vote**

Commissioner Scissors made the following motion “Mr. Chairman, on the Rezone request for the Hedrick-Ortiz Holdings Rezone from PD (Planned Development) to R-4 (Residential - 4 du/ac) for the properties located at 172 & 174 Sunlight Drive, City file number RZN-2022-639, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Ehlers seconded; motion passed 7-0.*

### **2. Zoning and Development Code Amendment-Landscaping Standards ZCA-2022-170**

Consider an amendment to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

## **Discussion**

City staff requested to postpone consideration of this amendment until the December 13, 2022 hearing.

### **3. Zoning and Development Code Amendment-Accessory Dwelling Units ZCA-2022-757**

Consider an amendment to the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code.

## **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

## **Questions for staff**

Commissioner Ehlers asked how strict the requirements will be for an ADU to match the aesthetic of the primary structure. He also commented on adjustments to the definition of two-family dwellings and their design requirements.

Commissioner Secrest asked about the impact ADUs would have on on-street parking. He also asked about utility restrictions for ADUs.

Commissioner Teske inquired about considerations for Short Term Rentals.

Staff responded to the Commissioner's comments and questions.

### **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, November 1, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Kevin Cole echoed the issues with on-street parking. He also expressed concerns about the impact allowing 2 ADUs on a lot would have for neighborhood character. Additionally, he noted that there is currently no signage in alleyways for intersections with sidewalks and the potential increase in accidents this could cause.

*The public hearing was closed at 6:17 p.m. on November 8, 2022.*

### **Discussion**

Staff addressed the public comments.

Commissioner Secrest asked how the City could enforce or regulate on-street parking for ADUs. He expressed concerns that on-street parking could have a negative impact on aesthetics and safety.

Commissioner Scissors asked if applicants would be required to complete an analysis of available on-street parking as part of their ADU application.

Commissioner Ehlers noted that due to the size restrictions of ADUs, they likely wouldn't require more than one additional parking space. He also noted that the potential negative impact on parking could be outweighed by the increase in available housing and the reduced cost of being able to use existing infrastructure for ADUs.

Commissioner Teske wondered where in the code it stated restrictions for on-street parking for ADUs.

Staff responded to Commissioner questions and comments.

### **Motion and Vote**

Commissioner Ehlers made the following motion "Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code, file number ZCA-2022-757, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

*Commissioner Weckerly seconded; motion passed 7-0.*

#### **4. Zoning and Development Code Amendment-Short Term Rentals ZCA-2022-756**

Consider an amendment to the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and section 21.10.020 Terms Defined in the Grand Junction Municipal Code.



## **Staff Presentation**

Felix Landry, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

## **Questions for staff**

Commissioner Scissors asked if an STR permit would transfer ownership if the property was sold.

Commissioner Weckerly requested clarification for scenario three on the presentation. She also asked how verification of ownership was being handled. 1:18:14

Commissioner Secrest

Commissioner Phillips expressed appreciation for STRs allowing owners an additional source of income.

## **Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, November 1, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Jan Miller commented on that STR licensing services require the properties to be listed under the manager not the owner.

Tom remarked that taxes on STRs would limit the opportunity for small businesses to compete or view it as a viable option.

Trevor Martin

*The public hearing was closed at 7:32 p.m. on November 8, 2022.*

## **Discussion**

Mr. Landry responded to public comments.

Commissioner Scissors asked if there has been adequate public notice/input regarding this amendment. He also wondered if it is standard to allow additional public input following the hearing.

Commissioner Weckerly asked if limiting short term rentals was part of a larger strategy/other amendments. She also wondered if this was a problem to begin with or if it would have an adverse impact on housing strategies. Additionally she wondered about the process of permit transfer and the submarket it could create for homeowners.

Commissioner Secrest noted that the fair market drives private property not STRs.

Commissioner Phillips noted that STRs are often better maintained and

Commissioner Ehlers asked if HOAs could limit STRs. He also asked

**Motion and Vote**

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and Section 21.10.020 Terms Defined of the Grand Junction Municipal Code, file number ZCA-2022-756, I move that the Planning Commission remand the motion back to staff to gather additional information for consideration by the Planning Commission.”

*Commissioner Secrest seconded; motion passed 7-0.*

**Other Business**

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**Adjournment**

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Commissioner Teske moved to adjourn the meeting.

*The vote to adjourn was approved 7.*

The meeting adjourned at 8:23 p.m.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE REZONING THE PROPERTIES LOCATED AT  
172 & 174 SUNLIGHT DRIVE  
FROM PD (PLANNED DEVELOPMENT) TO R-4 (RESIDENTIAL – 4 DU/AC)**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (“Code”), the Grand Junction Planning Commission recommended rezoning the properties located at 172 & 174 Sunlight Drive, to the R-4 (Residential – 4 du/ac) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Low of the Comprehensive Plan and the Comprehensive Plan’s goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

The following properties shall be rezoned from PD (Planned Development) to R-4 (Residential – 4 du/ac)

As identified within the Special Warranty Deed as recorded within Reception # 3020334 in the Office of the Mesa County Clerk and Recorder and as further set forth by the following legal description:

The following description is from ABSTRACT & TITLE CO. OF MESA COUNTY, INC COMMITMENT TO INSURE no. 00915827 C.

North Quarter of the Southeast ¼ of the Northwest ¼ of Section 31, Township 1 South, Range 1 East of the Ute Meridian,

EXCEPT Beginning at the Northwest Corner of the SE ¼ of the NW ¼ of Section 31, Township 1 South, Range 1 East of the Ute Meridian,

thence East 310 feet, thence South 330 feet, thence West 310 feet, thence North to the Point of Beginning,

ALSO, EXCEPT a portion deeded to Mesa County in Book 788 at Page 242 for road and utility purposes.

Containing approximately 7.37 acres, all in Mesa County, Colorado.

AND:

A parcel of land being a port of the land described in Book 713 at Page 458 in the office of the County Clerk and Recorder of Mesa County, Colorado situated in the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ) 4 of Section 31, Township 1 South, Range 1 East of the Ute P.M., being more particularly described as follows: Considering the line between the NE corner of said SE  $\frac{1}{4}$ ) 4 of the NW  $\frac{1}{4}$ ) 4 of Section 31, a Mesa County brass cap in place, and the SE corner of the SE  $\frac{1}{4}$ ) 4 of the NW  $\frac{1}{4}$  of Section 31, a Mesa County aluminum cap in place, to bear South 00°08'47" East and all bearings contained herein relative thereto;

Commencing at the SE corner of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 31; thence N 00°00'47" W along the Easterly boundary line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ) 4 of Section 31 a distance of 991.77 feet to the NE corner of the S $\frac{1}{2}$  N $\frac{1}{2}$  of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 31; thence South 89°56'23" West a distance of 30.00 feet to a point and the Westerly sideline of a road right-of-way recorded in Book 2424 at Page 593 in the office of the County Clerk and Recorder of Mesa County, Colorado, and the TRUE POINT OF BEGINNING;

thence S 00°08'47" E Continuing along said Westerly sideline of the road right-of-way, a distance of 164.13 feet to a point on the Northerly sideline of a canal easement recorded in Book 2398 at Pages 49 through 51 in the office of the County Clerk and Recorder of Mesa County, Colorado; thence continuing along said Northerly sideline of the canal easement the following fourteen (14) courses: S 81°22'08" W a distance of 33.73 feet to a point of curvature; thence along a curve to the left with an arc length of 57.13 feet, having a radius of 270.04 feet, with a chord bearing of S 75°18'31" W, and chord length of 57.02 feet; thence S 69°14'53" W a distance of 10.81 feet to a point of curvature; thence along a curve to the right with an ore length of 8.86 feet, having a radius of 7.43 feet, with a chord bearing of N 76°34'43" W, and chord length of 8.35 feet, thence N 42°24'20" W a distance of 49.29 feet to a point of curvature; thence along a curve to the left with an arc length of 88.38 feet, having a radius of 49.03 feet, with a chord bearing of S 85°57'35" W, and chord length of 76.89 feet, thence S 34°19'31" W a distance of 24.05 feet; thence S 28°05'20" W o distance of 44.34 feet; thence S 35°11'59" W a distance of 61.65 feet; thence S 39°12'16" W a distance of 25.61 feet to a point of curvature; thence along a curve to the right with an arc length of 49.55 feet, having a radius of 39.66 feet, with a chord bearing of S 74°59'53" W, and chord length of 46.39 feet, thence N 69°12'30" W a distance of 55.26 feet to a point of curvature; thence along a curve to the right with an arc length of 4.06 feet, having a radius of 14.47 feet, with a chord bearing of N 61°10'33" W, and chord length of 4.04 feet; thence N 53°08'36" W a distance of 140.34 feet; thence S 35°10'27" W leaving said Northerly sideline of the canal easement a distance of 27.51 feet to a point on the centerline of said canal easement; thence continuing along said centerline of the canal easement the following fifteen (15) courses: N 55°30'29" W a distance of 96.42 feet; thence N 73°27'05" W a distance of 114.21 feet to a paint of curvature; thence along a curve to the left with an arc length of 33.26 feet, having a radius of 177.69 feet, with a chord bearing of N 78°48'49" W, and chord length of 33.21 feet, thence N 84°10'34" W a distance of 28.15 feet to a point of curvature; thence along

a curve to the right with an arc length of 8.45 feet, having a radius of 16.06 feet, with a chord bearing of N 69°06'30" W, and chord length of 8.35 feet, thence N 54°02'25" W a distance of 4.98 feet to a point of curvature; thence along a curve to the left with an arc length of 12.30 feet, having a radius of 24.23', with a chord bearing of N 68°34'41" W, and chord length of 12.17 feet, thence N 83°06'56" W a distance of 9.64 feet to a point of curvature; thence along a curve to the left with an arc length of 19.91 feet, having a radius of 43.47 feet, with a chord bearing of S 83°45'52" 19.73 feet, thence S 70°38'40" W a distance of 14.85 feet to a point of curvature; thence along a curve to the right with an arc length of 35.76 feet, having a radius of 48.52 feet, with a chord bearing of N 88°14'34" W, and chord length of 34.95 feet; thence N 67°07'49" W a distance of 10.21 feet; thence N 41°27'14" W a distance of 4.84 feet to a point of curvature; thence along a curve to the left with an arc length of 31.52 feet, having a radius of 145.02 feet, with a chord bearing of N 47°40' 48" W, and chord length of 31.46 feet; thence N 53°54'22" W a distance of 9.14 feet to a point on the Easterly sideline of a road right-of-way recorded in Book 2398 at Pages 148 through 149 in the office of the County Clerk and Recorder of Mesa County; thence N 10°55'31" W continuing along said Easterly sideline of the road right-of-way, a distance of 78.24 feet to a point on the Northerly boundary line of said S½ N½ SE¾ NW ¼ of said Section 31; thence N 89°56'23" E along said Northerly boundary line of S½ N½ SE ¼ NW¼ of Section 31 a distance of 940.42 feet to the Point of Beginning.

Containing approximately 3.81 acres. all in Mesa County, Colorado.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2022 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor





## Grand Junction City Council

### Regular Session

Item #3.a.

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**Meeting Date:** November 16, 2022

**Presented By:** Elizabeth Fogarty, Visit Grand Junction Director

**Department:** Visit Grand Junction

**Submitted By:** Elizabeth Fogarty

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### **Information**

#### **SUBJECT:**

Contracts for Advertising Technology Services

#### **RECOMMENDATION:**

Staff recommends approval to enter into contracts, as determined necessary by Visit Grand Junction to deploy advertising technology services in accordance with Visit Grand Junction strategies.

#### **EXECUTIVE SUMMARY:**

Visit Grand Junction (Visit GJ), the City's Destination Marketing Organization, deploys marketing toward diverse segments of visitors outside Mesa County to promote year-round travel to the Grand Junction area. The travel and tourism industry in Grand Junction ignites economic development, supports the workforce, and strengthens economic sustainability. Destination management principles are the foundation for the marketing strategies, supporting the intent to enhance quality of life for residents.

Visit GJ has evolved into an innovative data-based marketing department. This ensures that marketing initiatives are influenced by data and tracked accordingly, with highly sophisticated attribution technology. Visit GJ works directly with the adtech publishers, which results in significant accountability; anonymized, yet trackable, visitation; and extensive reporting that can be attributed to Visit GJ's ad campaigns.

## **BACKGROUND OR DETAILED INFORMATION:**

As part of the overall strategy, ensuring that marketing initiatives are influenced by data, Visit GJ has moved ad tech services in-house in order to work directly with the adtech publishers. This process can be contracted through an agency of record (AOR), who acts as an agent or intermediary, but essentially white-labels the adtech services with dramatically increased costs (retainer, commission, and white label fees). Also, reporting by an AOR is diluted with little detail for the client (Visit GJ) to assess accountability.

Instead, Visit GJ has chosen to work directly with the adtech publishers in the ad space as a more affordable, accurate, and accountable strategy for advertising. Visit GJ now has a direct line of communication with all adtech partners, providing full control over the strategic decisions which result in higher impact of marketing initiatives, allowing Visit GJ to be more competitive with the growing tourism market. It also provides Visit GJ with all data related to performance, as opposed to a basic report provided by the AOR. This data is also used by Visit GJ to assist other community organizations with their own initiatives.

Visit Grand Junction measures the results of advertising through a variety of indicators depending on the campaign. Tactics are aligned dependent on where the consumer is in the intent to travel funnel (e.g., long-term brand awareness/inspiration versus short-term arrivals/conversions). Two significant Visit GJ outcome measures (i.e., conversions) include:

- (1) in-person visitor arrivals in the destination that can be attributed to Visit GJ marketing and advertising exposure, and
- (2) visitor spending in the destination.

Visit GJ also measures ad results based on media metrics, including click-through-rate (CTR), cost-per-click (CPC), quality of impressions (e.g., lack of waste or bot traffic/click fraud), and average website landing page duration, among others.

Through a formal solicitation process (RFP-5102-22-SH), Visit GJ sought out advertising firms with the expertise and resources to provide managed-service and self-service advertising deployment, ad measurement, and verification services. This includes media attribution for conversions and utilizing control groups. A formal Request for Proposal was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce, the Western Colorado Contractor's Association and advertised in The Daily Sentinel. Seven firms responded to the solicitation.

	Company	Location
1	Adtheorent	New York NY
2	Basis Technologies	Denver CO
3	Epsilon	Atlanta GA
4	Foursquare	New York NY
5	Red Hawk	Durango CO
6	Orange 142	Austin TX
7	Viant	Denver CO

Through the evaluation process, a committee reviewed all proposals received based upon the evaluation criteria set forth in the solicitation documents. Five firms were found to be responsive and responsible to the scope of services required and were chosen as options to provide a combination of advertising deployment services: Viant, AdTheorent, Basis Technologies (formerly Centro), Foursquare, and Epsilon (formerly Conversant). Firms and contracts will be determined as marketing strategies are designed based on ongoing data, market analysis, and changing conditions. This request for approval from City Council is to allow Visit GJ to enter into service contracts with all of the above-selected firms as needed, depending on the campaign, season, or key performance indicator(s) Visit GJ is managing.

The goal was to choose ad tech partners who deploy digital advertising that can be attributed to actual visits and spending data. The components included:

- **Digital paid advertising** campaigns (both managed-service and self-service), display (both prospecting and retargeting), and other digital advertising formats (e.g., digital, audio, video, native ads, and digital out-of-home). This empowers Visit GJ to make smart bids on ads through algorithms and proprietary data.
- **Ad-measurement** solutions to quantify the impact of the advertising, in other words, attribution. Monitoring and measuring ad campaigns accurately determines its success. Anonymized consumer data is the mechanism which supports attribution.

- **Ad verification** to confirm the integrity and quality of all digital ad views and conversions (e.g., waste and bot traffic/click fraud). This technology cross-references and matches every relevant signal from every touchpoint along the supply chain. This reveals the media that is compromised from auction games, domain spoofing, broken integrations, or bot traffic, and removes it from the media plan and/or applies a credit, causing 20 percent campaign performance lift, on average.

Visit GJ requested the agencies demonstrate a high level of expertise as it relates to ad deployment, data-driven marketing, channel and media mix planning, target markets, segmentation, and behavioral audience profiling. In addition, the agencies must provide campaign monitoring and optimization reporting, data-driven measurement, return on investment, and reporting of results throughout the campaign. Proposals needed to come from solutions that allow for performance data to be exported into Visit GJ's Tableau data analytics platform.

Visit GJ reserved the right under this solicitation to select more than one company to partner with, and as such, can choose to work with multiple agencies, if so desired. Visit GJ triangulates data to avoid anomalies, increase credibility and validity, overcome fundamental biases, and create an environment where ad tech companies have to compete with one another.

There is no guarantee for agency exclusivity to perform the tasks under each component.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

**FISCAL IMPACT:**

The funds for advertising deployment services are included and approved in Visit Grand Junction's 2022 adopted budget.

**SUGGESTED MOTION:**

I move to (authorize/not authorize) the Purchasing Division to enter into advertising deployment contracts with AdTheorent, Basis Technologies, Epsilon, Foursquare, and Viant.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #3.b.

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**Meeting Date:** November 16, 2022

**Presented By:** Randi Kim, Utilities Director

**Department:** Utilities

**Submitted By:** Randi Kim

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### **Information**

#### **SUBJECT:**

Contracts for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects

#### **RECOMMENDATION:**

Staff recommends that the City Purchasing Division enter into contracts with JVA, Inc. (as the Primary provider), and River City Consultants, Inc. (as the Secondary provider) for as needed Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects.

#### **EXECUTIVE SUMMARY:**

The purpose of the Contract for Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects is to provide "as needed" services to supplement City engineering staff during times of peak work loads to execute capital improvement projects. Due to a large volume and technical aspects of water and wastewater projects in 2023, the Utilities Department will utilize a contract for civil engineering services for several projects. The estimated spending level for civil engineering services in 2023 is \$565,000.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Utilities Department's capital improvement program (CIP) includes annual rehabilitation and/or replacement of aging water transmission and distribution pipelines, sewer collection pipelines and interceptors, and wastewater lift stations. Civil engineering services include initial design, hydraulic modeling, final design, construction documents, scheduling/phasing of projects, opinion of probable construction cost estimates, and construction management assistance.

The City entered into a contract for similar services on September 18, 2018 that allowed for three additional 1-year renewals and recently expired. During the previous contract term, the selected consultants provided engineering services on 18 projects in three years. The City has identified that supplemental engineering services will continue to be needed to implement multiple utility projects included in the 2023 CIP, including but not limited to:

1. Water Line Replacements
2. Sewer Line Replacements/Rehabilitation
3. Sewer Capacity Projects
4. Lift Station Elimination/Rehabilitation

The total cost of contracted engineering services associated with these projects is estimated at \$565,000. City Engineering staff will still handle contract administration and consultant oversight for the work.

A formal Request for Proposal (RFP-5112-22-KH) was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractor's Association (WCCA), and advertised in the The Daily Sentinel. Five companies submitted responsive and responsible formal proposals as follows:

Contractor	Location
Burns & McDonnell Engineering Company, Inc.	Centennial, CO
JVA, Inc.	Glenwood, CO
Landmark EPC LLC	Loveland, CO
RESPEC, Inc.	Denver, CO
River City Consultants, Inc.	Grand Junction, CO

The proposals were reviewed individually by an evaluation committee based on the criteria set forth in the solicitation documents. The evaluation committee interviewed the top three ranked firms, and selected JVA, Inc. (as the Primary provider) and River City Consultants, Inc. (as the Secondary provider) as the two firms that best demonstrated the capability to perform the scope of services being requested.

Per Section 10.10 of the Purchasing Manual, all solicitation documents shall remain confidential until the Purchasing Division awards the contract.

**FISCAL IMPACT:**

The funding for professional civil engineering design services is included in the budget for projects within the Water Fund and Joint Sewer Fund.



**SUGGESTED MOTION:**

I move to (authorize/not authorize) the City Purchasing Division to enter into contracts with JVA, Inc. (as the Primary provider), and River City Consultants, Inc. (as the Secondary provider) for as needed Professional Civil Engineering Services for Water and Wastewater Pipeline Replacement Projects.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #4.a.

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**Meeting Date:** November 16, 2022

**Presented By:** Trenton Prall, Public Works Director

**Department:** Public Works - Engineering

**Submitted By:** Trent Prall, Public Works Director

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### **Information**

#### **SUBJECT:**

A Resolution Authorizing the City Manager to Submit a Grant Application for the Multimodal Options Fund (MMOF) Grant Program for the North Ave Enhanced Transit Corridor Improvements Project

#### **RECOMMENDATION:**

Authorize the City Manager to submit an application in response to the Mesa County Regional Transportation Planning Office's (RTPO's) call for projects for the Multimodal Options Fund (MMOF) program.

#### **EXECUTIVE SUMMARY:**

Colorado SB 18-001 includes a provision that establishes a Multimodal Options Fund (MMOF). The Grand Valley Transportation Planning Region (TPR) has \$3,250,000 to be used in the TPR. A call for projects has been issued and the application deadline is November 18, 2022. Eligible applicants are limited to: Mesa County government or any municipal government within the Grand Valley TPR boundaries (all of Mesa County).

City staff recommends the North Avenue Enhanced Transit Corridor Improvements as the selected project. The project will provide lower stress, multi-modal paths along North Ave on the north side between 28 1/2 and 29 Road and on the south side between 29 Road and 29 1/2 Road.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **Grant background:**

Colorado SB 18-001 includes a provision that establishes a Multimodal Options Fund (MMOF). The Grand Valley TPR was allocated \$3,250,000 to be used in the Grand Valley Transportation Planning Region (TPR). The call for projects was made in

October of 2022. The application deadline is November 18, 2022.

Eligible applicants are limited to: Mesa County government or any municipal government within the Grand Valley TPR boundaries (all of Mesa County). In order to be eligible MMOF funds, a project must be one of or a combination of the following for project types:

- a.Capital or operating costs, for fixed route and on-demand transit,
- b.Transportation Demand Management programs,
- c.Multimodal Mobility projects enabled by new technology,
- d.Multimodal Transportation studies, AND
- e.Bicycle or pedestrian projects

No match is required.

**Selected project:**

North Avenue has served the community as a major arterial since its construction in the mid-1950s. While it has functioned well over the years as a corridor for cars, trucks, and freight, it has lacked transit and pedestrian-friendly elements. Mesa County Regional Transportation Planning Office (RTPO) applied for and received \$1.5 million in transit-related funding made available by Senate Bill 267. The required 20% match or \$375,000 was provided by the City for a total estimated project of \$1,875,000 in 2018.

The project has two purposes: 1) complete a comprehensive study to identify elements that would transform North Avenue into an Enhanced Transit Corridor and 2) construct selected improvements utilizing the remaining funding. The Enhanced Transit Corridor Study defines a long-term vision for North Avenue and identifies a set of prioritized infrastructure improvements to make the corridor more comfortable for people hiking, walking, and taking transit. The plan encompasses North Avenue in its entirety, from 1st Street on the west to I-70B on the east with the study area extending 1/2 mile to the north and south of North Avenue, where connecting streets are integral to the multimodal function of the corridor.

The study identifies the needs as well as the priorities to direct SB267 Transit funding for construction of improvements and to secure and guide any additional funding to improve the corridor. The study analyzes transit enhancements based on pedestrian access, traffic safety, bus stops, transit speed and reliability, and signal prioritization. Conceptual design of the proposed improvements and estimated costs for the corridor are also included in the study. Based on the results of the study, two sections of the corridor are recommended for investment of the balance of the SB267 funding. A 30% design for the two sections was also included.

Study recommendations include:

1. Buildout of the Multi-Use Trail
2. Pedestrian and Bicycle Safety Improvements
3. Complete Adjacent Sidewalk Network north and south of the corridor

4. New Pedestrian Crossings
5. New Bicycle Crossing
6. Transit - Bus Stop Improvements
7. Transit - Speed and Reliability Improvements

The recently completed study helped identify and prioritize a series of projects. The highest priority project is to provide detached multi-modal sidewalks along the north side of North Avenue between 28 ½ Road and 29 Road. The second highest priority was the segment along the south side of North Ave between 29 Road and 29 ½ Road. This project will finish the design on both segments and will construct the highest priority segment and as much of the second priority segment as budget allows. Mesa County secured transit funds through CDOT subject to the City providing the matching funds as confirmed by City Council on September 1, 2021 Memorandum of Understanding.

The project will eliminate a gap in connectivity on the north side between 28 1/2 Road and 29 Road and the south side between 29 Road and 29 1/2 Road. The project provides a walkable, accessible access as well as transportation options including Grand Valley Transit.

The project has been identified in the Grand Valley Regional Transportation Planning Office's 2045 Regional Transportation Plan, the City's North Avenue Plan, the City's active transportation plan, and is a high priority for the City's Urban Trails Committee.

One of the key goals in the 2045 Regional Transportation Plan is to "Foster active transportation by providing a regionally connected network of low-stress facilities that are safe for people walking and people biking".

The project will address national and local transportation goals such safety, infrastructure condition, congestion reduction, and environmental sustainability.

The City's proposed 2023 budget has \$2,150,500 for final design, right-of-way, and construction. CDOT will reimburse \$1,350,000 in transit funds. Due to rising costs in both right-of-way and construction, the estimate to complete both segments is \$2,650,000. \$962,500 of MMOF funds are requested to complete both segments.

Awards are anticipated within 90 days.

If selected, the project is proposed for design and securing environmental permits and right-of-way in 2023 followed by construction in late 2023-mid 2024.

#### **FISCAL IMPACT:**

The Multi-Modal Options Fund (MMOF) does not require any match.

The project is currently estimated at \$2,150,500 with CDOT Transit Funds contributing \$1,350,000. This budget is estimated to build all of the highest priority segments on the

north side between 28 1/2 Road and 29 Road however only a portion of the south side between 29 Road and 29 1/2 Road. The full scope for both segments is estimated at \$2,650,000. The grant request is for \$962,500 to be able to fund both of the highest priority segments identified in the study. If awarded, the grant funds will make available \$462,500 of funding from the City capital funds that are currently proposed in the 2023 capital budget.

**SUGGESTED MOTION:**

I move to adopt Resolution No. 83-22, a resolution supporting the grant application for Multi-Modal Options Fund (MMOF) for the North Ave Enhanced Transit Corridor.

**Attachments**

1. MMOF-North Ave Exhibit
2. RES-North Ave MMOF 111622



# Prioritization of Future Sections of Multiuse Trail

## Already Complete

- 12<sup>th</sup> Street to 23<sup>rd</sup> Street – both sides

## Currently Advancing

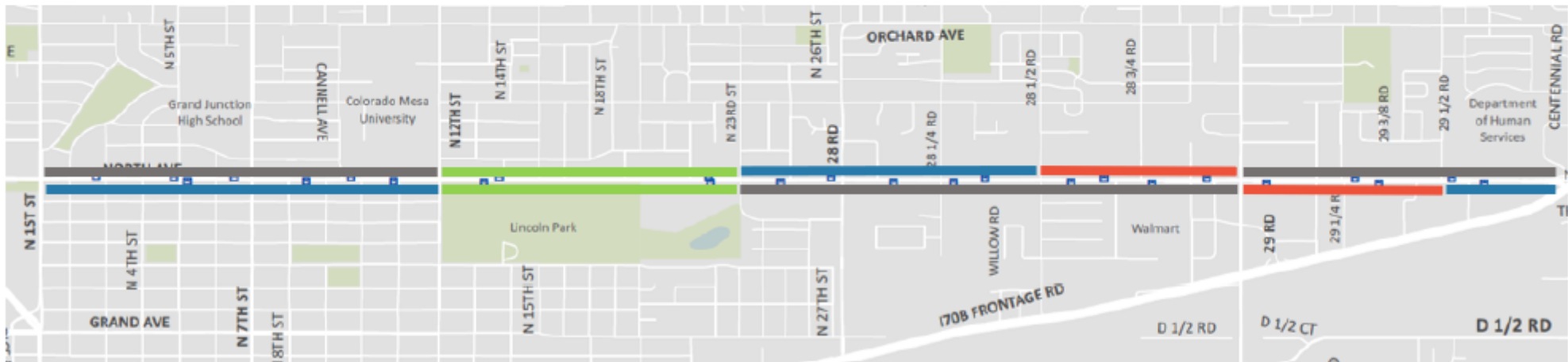
- 28 ½ Road to 29 Road – north side
- 29 Road to 29 ½ Road – south side

## Tier 1 – Complete End-to-End Trail on One Side

- 1<sup>st</sup> to 12<sup>th</sup> Street – south side
- 23<sup>rd</sup> Street to 28 ½ Road – north side
- 29 ½ Road to I-70B – south side

## Tier 2 – Complete Remaining Missing Segments

- 1<sup>st</sup> to 12<sup>th</sup> Street – north side
- 23<sup>rd</sup> Street to 29 Road – south side
- 29 Road to I-70B – north side



### North Avenue Multiuse Trail Buildout Prioritization

- |  |                     |  |                 |
|--|---------------------|--|-----------------|
|  | Already Complete    |  | Tier 1 Priority |
|  | Currently Advancing |  | Tier 2 Priority |

**RESOLUTION NO. \_\_-22**

**A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR MULTI-MODAL  
OPTIONS FUND (MMOF) FOR NORTH AVENUE ENHANCED TRANSIT CORRIDOR  
IMPROVEMENTS**

BE IT RESOLVED by the City Council of the City of Grand Junction, Colorado that:

The City of Grand Junction by, with and through this Resolution supports the North Avenue Enhanced Transit Corridor Improvements project application that the City has made to the Mesa County Regional Transportation Planning Office's Multi-Modal Options Fund. Many segments of North Avenue have yet to have sidewalks after the original construction of North Avenue in the 1950's.

Senate Bill 18-001 includes a provision that establishes a Multimodal Options Fund (MMOF). The Grand Valley Transportation Planning Region (TPR) has been allocated \$3,250,000 to be used in the Grand Valley TPR. A call for projects has been issued.

The Multi-Modal Options Fund provides funding for projects such as transit system improvements as well as multi-modal studies, or bicycle and pedestrian projects.

In accordance with the grant purposes, the City Public Works Department proposes a project that will construct 8-foot-wide detached multi-modal paths on the north side of North Avenue between 28 ½ Road and 29 Road and the south side between 29 Road and 29 ½ Road (the Project).

City staff is seeking Mesa County Regional Transportation Planning Office's Multi-Modal Options Fund funding for the Project in the amount of \$962,500. Completion of the Project is planned for 2024.

The City Council authorizes the expenditure of funds necessary to meet the terms and obligations, including established deadlines, of any grant award. If a grant is awarded, the City Council hereby authorizes the City Manager to sign the grant agreement for the Project.

The City staff has recommended that the City Council support the grant application and if awarded that the grant be utilized for the North Avenue Project.

PASSED and ADOPTED this 16th day of November 2022

ATTEST:

\_\_\_\_\_  
Anna M. Stout  
President of the City Council

\_\_\_\_\_  
Amy Phillips  
City Clerk



## Grand Junction City Council

### Regular Session

Item #5.a.i.

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**Meeting Date:** November 16, 2022

**Presented By:** Ken Sherbenou, Parks and Recreation Director

**Department:** Parks and Recreation

**Submitted By:** John Shaver

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### **Information**

#### **SUBJECT:**

An Ordinance Regarding the Baseball Lease and Management Agreement Transfer for Suplizio Field to Future Legends, LLC

#### **RECOMMENDATION:**

Hold a public hearing and approve a proposed ordinance regarding the Baseball Lease and Management Agreement Transfer for Suplizio Field to Future Legends, LLC

#### **EXECUTIVE SUMMARY:**

The City has been notified that the Grand Junction Rockies (GJR LLC) sold its interests in the Grand Junction Rockies minor league baseball club to Future Legends LLC. Future Legends LLC acquired the equity, stock, or assets of GJR LLC and, pursuant to the Agreement, assumed, and has represented to the City, that it will honor GJR LLC's obligations arising out of and under the Agreement. Future Legends LLC also recently announced a name change for the team to the Grand Junction Jackalopes. By and with this Ordinance, the City Council acknowledges the Agreement and transfers the Agreement to Future Legends LLC and substitutes Future Legends LLC for GJR LLC.

#### **BACKGROUND OR DETAILED INFORMATION:**

Since November 15, 2011, GJR LLC has contracted with the City for certain use and management of Suplizio Field, the clubhouse and ancillary facilities for the Grand Junction Rockies minor league baseball club ("Club"). The 15-year lease and management services agreement, as amended, ("Agreement") is the subject of this Ordinance. A copy of the Agreement is attached. The City has had a long and productive relationship with GJR LLC.

Suplizio Field experiences a high level of usage, from Colorado Mesa University

baseball, School District 51 baseball, the Junior College World Series (JUCO) and the Grand Junction Rockies. The Grand Junction Rockies schedule fits well with the other uses. For example, the season begins on the road while JUCO is happening, and then the Grand Junction Rockies play throughout the summer months when these other activities have been completed for the year. The presence of the team helps promote Grand Junction as a baseball town and destination, thereby driving interest, attendance and economic activity. The Stadium renovation completed earlier this year has also provided sizable benefits to all users of Suplizio Field.

In September 2022, GJR LLC notified the City that it had sold its interests in the Club to Future Legends LLC. Future Legends LLC acquired the equity, stock, or assets of GJR LLC and, pursuant to the Agreement, assumed, and has represented to the City, that it will honor GJR LLC's obligations arising out of and under the Agreement. By and with this Ordinance, the City Council acknowledges the Agreement and transfers the Agreement to Future Legends LLC and substitutes Future Legends LLC for GJR LLC. The sale of the team is an opportunity for the ball club to continue to evolve. On November 4, it was announced that the new name for the team is the Grand Junction Jackalopes.

Notwithstanding its intention to be bound to the Agreement, Future Legends LLC and the City recognize and agree that the Agreement needs to be amended to reflect, among other matters, whether the conduct of baseball operations by Future Legends LLC will be under/subject to Major League Baseball (MLB) standards as the Agreement presently requires, to recognize that renovations required by the lease have been performed, and to address other operational considerations that both the City and Future Legends may benefit from making.

At the November 2, 2022, meeting, City Council set the public hearing for November 16, 2022.

**FISCAL IMPACT:**

There is no fiscal impact from approval of the Ordinance. The terms of the lease and management agreement are as specified in the agreements.

**SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance No. 5108, an ordinance transferring, authorizing and substituting the Lease and Management Agreement by and between the City and GJR LLC to Future Legends LLC for use of the premises commonly known as Suplizio Field and ratifying all actions heretofore taken and in connection therewith on final passage and and order final publication in pamphlet form.

**Attachments**

1. DRAFT - Lease and Management Agreement City and GJR LLC

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE TRANSFERRING, AUTHORIZING AND SUBSTITUTING THE LEASE AND MANAGEMENT AGREEMENT BY AND BETWEEN THE CITY AND GJR LLC TO FUTURE LEGENDS LLC FOR USE OF THE PREMISES COMMONLY KNOWN AS SUPLIZIO FIELD AND RATIFYING ALL ACTIONS HERETOFORE TAKEN AND IN CONNECTION THEREWITH**

**Recitals:**

The City of Grand Junction (City) owns the stadium and sports complex commonly known as Suplizio Field and Stocker Stadium. Since November 15, 2011, GJR LLC has contracted with the City for certain use and management of Suplizio Field, the clubhouse and ancillary facilities for the Grand Junction Rockies minor league baseball club ("Club"). The 15-year lease and management services agreement, as amended, ("Agreement") is the subject of this Ordinance. A copy of the Agreement is attached.

The City has had a long and good relationship with GJR LLC. In September 2022 GJR LLC notified the City that it had sold its interests in the Club to Future Legends LLC. Future Legends LLC acquired the equity, stock, or assets of GJR LLC and pursuant to the Agreement assumed, and has represented to the City, that it will honor GJR LLC's obligations arising out of and under the Agreement.

By and with this Ordinance the City Council acknowledges the Agreement and transfers the Agreement to Future Legends LLC and substitutes Future Legends LLC for GJR LLC.

Notwithstanding its intention to be bound to the Agreement, Future legends LLC and the City recognize and agree that the Agreement needs to be amended to reflect, among other matters, whether the conduct of baseball operations by Future Legends LLC will be under/subject to Major League Baseball (MLB) standards as the Agreement presently requires, to recognize that renovations required by the lease have been performed, and to address other operational considerations that both the City and Future Legends may benefit from making.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO AS FOLLOWS:

I . The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Ordinance the City Council of the City of Grand Junction, Colorado hereby transfers, authorizes, and substitutes Future Legends



LLC for GJR LLC in the Agreement as amended; and,

2. All actions heretofore taken by the officers, employees and agents of the City relating to the Agreement as amended for the lease and management activities pertaining to the use(s) provided in the Agreement as amended and as described or referred to herein and which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed, and,

3. The City Manager and the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions hereof, including, without limitation, negotiation of replacement terms and/or amendments to the Agreement as amended to affect the intent and purposes hereof.

4. If any part or provision of this Ordinance or the application thereof to any person or circumstance[s] is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

5. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the lawful objectives sought to be obtained.

INTRODUCED ON FIRST READING, PASSED for publication in pamphlet form and setting a hearing for this 2<sup>nd</sup> day of November 2022 by the City Council of the City of Grand Junction, Colorado.

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this 16<sup>th</sup> day of November 2022.

---

Anna M. Stout  
President of the City Council

Attest:

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Amy Phillips  
City Clerk

**First Amendment to the Minor League Baseball Lease Agreement  
Between the City of Grand Junction, Colorado and GJR, LLC**

This First Amendment ("First Amendment") to the Lease Agreement is effective the 30<sup>th</sup> day of June, 2012, by and between the City of Grand Junction, Colorado, ("City"), and GJR, LLC, a Colorado limited liability company ("Club").

WHEREAS, City and Club are parties to a Lease Agreement dated as of November 15, 2011 ("Lease Agreement"), and.

WHEREAS, the City and Club desire to modify the Lease Agreement as provided herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein, the sufficiency of which is acknowledged and supports the making of this First Amendment, the City and the Club agree as follows:

- 1) The above recitals are incorporated herein and deemed a part of this First Amendment. Capitalized terms used but not otherwise defined are used as defined in the Lease Agreement.
- 2) Section 3. b. regarding Annual Rent is hereby deleted.
- 3) Section 3.e. is hereby amended as follows:

"The initial payment, annual facility payment, field usage fees and Spectator Fees payable by the Club to Grand Junction Baseball Committee, Inc. and to the City as provided in this First Amendment, the Lease Agreement and any further Amendment(s) thereto are in full consideration of the Club's use of the Leased Premises under this Lease Agreement."

"Except for the payment of the initial payment, Annual Facility Payment, field usage fees and Spectator Fees, no other rent, fees, costs, expenses or charges shall be payable by Club to Grand Junction Baseball Committee, Inc. or to City or charged to Club by, through or at the direction of City in connection with this Lease Agreement or Club's use of the Leased Premises hereunder."

- 4) Section 3. f. is hereby added as follows:

"Section 3.f. Annual Facility Payment. Club shall pay to Grand Junction Baseball Committee, Inc. twenty-five thousand dollars (\$25,000.00) annually on or before July 1<sup>st</sup> of each year of the lease term. The City shall have the remedies provided in the Lease



Agreement in the event of the Club's default on its obligation to pay the Annual Facility Payment to Grand Junction Baseball Committee, Inc."

4) Except as amended by this First Amendment, all the terms, conditions and covenants of the Lease Agreement are valid, shall remain in full force and effect, and are hereby ratified and confirmed. Any inconsistencies between this First Amendment and the Lease Agreement shall be governed by this First Amendment. Notwithstanding anything to the contrary in the Lease Agreement, as amended by this First Amendment, shall be governed by and subject to the laws of the State of Colorado (without regard to its conflict of laws principles) and shall be deemed for all purposes to be made and fully performed in Colorado. This First Amendment may be executed in any number of counterparts, each of which shall be considered an original, and all of which shall be deemed one and the same instrument. The Lease Agreement, as amended by this First Amendment, contains the entire agreement of the parties with respect to the matters covered and no other prior promises, negotiations or discussions, oral or written, made by any party or its employees, officers or agents shall be valid and binding.

5) This First Amendment to the Lease Agreement is also expressly contingent on the ratification, confirmation and consent of this First Amendment by the City Council of City and the execution and delivery of this First Amendment by the City.

**IN WITNESS WHEREOF**, the parties have executed this First Amendment to the Lease Agreement effective as of the day and year first above written.

Attest:

By: Stephanie Kim  
City Clerk



City of Grand Junction, Colorado ("City")

By: [Signature]  
Rich Englehart  
City Manager

GJR, LLC ("Club")

By: [Signature]  
Michael P. Baker  
Manager

\* \* \*

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, 2012, by Rich Englehart, the City Manager of the City of Grand Junction, Colorado, a Colorado municipal corporation, on behalf of said Colorado municipal corporation.

Deana Pietro  
Notary Public

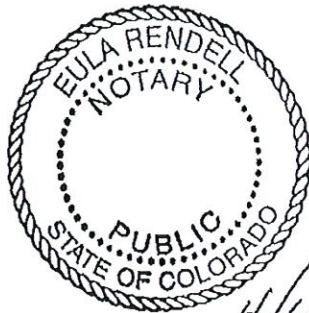


My Commission Expires 07/07/2016

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 14 day of August, 2012, by Michael P. Baker, a Manager of GJR, LLC, a Colorado limited liability company, on behalf of said Colorado limited liability company.

Eula Rendell  
Notary Public



My Commission Expires

4/4/2014

Execution Copy

**MINOR LEAGUE BASEBALL LEASE AGREEMENT  
BETWEEN  
THE CITY OF GRAND JUNCTION, COLORADO  
AND  
GJR, LLC**



Grand Junction, Colorado Minor League Baseball Lease  
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## Grand Junction, Colorado Minor League Baseball Lease Agreement

This Lease Agreement is made and entered on the <sup>14</sup>~~15~~ day of <sup>November</sup>~~September~~, 2011, by and between the City of Grand Junction, Colorado, ("City"), and GJR, LLC, a Colorado limited liability company ("Club").

WHEREAS, the Club desires to relocate its Pioneer Baseball League minor league baseball club to Grand Junction, Colorado and lease the baseball field known as "Suplizio Field," as well as related grounds and facilities adjacent thereto.

WHEREAS, the City has determined that it is advantageous to City to lease the baseball field, and related grounds and facilities to the Club.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements set forth below, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged by the parties, the City and the Club agree:

1. **Leased Premises.** The City hereby leases to the Club the Leased Premises (as defined below) on the terms and conditions of this Lease Agreement. For purposes of this Lease Agreement, (a) "Leased Premises" means (i) the real property legally described on Exhibit A and all physical improvements thereto and structures thereon, including, without limitation, the Stadium (as defined below), walkways, parking areas (including the parking lot next to Clubhouse (as defined below) and public parking lot beyond main entrance, which public lot shall be non-exclusive to Club), and all other appurtenances and improvements made to or existing on the Leased Premises during the term of this Lease Agreement, and (ii) all rights, privileges and improvements as described or set forth in this Lease Agreement, (b) "Stadium" means the baseball stadium (currently known as "Suplizio Field"), and the Clubhouse; administrative and storage areas; playing and practice fields; batting cages and tunnels, bullpen pitching mounds; warm-up areas; newly constructed hospitality suite; press box; scoreboard; stadium visual, sound and public address systems; concession facilities; box office facilities at the main entrance; and all ancillary structures, improvements and related grounds situated upon the Leased Premises. Additionally, the Stadium shall include space on the 12<sup>th</sup> Street and North Avenue marquee for Club to display identifying signage, but Club acknowledges that the entire marquee is not exclusive to it/for its use. Similarly, the Club shall have the right to place identifying signage at the main pedestrian entrance to the Stadium. Club shall pay for the cost of any such signage. The style and size of the signs shall be controlled by the applicable code(s), law, rule(s) and regulations. "Clubhouse" means the renovated clubhouse building, which will include office facilities for the Club, and home Club and visitor clubhouses, as contemplated by Section 5 below.

Club shall have the right pursuant to Section 4 below to use the Leased Premises during each Baseball Season (as defined in Section 4) during the term of this Lease Agreement. During each Baseball Season (and additionally during each non-Baseball



Season with respect to the Club offices and storage areas), Club shall have the right to have and to hold the Leased Premises and all rights, privileges, easements and appurtenances belonging thereto. The rights and privileges granted by the City to the Club shall include, without limitation, all rights to possess, control, use, and operate the Leased Premises (and, notwithstanding anything to the contrary contained herein, permit Club's designees (including, without limitation, concessionaires, broadcasters and other third parties)), and further shall include such rights of way, utility easements, rights to post and display advertising and signage within the Stadium and/or the Leased Premises (but not on the exterior walls and/or projecting over the height of the applicable portion of the Stadium and/or Leased Premises), all without restriction by City ordinance or regulation, and such other access and use rights as needed for operation of the Leased Premises as a professional sports and/or entertainment venue.

The Club shall negotiate a separate agreement with JUCO regarding certain outfield fence signage.

The City reserves the right of entry to the Leased Premises, for purposes of repair and maintenance of utilities and facilities that are the City's responsibility under this Lease Agreement and will give 8 hours advance notice of access whenever possible (no notice is required in case of emergencies), with an exception to the notice provision for cleaning crews. Except in emergencies, the City agrees to refrain from exercising such access rights during times the Stadium is in use for the Club's baseball games, and to otherwise limit its exercise of access rights to prevent disruption of the contemplated uses of the Leased Premises.

2. **Term.** The term of this Lease Agreement shall be a 15-year occupancy period commencing at 12:01 A.M., January 1, 2012, with three (3) five (5) year extension periods at the Club's option, subject to the terms and conditions set forth below. This term may be shortened or extended pursuant to Sections 17 and 18 below.

3. **Payments to City.**

a. **Initial Payment.** Club shall pay to the City One Hundred Thousand Dollars (\$100,000) on or before December 1, 2011.

b. **Annual Rent.** Club shall pay City rent annually on or before July 1<sup>st</sup> of each year in the amount of Twenty-Five Thousand Dollars (\$25,000).

c. **Field Usage Fee.** Club shall pay City a per game usage fee for each game played at the Stadium as follows:

<u>Years</u>	<u>Per Home Game</u>
2012-2016	\$500
2017-2021	\$600
2022-2026	\$700

Such fees shall be due on the 15<sup>th</sup> day of the month following the month in which the games are played.

If the Club elects to extend this Lease Agreement pursuant to Section 17, the per game usage fee shall be adjusted as follows:

<u>Years</u>	<u>Per Home Game</u>
2027-2031	\$800
2032-2036	\$900
2037-2041	\$1,000

d. Spectator Fee. For each ticket sold as an Advance Ticket Sale (defined below), Club shall pay to the City a "Spectator Fee" of \$.50 per ticket sold by Club. For each ticket sold as a Box Office Ticket Sale (defined below), Club shall pay to the City a Spectator Fee of \$1.25 per ticket sold by Club.

"Advance Ticket Sale" shall mean any game ticket sold before the entrance gates are opened to allow spectators to enter the Stadium for the game for which the ticket is sold. Any ticket sold for a day's game after the entrance gates are opened for such game shall be considered a "Box Office Ticket Sale."

The Club shall be allowed to issue up to fifty (50) complimentary tickets ("Comp. Tickets") to each game, which shall not be subject to the Spectator Fee. However, it is agreed that the Club shall not issue such Comp. Tickets to any Club sponsor pursuant to a sponsorship agreement that includes a ticket element, but rather will allocate an amount from such sponsorship agreement equal to the face value of the tickets at the price sold to the general public for the game and section in which the Sponsor is allotted seats and Club will pay the City a Spectator Fee of \$.50 on such tickets. Further, the Club may contribute or charge no more than \$1 per ticket to charitable groups (those who are Section 501(c)(3) organizations under the Internal Revenue Code, as amended (e.g., Boys and Girls Club)), and such tickets shall be exempt from the Spectator Fee and will not be considered Comp Tickets.

Spectator Fees shall be remitted by Club to the City on or before 15 days following the last home game of the Baseball Season for each respective year.

If Club elects any of the options to extend this Lease Agreement pursuant to Section 17, in such option years the Spectator Fee for Advance Ticket Sales shall remain at \$.50 per ticket and the Spectator Fee for Box Office Ticket Sales shall be increased to \$1.50 per ticket.

e. Full Consideration; No Other Charges or Payments. The initial payment, annual rent, field usage fees and Spectator Fees payable by Club to the City are in full consideration of the Club's use of the Leased Premises under this Lease Agreement.



Except for the payment of the initial payment, annual rent, field usage fees and Spectator Fees, no other rent, fees, costs, expenses or charges shall be payable by Club to City or charged to Club by, through or at the direction of City in connection with this Lease Agreement or Club's use of the Leased Premises hereunder.

#### 4. Use of Premises.

a. Baseball Season Exclusive Use. During the term of this Lease Agreement, the Club shall have the right during each Baseball Season to the exclusive use, possession, operation and control of all areas of the Leased Premises, except as provided in Section 6 below, including all of the Stadium's facilities, for (i) practicing and playing professional baseball games involving Club's team, and conducting related activities, (ii) conducting baseball events not involving Club's team or conducting non-baseball events, all as determined by Club ("Ancillary Events"), and (iii) conducting advertising and promotional activities in conjunction therewith. "Baseball Season" means, as to each calendar year of the term of this Lease Agreement, the regular annual period of play of professional baseball games and related activities by the Club at the Leased Premises for the minor league baseball league in which the Club's team is then a member (which is currently the Pioneer Baseball League and whose season currently runs from mid-June through the beginning of September), including any and all pre-season practice games, regular season games, exhibition games (no more than two (2) per season), post-season "playoff" games, and all "all star" games. If the Baseball Season for a year were to change during the term of this Lease Agreement such that it would interfere with the annual JUCO tournament held each year on the Leased Premises during a two-week period during the last week of May and the first week of June, then the Club shall have the responsibility to coordinate with the respective minor league baseball authorities to schedule its home games so as not to play any game at the Stadium during the one-week time period of the JUCO tournament. Further, if a scheduled Club game should conflict with a Colorado Mesa University ("University") and/or School District 51 ("District") home football game in September of any year, the Club will be responsible for coordinating with the University and/or the District to resolve such conflict (which may include but not be limited to playing an afternoon or evening baseball game, sharing the Stadium facilities or the rescheduling of game(s)). Notwithstanding the above exclusivities, the City shall have the right on any non-game day (day or night) to host events at the Stadium facilities, including but not limited to the hospitality suite, restrooms and concessions upon reasonable advance notice to the Club. Such use shall be considered a City Event (as defined in and governed by Section 4.g.).

b. Year Round Exclusive Use. During the term of this Lease Agreement, the Club also shall have year-round exclusive use of (i) the Club administrative offices and storage areas located in the Clubhouse, and (ii) five (5) parking spaces as designated by Club in the parking lot adjacent to the Clubhouse.



c. Advertising, Promotions and Signage.

i. Generally. At the beginning of each Baseball Season, the Leased Premises must be delivered to Club free of all advertising/promotional signage not approved by Club. In the event the Leased Premises cannot be delivered "clean," the City will cover advertising/promotional signage as directed by Club. During each Baseball Season, the Club shall at all times exclusively control advertising, promotions and signage for the Leased Premises, subject only to any separate agreement between JUCO and Club. Notwithstanding the foregoing, stadium signage identifying the name of the Stadium as "Suplizio Field" is permitted.

ii. Naming Rights. City shall retain the naming rights to the Stadium, which name is currently "Suplizio Field". City may change the name of the Stadium to a non-commercial name at its discretion. As part of Club's advertising, promotional and signage rights, during the Baseball Seasons, Club shall have the naming rights with respect to all component parts and areas of the Stadium and Leased Premises (including without limitation, the Clubhouse, seating areas, party decks, entrance portals and bullpen areas, etc.). If in the exercise of such rights, the Club modifies, removes, covers or otherwise damages existing signage, it will restore or replace such existing signage to its original condition at Club's expense at the end of any Baseball Season during which signage is modified, removed, covered or damaged.

d. Club Revenues. All revenues from Club's activities at the Leased Premises, including, without limitation, from baseball games and Ancillary Events, from all sources whatsoever, including, without limitation, ticket sales (subject to payment to City of the Spectator Fee pursuant to Section 3.e.); suite rentals; commissions and royalties; vending; beer, alcohol and beverage sales; advertising, sponsorships, promotions and signage; broadcast, media and programming rights; and merchandise, novelty and retail sales, shall be retained solely by the Club.

e. Alcoholic Beverages. City shall secure a license for the sale of alcoholic beverages (including, without limitation, beer, wine and distilled spirits) that may be sold and otherwise distributed and consumed at the Leased Premises during the term of this Lease Agreement. Club or its concessionaire (as designated by Club) shall be permitted to sell alcoholic beverages at the Leased Premises pursuant to the terms and conditions of the Management Services Agreement attached hereto as Exhibit B. Alternatively, the Club, at its sole option, may obtain such a license (or utilize a concessionaire with such a license) for such sales.

f. Ancillary Event Expenses. Notwithstanding Section 3(e) above, if the Club conducts any Ancillary Events at the Leased Premises, Club shall pay to the City the documented direct incremental out of pocket costs actually incurred by City in connection with such Ancillary Events.



g. City Events. If City desires to hold an event(s) at the Leased Premises during a Baseball Season (a "City Event"), the City shall provide reasonable advance written notice to the Club of the proposed City Event (including a description of such event, its date and time and the facilities to which the City requires access) to allow the Club to object to such City Event if the preparation, the event itself or the clean-up/teardown will interfere with the Club's activities at the Leased Premises. Neither a City Event nor any activities with respect thereto may occur on a game day unless consented to in writing by Club, or be of such type or nature that could be expected to cause any damage to the Playing Field. The Club agrees to cooperate with the City when a unique or occasional City Event requires use of the Leased Premises.

Unless otherwise set forth in a written agreement between Club and City with respect to a City Event, the following terms and conditions shall apply: (i) City shall be entitled to all revenues with respect to such City Event, (ii) City shall be responsible for all costs, expenses, liabilities and obligations with respect to such City Event, and shall indemnify, defend and hold Club harmless with respect to the City Event, the conduct thereof, and all costs, expenses, claims, liabilities and obligations with respect to the City Event, (iii) the City Event and the conduct thereof shall not interfere in any manner with Club's activities at the Leased Premises, including, without limitation, any baseball games or practices, (iv) the City Event shall not damage the playing surface of the Stadium, and (v) City shall ensure that the Leased Premises meet the standards required by this Lease Agreement when the City Event is concluded.

**5. Renovation of Leased Premises.** Other than the Initial Payment, the City agrees at no cost or expense to the Club to expand and renovate the existing Clubhouse to (i) meet or exceed the minor league baseball standards attached hereto as Exhibit C, (ii) be in accordance with the plans agreed upon by the Club and the City, and (iii) comply with all applicable laws, rules and regulations (including, without limitation, issuance of a certificate of occupancy for the Clubhouse). Renovations shall include, without limitation, enlarging the existing Clubhouse, construction of offices for the Club and a fenced player's entrance from the Clubhouse to the playing field pursuant to the plans to be mutually agreed upon, and ice machine, two training tables, lockers (for home & visiting clubhouses and coaches locker room), carpet and stools (one for each locker). Club shall provide any additional equipment it deems necessary for the Clubhouse or the training rooms; the use of such equipment shall be exclusive to the Club. Further, Club shall provide furnishings and equipment for its offices for which it has exclusive use. Such renovations shall begin promptly after the last Colorado Mesa University home football game and shall be completed on or before June 1, 2012, with emphasis on finishing the Club's office space before such date to the extent practicable. It is understood that Club's obligations under this Agreement shall not apply until the Clubhouse renovations are completed in accordance with this Section 5; provided, however, if certain parts of the Clubhouse are ready for occupancy prior to others, the Club may elect to take early occupancy of such areas, although possession of such areas by the Club shall not constitute the Club's acceptance of the condition of the Clubhouse. City acknowledges that its covenant to have the Clubhouse renovations completed by June 1, 2012 is of great importance to Club, and that in the event the



Clubhouse renovations are not substantially completed by June 1, 2012, Club will suffer damages, the actual amount of which would be impractical or extremely difficult to determine, that the liquidated damages amounts set forth below are reasonable pre-estimates of what the Club's monetary damages would be in the event the Clubhouse renovations are not timely completed, and that it is the parties' mutual intention that City provide Club with liquidated damages to compensate Club if the Clubhouse renovation were not timely completed, rather than penalties to deter City from breaching this Lease Agreement and/or to punish City. Therefore, in the event the Clubhouse renovations are not substantially completed as required by this Section 5, (a) Club may suspend its performance of this Lease Agreement until the Clubhouse renovations are substantially completed and (b) City agrees to pay Club as liquidated damages an amount of \$500 per scheduled Club home game for each Club home game for which the Clubhouse renovations are not substantially completed. It is specifically understood by and between the parties that if the Clubhouse renovations are not timely completed, Club shall have the right to schedule its activities or events at another location and the Club's obligations pursuant to this Agreement shall be abated and suspended during such interruption. The foregoing remedy shall not be exclusive of any other right or remedy of Club hereunder, at law or in equity. For purposes of this Section 5, "substantially completed" means all work has been performed in accordance with the plans approved by Club, except for minor punch list work that does not materially impair beneficial use and occupancy, and the City has issued a certificate of occupancy.

**6. Parking.** During the Baseball Season, (a) the parking lot adjacent to the Clubhouse shall be exclusively available to Club at all times, and (b) the public parking lot that is a part of the Leased Premises shall be available to the Club for a period of two hours before a scheduled game or Ancillary Event and one hour thereafter, with the Club acknowledging such use is not exclusive to Club as this parking lot is also used by other visitors to Lincoln Park. Such parking in the public parking lot will be conducted in accordance with reasonable rules and regulations now or hereinafter established by City. The Club shall not charge for parking in the public parking lot.

**7. City Responsibilities.**

a. Generally. During the term of this Lease Agreement, the City shall, at its expense, furnish and satisfy the following:

i. Structural maintenance and repairs (including replacement when needed) to the Leased Premises;

ii. Maintenance and repairs (including replacement when needed) of the Leased Premises, including, without limitation, mechanical equipment, roofing, security lighting, security systems, plumbing, electrical systems, heating, air conditioning, areas/surface of the concourse, playing field surfaces, playing field lights, stadium seats, fencing and parking areas/surfaces;

iii. Such capital repairs, improvements or enhancements as requested by the Club that the City deems are reasonable, necessary, and commensurate with City's overall financial condition and ability;

iv. Any property taxes, special assessments or other taxes, levies or collections made against the land, improvements, the Leased Premises, this Lease Agreement or the rents payable under this Lease Agreement;

v. Removal and disposal of collected rubbish, trash, and garbage;

vi. Water, for drinking, irrigation and all other Leased Premises uses, and all sanitary and storm sewer services.

vii. Maintenance and cleanup of the Leased Premises, including the preparation of the playing field for each baseball game, as well as maintenance and cleanup of the Stadium grounds and parking areas within the Leased Premises after all baseball games. Maintenance shall include, but not be limited to, leveling and grooming of the playing field, fence repairs, plumbing, electrical systems, restrooms and supplies, and providing infield tarpaulins;

viii. All utilities used for Leased Premises operations by the Club shall be provided by the City, except for electricity, water, and gas in the Clubhouse which shall be paid by the City to the applicable utility provider, but shall be separately metered and paid by the Club to the City (subject to proration of costs to the City for other non-Club users of the Clubhouse which prorated amounts will be collected by City from such users);

ix. All concessions equipment;

x. Routine maintenance and custodial work of the Leased Premises (including the Clubhouse and all concession areas in the Stadium), as well as repairs to mechanical equipment, including routine filter changes. However, it is agreed that the Club will be responsible for custodial services on the inside of the concession sales areas and the hospitality suite. It is agreed that the Club shall have the use of furnishings and equipment to be provided by City in the Clubhouse, and that ordinary maintenance and repair of said furnishings and/or equipment to keep them in good and presentable condition shall be the responsibility of the City.

b. Clean-up of Stadium. Without limiting the generality of Section 7(a) above, the City shall, at its expense, clean the Leased Premises and keep it in an orderly condition including:

i. Providing personnel and supplies for clean-up of field, seating stands, concession areas, restrooms, and grounds;

ii. Cleaning and routine maintenance of stadium seats;



- iii. Removing refuse from the field; and
- iv. Collection of rubbish, trash, and garbage within the Stadium, Stadium grounds, playing field and the parking areas of the Leased Premises.

c. Leased Premises Criteria. Notwithstanding anything to the contrary contained in this Lease Agreement, the City shall, at its expense, repair, maintain and upgrade the Leased Premises (including, without limitation, causing the replacement of existing items) in order to keep the Leased Premises in first class order and condition, and in conformity with all applicable laws, rules and regulations, and all applicable minor league baseball rules and regulations, and shall include replacement of components whenever needed to maintain the foregoing standards.

## **8. Club Alterations, Additions, and Improvements.**

a. Generally. The Club, at its own risk and expense, may make alterations, additions, and improvements to the Leased Premises, provided that the plans and specifications for any modifications shall first be submitted to and approved in writing by the City. The Club shall not be responsible for submitting plans and specifications for modifications of a nature so minor that no plans or specifications are usually required. Any permanent additions, improvements, or fixtures made, installed, or affixed to the Leased Premises by the Club that are done in such manner as not to be removable without material, physical damage to the Leased Premises, shall become the property of the City.

b. Club Property. Any additions, improvements or fixtures that are made, installed or affixed to the Leased Premises by the Club in such manner as to be removable without material physical damage to the premises, and all trade fixtures, machinery, scoreboards, videoboards, video and sound systems and other personal property or equipment installed by the Club, shall be and remain the property of the Club and may be removed or replaced by the Club at any time during the term of the Lease Agreement and at Club's option may be removed at its expiration or termination. Any damage to the Leased Premises in the course of such removal shall be repaired by the Club at its own cost and expense. Any personal property or equipment or Tenant's Property as defined in Section 13 below not so removed upon expiration or termination of this Lease Agreement shall become the property of the City.

c. Expiration of Lease Agreement. Upon the expiration or termination of this Lease Agreement, except as otherwise provided in this Lease Agreement, all permanent or fixed asset repairs, alterations, additions or improvements made by the Club to any structure on the Leased Premises shall become the property of the City without further action or payment on its part.

**9. Image License.** City hereby grants an unlimited, non-exclusive and nonroyalty bearing right and license in favor of Club and its designees, acting individually or



collectively, to use the Leased Premises images, representations, likenesses, names and logos, in commercial and noncommercial contexts, in any media or manner (whether now existing or hereafter created), throughout the world, for purposes of, without limitation, merchandising, identifying the location of, and marketing and promoting, the Club's respective games, events, programs and all other activities permitted by this Lease Agreement. All such uses by Club shall be in good taste and shall not damage the reputation of the City.

**10. No Joint Venture.** This Lease Agreement does not create the relationship of principal and agent or of partnership or of joint venture, the sole relationship between the City and the Club being that of landlord and tenant. No party shall have any authority to act, or attempt to act, or represent itself, directly or by implication, as an agent of the other or in any manner assume or create, or attempt to assume or create, any obligation on behalf of or in the name of the other.

**11. Damage to Premises.** If the Leased Premises, or any portion thereof or improvements thereto, are damaged by fire, flood or other casualty that can be repaired or rebuilt within sixty (60) days from the happening of said damage, the Club shall not have the right to terminate this Lease Agreement, but shall as soon as reasonably possible after such damage has been repaired continue its operation of the Leased Premises subject to the provisions of this Lease Agreement. If the Leased Premises or any portion thereof are damaged or destroyed by fire, flood or other casualty so that the Club cannot conduct its business, and if the premises cannot be repaired or rebuilt within sixty (60) days from the happening of said damage or destruction, the Club may, at its option, terminate this Lease Agreement by written notice to City. Upon such termination by the Club, it shall immediately surrender said premises, paying such amounts as may be due to the time of the damage or destruction and thereafter have no rights or obligations under this Lease Agreement. During any period when the Club is not able to use the Leased Premises due to damage or destruction, it shall have the right to abate its payment as otherwise due under Section 3 above.

**12. Indemnification.** To the extent not prohibited by applicable law, each party shall indemnify, defend, and hold the other party, its affiliates, owners, officers, directors, members, managers, agents and employees harmless from and against any and all third party liabilities, obligations, damages, penalties, claims, costs, charges, losses, and expenses (including without limitation, reasonable fees and expenses of attorneys, expert witnesses and other consultants) ("Liabilities") resulting from the negligent or tortious act, error or omission of the indemnifying party (including its employees, contractors, subcontractors or other representatives), except to the extent the indemnified party owes the indemnifying party indemnity hereunder.

In addition to the foregoing indemnity, to the extent not prohibited by applicable law, the City shall indemnify, defend, and hold the Club, its affiliates, owners, officers, directors, members, managers, agents and employees harmless from and against any Liabilities with respect to the presence of any pollutant, toxic or hazardous waste or any



other material the release or disposal of which is regulated by any law, regulation, ordinance or code (including, without limitation, asbestos, urea-formaldehyde foam insulation, PCBs, radon and petroleum-based fuel tanks) (collectively, "Hazardous Substances") on, in, under or otherwise relating to the Leased Premises or any portion thereof, except that the City shall not be responsible for any Hazardous Substances released or disposed of by the Club at the Leased Premises.

The indemnification obligations of the City as set forth in this Section 12 shall be in contract, not in tort, and the City relinquishes and waives any rights it may have under any statutory or common law governmental tort claim limitation, sovereign immunity or other similar defense it might raise with respect to this contractual indemnity obligation to the Club. The City does not waive any sovereign immunity or similar defense it might raise with respect to tort liability asserted against the City by a third party.

To the extent the City does not satisfy any amount for which an indemnification would be due under the preceding paragraph, the Club shall be entitled to set off and reduce its rents and other amounts payable under this Lease Agreement by such amounts.

The indemnification granted by each party in this Section 12 shall be subject to the waivers contained in Section 14(e) below. These indemnification obligations shall survive the termination or expiration of this Lease Agreement.

### **13. Tenant's Property.**

a. Generally. The following property (collectively, "Tenant's Property"), whether or not located in or on the Leased Premises, does not constitute a portion of the Leased Premises and, notwithstanding any other provision of this Lease Agreement shall at all times during and after the term of this Lease Agreement be the property of the Club unless after termination it is left in place by the Club pursuant to Section 8(b), above:

i. All items of personal property, equipment and fixtures in, on or about the Leased Premises, and whether or however attached to the Leased Premises, at any time that are necessary, incidental or convenient to the business from time to time conducted by Club at the Leased Premises, including, without limitation, baseball practice or playing equipment, exercise equipment, kitchen equipment and furnishings, work stations, portable or movable partitions, receptionist desks, millwork, credenzas, computer installations (including computers, computer hardware, raised flooring, freestanding supplemental air conditioning or cooling systems therefor), communications systems and equipment, safes, bulletin boards, book shelves and file cabinets, but excluding central HVAC and other building systems (other than telecommunications equipment, which shall be deemed the personal property of the Club), walls (other than demountable walls or partitions), doors, trim, floor and wall coverings, ceiling lights and tile, window shades and the like;

ii. All furniture, inventory, machinery, racking, shelving, and other personal property;



iii. Any personal property and equipment which is either not owned by the Club or the City or is on consignment to the Club, including any personal property owned by the Club's, subtenant's, employees or invitees;

iv. All signs and other forms of business identification; and

v. Any other items of personal property whatsoever.

b. Club Removal. The Club shall have the right in its sole and absolute discretion from time to time to install, alter, remove and/or replace such Tenant's Property as it shall deem to be useful or desirable in connection with its business in the Leased Premises. Club will repair any damage caused by the Club's (or its designee's) removal of any fixture that is Tenant's property. The Club further shall have the right to enter into such agreements and assignments with respect to the Tenant's Property as the Club in its sole discretion shall deem advisable, including financing and similar arrangements.

#### 14. Insurance.

a. Liability Insurance. Both the City and Club shall, at its own expense, procure and at all times during the term of this Lease Agreement, maintain with insurance underwriters authorized to do business in the State of Colorado, reasonably satisfactory to the other party, commercial general liability insurance, including bodily injury and property damage coverage that shall name the other party as an additional insured and shall have limits of not less than \$1,000,000 each occurrence and \$2,000,000 general aggregate, and \$1,000,000 aggregate for products and completed operations. Such insurance shall be secured on an occurrence basis and not on a claims-made basis and shall include coverage for premises and operations, independent contractors and products-completed operations.

b. Workers Compensation Insurance. Both City and the Club shall purchase and maintain worker's compensation insurance during the term of this Lease Agreement. The worker's compensation insurance shall cover the State of Colorado's statutory requirements and also provide \$500,000 of employer's liability.

c. Liquor Liability Insurance. The Club shall purchase and maintain during the term of this Lease Agreement while alcoholic beverages are being sold or served by or on behalf of Club, or require any third-party vendor that it hires to sell or serve alcohol on its behalf to purchase and maintain, liquor liability (i.e., dram shop) insurance that shall have limits of liability of not less than \$1,000,000 bodily injury to one person and \$2,000,000 bodily injury for multiple occurrences.

d. Property Insurance.

i. City. The City shall purchase and maintain all-risk property insurance on the building and structures of the Leased Premises, which shall include all



perils, including flood, which insurance shall be for the full replacement cost of such buildings and structures, and the deductible ("Deductible Amount") for which shall not exceed \$250,000.00. City represents that it is and will be self-insured up to the Deductible Amount during the term of this Lease Agreement. For purposes of this Section 14(d), additions, improvements, fixtures, trade fixtures, machinery and equipment affixed to the Leased Premises and installed by the Club shall be covered by the all-risk property insurance policy maintained by the City, even though such items may be removed by the Club at the expiration or termination of this Lease Agreement.

ii. Club. The Club shall be responsible for the purchase and maintenance of such liability and property insurance as it elects to maintain covering its personal property in and on the Leased Premises.

e. Waiver of Subrogation. Notwithstanding any other provision in this Lease Agreement to the contrary, the City and the Club each hereby releases the other party from any and all liability or responsibility to such party or anyone claiming through or under them by way of subrogation or otherwise for any loss or damage to the Leased Premises, the Club's property on the Leased Premises, to the Stadium, or to property located thereon, resulting from any occurrence covered by property insurance or coverable by property damage insurance policies required to be maintained hereunder by such party, even if such occurrence shall have been caused by the fault or tortious act or omission of the other party or anyone for whom the other party may be responsible. Each of the City and the Club agrees that its policies will include such a clause or endorsement permitting such waiver, but the failure to obtain such a clause or endorsement shall not negate the waiver provided in this Section.

f. Insurance Certificates.

i. By Club. Certificates of insurance clearly disclosing on their face coverage in conformity with all of the foregoing requirements, naming City as an additional insured on the general liability policy and shall be delivered to City by the Club within 30 days after full execution of this Lease Agreement and thereafter annually by the Club during the term of this Lease Agreement.

ii. By City. Certificates of insurance clearly disclosing on their face coverage in conformity with all of the foregoing requirements, naming the Club as an additional insured on the general liability policy and shall be delivered to the Club by the City within 30 days after full execution of this Lease Agreement and thereafter annually by the City during the term of this Lease Agreement.

15. **Taxes**. During the term of this Lease Agreement, the Club shall be responsible for payment of all property taxes on its personal property located on the Leased Premises, and the City shall be responsible for payment of all real estate and/or real property taxes and special assessments assessed against the Leased Premises (except for any



possessory interest tax on the Club for the leasehold under this Lease Agreement). City and the Club agree there is no intent to establish a tax liability on either party. If a tax liability not presently foreseeable, other than the personal property taxes, real property taxes, possessory interest tax, income taxes and special assessments as allocated elsewhere in this Lease Agreement, accrues to either party by virtue of this Lease Agreement, the parties agree to negotiate in good faith to adjust the rents payable under this Lease Agreement to accommodate the economic effect of such unforeseen and unallocated tax. Possessory interest taxes on the Lease Agreement shall be assessed and collected by the State or County in accordance with applicable Colorado law; however, the City shall not directly impose a possessory interest tax on the Club during the term of this Lease Agreement. .

**16. Surrender of Leased Premises at Termination.** The Club agrees that upon the expiration or termination of this Lease Agreement, it will surrender, yield up and deliver the Leased Premises including the Club improvements left in place, if any, in clean condition and free of debris.

**17. Option to Renew.** The Club shall have three (3) options to extend this Lease Agreement for five (5) years, each under the same terms and conditions of this Lease Agreement as then in effect at the time of renewal. The Club may exercise such options by giving written notice to City of extension on or before January 1<sup>st</sup> of the year in which the then applicable initial or renewal term expires. A renewal term will be from January 1 through December 31 of the fifth year of the renewal period.

**18. Termination of Lease.**

a. Generally. This Lease Agreement shall expire on its own terms as of the end of the initial term of this Lease (December 31, 2026) or at the end of any applicable renewal term (if Club exercises an option to renew as stated in Section 17 above), unless this Lease Agreement is terminated earlier pursuant to this Section 18.

b. Termination by City. City shall have the right to terminate this Lease Agreement upon default in payment of rental or upon any other material breach by the Club of this Lease Agreement; provided, however, before any such termination shall become effective, the City shall give the Club written notice specifying in reasonable detail the default or material breach and stating that this Lease Agreement will be terminated sixty (60) days after the giving of such notice, unless such default or material breach is remedied within such cure period.

c. Termination by Club.

i. Sale or Assignment. The Club shall have the right to terminate this Lease Agreement at any time upon written notice given by the Club to the City at least sixty (60) days in advance of the effective date of termination in the event the City sells or attempts to sell the Leased Premises or assigns or attempts to assign this Lease Agreement to a third-party, including without limitation, another governmental body, private, public or



quasi-public agency, corporation or other third person; it being the intent of the parties that the Club's relationship to the City as the landlord is an essential term of this Lease Agreement.

ii. Breach; Self-Help. The Club shall have the right to terminate this Lease Agreement upon any material breach by the City of this Lease Agreement; provided, however, before any such termination shall become effective, the Club shall give the City written notice specifying in reasonable detail the default or material breach and stating that this Lease Agreement will be terminated sixty (60) days after the giving of such notice, unless such default or material breach is remedied within such cure period. Notwithstanding the foregoing, in lieu of exercising its right of termination, if City is in breach of this Lease Agreement (including if Club has good cause for taking action prior to expiration of City's cure period), Club may, but shall not be required to, perform the breached obligation and to enter the Leased Premises as appropriate in connection therewith, and the amount of the expense thereof shall be immediately payable by City and may be offset against amounts due to City hereunder; however the making of such payment or the doing of such act by Club shall not operate to cure such default or to estop Club from the pursuit of any other remedy to which Club would otherwise be entitled.

iii. Damage. The Club shall have the right to terminate this Lease Agreement upon damage or destruction of the Leased Premises pursuant to Section 11 above.

**19. Continuation of Professional Baseball.** To provide adequate assurances to the City that the Club will maintain a professional baseball team in Grand Junction, Colorado operating from the Leased Premises, the Club agrees that during the initial term of this Lease Agreement that if the Club terminates this Lease Agreement without grounds for early termination as provided in Section 18(c) above for the purposes of relocating its minor league baseball franchise and Club does not rescind its termination, then in lieu of any obligations it may have under applicable law and this Lease Agreement, Club shall pay to City as Club's sole and exclusive liability with respect to such termination an amount equal to \$100,000; provided, however, such obligation shall be reduced by \$25,000 cumulatively at the end of each of years 2023, 2024, 2025, 2026.

**20. Notices.**

All notices required to be given hereunder by the Club to the City shall be in writing, sent by United States Mail, first class postage prepaid, or by a commercially recognized overnight carrier such as UPS or Federal Express, and addressed to the City as follows:

The City of Grand Junction  
Attn: Laurie M. Kadrich  
City Manager  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

with a copy to:

The City of Grand Junction  
Attn: John Shaver  
City Attorney  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

All notices required to be given by the City to the Club shall be in writing, sent by U.S. Mail, first class postage prepaid, or by a commercially recognized overnight carrier such as UPS or Federal Express, and addressed to the Club as follows:

GJR, LLC  
Attention: Michael P. Baker  
Manager  
7400 E. Crestline Circle, Suite 200  
Greenwood Village, CO 80111-3653

with a copy to:

Harold R. Roth  
General Counsel  
c/o Colorado Rockies Baseball Club, Ltd.  
2001 Blake Street  
Denver, CO 80205

A party may change its address and/or designees for notices and copies by giving written notice to the other party specifying the change and its effective date.

**21. Assignment.** Neither of the parties may assign, sublease, transfer, pledge, mortgage, encumber nor convey any or all of its rights, duties or obligations hereunder without the prior written consent of the other party hereto. Notwithstanding the foregoing or anything to the contrary in this Lease Agreement, Club may (without obtaining the City's consent), but only upon giving thirty (30) days notice to the City prior to the effectiveness of an applicable transaction, transfer, sublet or assign all or a part of the Club's interest in this Lease Agreement to any affiliate, subsidiary or parent of the Club, or to the surviving entity in a statutory merger or reorganization of the Club, or to any entity which purchases substantially all of the equity, stock or assets of the Club, or to any entity that acquires a direct or indirect controlling interest in the Club, provided the assignee in any



such event agrees to assume and honor the Club's obligations hereunder during the term of the Lease Agreement. Further, Club may make a collateral assignment of its interests in this Agreement to a lender or lenders of Club without the consent of City.

**22. General Provisions:**

a. Headings. The headings and titles to the sections of this Lease Agreement are not a part of this Lease Agreement and have no effect upon the construction or interpretation of any part of it.

b. Time. Time is of the essence in this Lease Agreement.

c. Recordation. Neither the City nor the Club will record this Lease Agreement without the prior written consent of the other party; provided however, upon the request of either the City or the Club, the parties will mutually execute and deliver a short form or memorandum of this Lease Agreement for recording purposes.

d. Quiet Possession. So long as the Club pays rent and observes and performs all of the covenants, conditions and provisions on the Club's part to be observed and performed hereunder, the City will deliver, secure and maintain quiet possession of the Leased Premises for the Club for the entire term of this Lease Agreement, including renewals, if any.

e. Prior Agreements. This Lease Agreement contains all of the agreements of the parties with respect to any matter covered or mentioned in this Lease Agreement and no prior agreements or understanding pertaining to any such matters shall be effective for any purpose. No provision of this Lease Agreement may be amended or added to except by an agreement in writing signed by the parties or their respective successors in interest. This Lease Agreement is not effective or binding on any party until fully executed by both parties.

f. Inability to Perform. This Lease Agreement and the obligations of the parties hereunder will not be affected or impaired because a party is unable to fulfill any of its obligations or furnish services and utilities hereunder or is delayed in doing so, if such inability or delay is caused by reason of acts of God, strikes, lockouts, labor troubles, inability to procure materials, extreme weather, flood, governmental laws or regulations or governmental requests for the general public welfare, or other causes beyond the reasonable control of such party. During the time of such inability to perform, the delayed party shall not be deemed to be in breach of its obligations under this Lease Agreement; however, the delayed party shall give reasonably prompt notice to the other party of the occurrence causing such delay.

g. Choice of Law/Personal Jurisdiction. This Lease shall be governed by the laws of the State of Colorado. Each party consents to the personal jurisdiction of the state and federal courts in Colorado for any action to enforce an arbitrator's award entered pursuant to this Agreement.



h. Severability. Any provisions of this Lease Agreement deemed to be invalid or unenforceable will in no way affect, impair or invalidate any other provision hereof and all other provisions will remain in full force and effect.

i. Estoppel Certificate. Each party will at any time, and from time to time, upon not less than ten (10) business days prior written notice from the other party execute, acknowledge and deliver to the other party a statement in writing, certifying as to the following: (i) whether this Lease Agreement is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease Agreement as modified, is in full force and effect), and the date to which the rent and other charges are paid in advance, if any, and whether more than one (1) month's rent has been paid in advance, (ii) acknowledging whether there are, to the best of the certifying party's knowledge, any uncured defaults on the part of the other party hereunder or specifying such defaults if any are claimed and (iii) such other matters requested by the other party. Any such statement may be relied upon by a prospective purchaser or encumbrances of all or any portion of the land of which the Leased Premises are a part.

j. Negotiation; Arbitration.

i. Negotiated Resolution. In any controversy or claim arising out of or relating to this Agreement, or the breach thereof, the parties shall use commercially reasonable efforts to resolve the dispute amicably, through direct negotiation for a period of thirty (30) days from the date of notice of the controversy or claim. If such direct negotiation is futile or unsuccessful, any party may initiate formal arbitration under the provisions set forth below.

ii. Arbitration. If any controversy or claim that arises between the parties with respect to this Agreement and/or the relationship between the City as landlord and the Club as tenant is not resolved by direct negotiation between the parties pursuant to clause (i) above, the controversy or claim, except actions for any equitable relief (such as an injunction or an order for specific performance), shall be settled by arbitration administered by the American Arbitration Association ("AAA") (or such other private service as may be mutually agreed to by the parties) in accordance with the Commercial Arbitration Rules of the AAA or such other rules as may be adopted or as each rules may be modified by agreement among the parties), and judgment on the award rendered by the arbitrators may be entered in any court of applicable jurisdiction. Unless the parties otherwise agree, the place of arbitration shall be in the City and County of Denver, Colorado for an arbitration request filed by the City, and in Grand Junction, Colorado, for an arbitration request filed by the Club. Except as the parties may agree otherwise, any such binding arbitration shall be conducted before three arbitrators. Within 15 days after commencement of the arbitration, City shall select one arbitrator and Club shall select one arbitrator. The two selected arbitrators are to select a third neutral arbitrator within 15 days of the appointment of the last selected arbitrator. If the arbitrators selected by City and the Club are unable or fail to agree upon the third arbitrator, either City or Club may request the AAA to select the third arbitrator. Any arbitrators designated to act under this Agreement shall make their award in



strict conformity with said rules and this Agreement and shall have no power to depart from or change any of the provisions thereof, except as provided herein or as the parties may expressly agree otherwise in writing. The hearing will be commenced within 60 days of the selection of the arbitrator. Within 15 days following the closing of the hearing, a written award shall be made by the arbitrators and accompanied by findings of fact and conclusions of law, which shall be contemporaneously delivered to the arbitrating parties. The decision of the arbitrators shall be final and conclusive, and binding among the parties. In such arbitration, (A) the prevailing party will be entitled to recover their reasonable attorneys' fees and costs as set forth in Section 22(k) below, (B) the non-prevailing party will be responsible for the costs of arbitration (including, but not limited to the costs of the arbitrator and any arbitration fees), and (C) the laws of the State of Colorado shall be applied, without regard to conflicts of laws principles.

k. Attorneys' Fees. In any action or proceeding, including arbitration, arising out of this Lease Agreement and/or the relationship between the City as landlord and the Club as tenant, then notwithstanding anything to the contrary in the Commercial Arbitration Rules, the prevailing party shall be entitled to recover its expenses, attorneys' fees (including in-house counsel time) and costs from the non-prevailing party.

l. Counterparts. This Lease Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

m. No Dedication or Other Rights. There are no intended third party beneficiaries to this Lease Agreement. The rights of occupancy and use described in this Lease Agreement are private rights granted to the Club. The parties expressly disclaim any intention to dedicate to public use the Stadium, the Leased Premises or any portion thereof or any extension thereto during the Baseball Seasons.

n. The City's Representations and Covenants as Landlord. Notwithstanding anything in this Lease Agreement apparently to the contrary, the City warrants, represents and covenants that:

i. Legal Requirements. The Stadium and Leased Premises are and shall continue to be in strict compliance, without "grandfathering" or similar variance, with any and all laws, regulations, ordinances and codes ("Legal Requirements") affecting the land, buildings or any other portion of the Leased Premises, except that the City shall not be in breach of this provision if non-compliance with Legal Requirements has been caused by the Club's negligence;

ii. No Restrictions. As of the date of this Lease Agreement and as of the date of occupancy of the Leased Premises by the Club, and throughout the term of this Lease Agreement there are not and shall not be any restrictions or covenants which would prohibit the Club from using the Leased Premises as contemplated by this Lease Agreement and exercising its rights hereunder. City further covenants not to enter into or enact any such restrictions, covenants or agreements during the term of this Lease Agreement. The Club



acknowledges and agrees that the use of the Leased Premises by JUCO/Grand Junction Baseball Inc. for its baseball tournament and for tournament activities during a two-week period during the last week of May and the first week of June does not constitute a violation of these representations.

**23. Subservience to Baseball Rules.** Notwithstanding any other provision of this Lease Agreement, this Lease Agreement and its terms are subject and subservient to the following:

a. Subservience. This Lease Agreement and the rights, protections, and rights granted hereunder shall be subject to the approval of the Pioneer Baseball League, the President of Minor League Baseball, and the review of the Office of the Commissioner of Baseball and shall, in all respects, be subordinate to, and shall not prevent the issuance, entering into, or amendment of, any of the following, each as may be issued, entered into, or amended from time to time (collectively, the "MiLB Documents"): (1) any present or future agreements or arrangements regarding the telecast, broadcast, recording (audio or visual), or other transmission or retransmission (including, but not limited to, transmission via the Internet or any other medium of interactive communication, now known or hereafter developed) of Minor League Baseball games, and/or the accounts and descriptions thereof, entered into with third parties by any of the MiLB Entities (defined below), either on its own behalf or on behalf of the Minor League Baseball Clubs and/or other MiLB Entities; (2) any other present or future agreements or arrangements entered into with third parties by, or on behalf of, any of the MiLB Entities, including, without limitation, those relating to ticketing, e-commerce, and/or the exploitation of intellectual property rights in any medium, including the Internet or any other medium of interactive communication; (3) any present or future agreements or arrangements entered into by the Club with the other Minor League Baseball Clubs and/or one or more of the MiLB Entities or Major League Baseball (including, without limitation, the Professional Baseball Agreement ("PBA"), the National Association Agreement ("NAA"), the Major League Rules ("MLR"), the governing documents for the Club's League, each agency agreement and operating guidelines among the Minor League Baseball Clubs and a Minor or Major League Entity); and (4) any Rules issued or adopted either by the Commissioner of Baseball, the President of the National Association of Professional Baseball Leagues, Inc. or its Board of Trustees, the Pioneer Baseball League, or otherwise pursuant to applicable baseball rules. The Club and City shall each comply with all applicable terms, conditions and requirements contained in the MiLB Documents with respect to the subject matter of this Agreement except that the City cannot and does not agree in advance to make improvements to the facilities that are claimed to be required due to changes in MiLB Documents, rules or standards. MiLB Entities shall mean "The National Association of Professional Baseball Leagues, Inc. ("NAPBL"), Professional Baseball Promotion Corporation ("PBPC"), and each of their respective owners, affiliated companies, and all of their respective directors, officers, shareholders, employees, agents, representatives, successors and assigns including, without limitation, independent contractors, if any, (collectively, the "MiLB Entities").

b. Compliance. The Club represents that as of the effective date of this Agreement, the terms of this Agreement comply with the requirements of the MiLB Documents and the Rules of the MiLB Entities. The Club shall notify the City as soon as reasonably possible of any changes in the terms of the MiLB Documents and/or the Rules of the MiLB Entities which would or could affect City's rights hereunder.

**24. Conditional Effectiveness.**

a. This Lease Agreement is expressly contingent on the ratification, confirmation and consent by the City Council of City of, and the execution and delivery of, a First Amendment to the Ground and Improvement Lease Agreement, a First Amendment to Lease Purchase Agreement, an escrow agreement, each by and between [parties] and to be effective [date], which documents are required for the substitution of collateral by the City and/or the Grand Junction Public Finance Corporation. These matters shall be completed if at all by January 15, 2012 or at a later date mutually agreed to by GJR and the City. If any one or all of these matters are incomplete by such date, then this Lease Agreement shall be null, void and of no effect.

b. This Lease Agreement is also expressly contingent on the ratification, confirmation and consent of this Lease Agreement by the City Council of City and the execution and delivery of this Lease Agreement by the City. These matters shall be completed if at all by October 17, 2011 or at a later date mutually agreed to by GJR and the City. If any one or all of these matters is incomplete by such date, then this Lease Agreement shall be null, void and of no effect.

*Signature page follows.*



IN WITNESS WHEREOF, the parties have executed this Lease Agreement effective as of the day and year first above written.

Attest:

By: Stephanie Tinn  
City Clerk

City of Grand Junction, Colorado ("City")

By: Laurie M. Kadrach  
Laurie M. Kadrach  
City Manager



GJR, LLC ("Club")

By: Michael P. Baker  
Michael P. Baker  
Manager

\* \* \*

STATE OF COLORADO )  
 ) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2011, by Laurie M. Kadrach, the City Manager of the City of Grand Junction, Colorado, a Colorado municipal corporation, on behalf of said Colorado municipal corporation.

Sarah Graff  
Notary Public



My Commission Expires: 11/21/2012

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ARAPAHOE )  
mesa, ss notary

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2011, by Michael P. Baker, a Manager of GJR, LLC, a Colorado limited liability company, on behalf of said Colorado limited liability company.

Sarah Graff  
Notary Public



My Commission Expires: 11/21/2012



**Exhibit A**

**Legal Description of Leased Premises**

## Exhibit A

### Legal Description of Leased Premises

Suplizio Field and clubhouse addressed as 1240 Gunnison Avenue, Grand Junction, CO 81501 and legally described as that portion of blocks 13 through 28 of Slocomb's addition and the NW4NW4 and North of Gunnison Avenue, section 13 1S 1W excluding North Avenue and 12<sup>th</sup> Street which includes Suplizio Field, clubhouse and parking as contemplated by the Lease.

**Exhibit B**

**Liquor License Management Agreement**

## MANAGEMENT SERVICES AGREEMENT

*November*  
~~October~~ 15, 2011, by and between the City of Grand Junction, a Colorado home rule municipality, ("Licensee"), and GJR LLC, a Colorado limited liability company ("Manager").

### WITNESSETH

WHEREAS, the Licensee will be the holder of a certain Alcoholic Beverages Tavern License (the "Liquor License") issued by the Colorado Department of Revenue (the "Department") for Licensee's sports complex, which includes a baseball facility and baseball stadium currently known as "Suplizio Field," and a football facility and football stadium currently known as "Stocker Stadium," together with accompanying grounds, that have concession facilities, a press box, a hospitality suite and various other structures and improvements (the "Licensed Premises"); and

WHEREAS, the Manager has a lease to use the Licensed Premises during Baseball Seasons (as defined in Section 1.2 below) during the term of this Agreement, and is in the business of operating a minor league baseball team and providing concession services, which include the sale of alcoholic beverages; and

WHEREAS, Licensee desires to have Manager use its knowledge and experience to operate alcoholic beverage services on the Licensed Premises during the Baseball Season (the "Licensed Business"), and Manager desires to provide such Services, all on the terms and conditions set forth in this Agreement; and

WHEREAS, Manager has the financial resources and experience necessary to ensure the successful operation of the Licensed Business; and



NOW THEREFORE, in consideration of the mutual covenants and benefits contained herein, the parties agree as follows:

**ARTICLE I.**

**SCOPE OF SERVICES**

1.1 **Scope of Services.** During each Baseball Season, Manager, subject to the review of Licensee, will provide for the operation, management and provision of all alcoholic beverage services required for the Licensed Business at the Licensed Premises. Manager will provide such services during the Baseball Seasons during the term of this Agreement in accordance with the terms and conditions herein contained. It is expressly understood and agreed between the parties hereto, that Licensee, as the holder of the Liquor License, shall at all times have and maintain exclusive control of its business and occupancy of the Licensed Premises. Manager's operation of the Licensed Business shall be in compliance with requirements of applicable rules, regulations and laws of the City of Grand Junction, the State of Colorado and United States, including, without limitation, the Rules and Regulations of the Colorado Liquor and Tobacco Enforcement Division of the Colorado Department of Revenue ("the Enforcement Division") (all of the foregoing, collectively, "Applicable Laws"). Manager shall also serve food and non-alcoholic beverages in accordance with the Department's requirements for the Tavern License held by Licensee. At the start of each Baseball Season, Manager will provide Licensee with a copy of Manager's menu for the Licensed Premises.

1.2 "Baseball Season" means, as to each calendar year of the term of this Agreement, the regular annual period of play of professional baseball games and related activities by the Manager's team at the Leased Premises for the minor league baseball league in which the Manager's team is then a member (which is currently the Pioneer Baseball League and whose

season currently runs annually from mid-June through the beginning of September), including any and all pre-season practice games, regular season games, exhibition games (no more than two (2) per season), post-season "playoff" games, and all "all star" games.

## **ARTICLE II.**

### **SERVICES OF MANAGER**

2.1 **Management of Operation.** Manager will provide such management, supervisory, advisory, and administrative services as advisable and necessary to carry out the Licensed Business at the Licensed Premises. Such services will include negotiating contracts required in the ordinary course of business; providing advice on the sale and service of food, alcoholic beverages and nonalcoholic beverages; advising, supervising and consulting with Licensee regarding operational matters concerning food, alcoholic beverages and nonalcoholic beverages; and generally providing day-to-day supervision and direction for the operation of the Licensed Business.

2.2 **Alcoholic Beverage Services.** Guests at the Licensed Premises shall be encouraged by Manager to drink responsibly. Guests must be 21 years of age or older to purchase and consume alcohol. Proper identification is necessary to purchase any alcoholic beverages. All alcohol sales will conclude at the end of the 7<sup>th</sup> inning or sooner if Manager deems prudent. Guests will not be allowed to bring alcohol into or out of the Licensed Premises. Guests will not be permitted to enter the Licensed Premises if they appear intoxicated. Drunk and disorderly behavior and/or violation of any alcohol service policy, law rule or regulation will result in prompt ejection from the Licensed Premises, and further administrative action shall be taken by the Manager and/or Licensee if warranted.

2.3 **Procurement.** Manager will purchase all products, supplies, and outside services needed in the operation of the Licensed Business. Such items and services will be purchased from dependable suppliers taking into account the quality and quantity required for the Licensed Business.

2.4 **Personnel.**

(a) Manager shall hire and employ in its own name the number of personnel required for the operation of the Licensed Business under this Agreement. Such personnel shall satisfy the requirements of Applicable Laws regarding the operation of alcoholic beverage services. Manager shall pay for all such personnel's salary, fringe benefits, workers' compensation, income tax withholding, insurance and any other obligations and expenses associated with employing such personnel including any and all related claims.

(b) Notwithstanding anything to the contrary herein, the sale and service of alcoholic beverages by the Manager shall be in compliance with Applicable Laws.

(c) Manager will train, supervise, direct, discipline, and, if necessary, discharge personnel working at the Licensed Business in accordance with Manager's personnel policies. All personnel directly or indirectly involved with the sale and service of alcoholic beverages will receive training in responsible alcoholic beverage services.

(d) Licensee shall be responsible for ensuring that the Liquor License remains valid, and in full force and effect at all times during the term of this Agreement. Licensee shall be responsible for the preparation of all renewal applications related to the Liquor License and Licensee shall be responsible for the timely filing of such renewal applications and any filing fees related thereto. Manager agrees to pay twenty-five percent (25%) of the annual renewal cost of the Liquor



License and twenty-five percent (25%) of the annual Occupational Tax generally assessed by Licensee.

2.5 **Books, Account, Records.** Manager shall maintain complete and accurate books of account, reflecting all sales, gross receipts and sales tax records of alcoholic beverage services hereunder. Manager will render to Licensee monthly statements of the alcoholic beverage services performed under this Agreement, on or before the fifteenth (15<sup>th</sup>) day of the following month. Manager shall maintain such books of account with respect to the alcoholic beverage services hereunder and shall permit Licensee to inspect and examine such books of account at such reasonable times as Licensee may request for the purpose of verifying and determining the correctness of Manager's payments to Licensee hereunder. Licensee will use its best efforts to exercise its inspection and examination rights in such manner that will not unreasonably disrupt the Licensed Business.

2.6 **Payment of Costs and Expenses.** Manager will promptly pay and discharge all the proper bills due and payable related to the Licensed Business.

### **ARTICLE III.**

#### **FINANCIAL ARRANGEMENTS**

3.1 **Management Fee.** Manager shall be entitled to retain, as compensation for its services during the term of this Agreement, a Management Fee in an amount equal to 99% of the Adjusted Gross Receipts (as defined below) for each reporting period or portion thereof, during the term of this Agreement. Manager shall pay Licensee 1% of the Adjusted Gross Receipts (the "Licensee Payment").

As used in this Agreement, the following terms shall have the following meanings:



(a) "Gross Receipts" shall mean all gross receipts received by Manager or its designee from sales of alcoholic beverages by Manager at the Licensed Premises, whether such amounts are evidenced by cash, check, credit card or otherwise. Gross receipts shall be collected by Manager or its designee.

(b) "Adjusted Gross Receipts" shall mean the Gross Receipts in any reporting period less deductions for Federal, state and municipal excise, sales and taxes (whether paid or unpaid and due and owing) accruing during such reporting period with respect to the related Gross Receipts.

3.2 **Reporting and Payment.** Monthly Licensee Payments shall be paid by Manager to Licensee within fifteen (15) days following the end of each month during the term of this Agreement and shall be based on Adjusted Gross Receipts from the preceding month, which shall be reflected in the monthly statement provided by Manager under Section 2.5 above showing the Gross Receipts and adjusted Gross Receipts for the preceding month. The Management Fee shall be retained by Manager from the remaining Adjusted Gross Receipts.

#### **ARTICLE IV.**

##### **TERM AND TERMINATION**

4.1 **Term.** The term of this Agreement shall begin on the date of this Agreement and end at the end of the Baseball Season that is fifteen (15) years thereafter (i.e., the end of the 2026 Baseball Season) (the "Initial Term") unless sooner terminated pursuant to Section 4.2 below. If not terminated prior to or at the end of the Initial Term or renewal term then in effect, the term of this Agreement shall be renewed on the same terms as then in effect for three (3) consecutive and separate five (5) year extension periods at the option of the Manager, which renewal option(s) may be exercised by Manager providing written notice of extension to Licensee prior to the end

of the Initial term or renewal term then in effect. Manager acknowledges and agrees that at times other than during the Baseball Season (or if during the Baseball Season, at the hospitality suite other than during games at the Licensed Premises), the Licensee or its designee(s) may provide alcoholic beverage services at the Licensed Premises, and Licensee and its designee(s) shall be fully liable and responsible therefor.

4.2 **Default; Termination.** If either party breaches any of its obligations under this Agreement and fails to fully cure or remedy such breach or failure within thirty (30) days after written notice from the non-breaching party specifying the nature of such failure, breach or default in reasonable detail, including the factual circumstances and the applicable sections of this Agreement alleged to be breached, the alleged breaching party shall be in default hereunder; provided that in the event that such breach is not capable of cure within such thirty (30)-day period, then, provided the breaching party has promptly commenced to cure such default within that period and is diligently pursuing the cure, the breaching party shall have an additional reasonable period of time to cure such default. In the event of any uncured default has a material adverse effect on the non-defaulting party, such non-defaulting party shall have the right to terminate this Agreement upon an additional thirty (30) days' written notice to the defaulting party.

4.3 **Suspension or Revocation of Liquor License.**

(a) If the Liquor License is, through the actions, inactions, mismanagement or other cause attributable to the negligence, misconduct or omission of Manager, revoked either permanently or for a period in excess of seven (7) game days or fifteen (15) consecutive calendar days during any Baseball Season, whichever is greater, it shall be a default by Manager hereunder and Licensee shall be entitled to terminate this Agreement under Section 4.2, without regard to the

cure period referenced in Section 4.2. If the Liquor License is suspended for a period less than that specified in the preceding sentence, Manager shall promptly pay Licensee an amount reasonably equivalent to the Licensee Payments Licensee would have received from the sale of alcoholic beverages had Manager sold or served alcoholic beverages during the suspension period.

(b) If the Liquor License is, through the actions, inactions, mismanagement or other cause attributable to the negligence, misconduct or omission of Licensee, revoked either permanently or for a period in excess of seven (7) game days or fifteen (15) consecutive calendar days during any Baseball Season, whichever is greater, it shall be a default by Licensee hereunder and Manager shall be entitled to terminate this Agreement under Section 4.2, without regard to the cure period referenced in Section 4.2. If the Liquor License is suspended for a period less than that specified in the preceding sentence, Licensee shall promptly pay Manager an amount reasonably equivalent to the net amounts that would have been received by Manager from the sale of alcoholic beverages had Manager been able to sell or serve alcoholic beverages under the Liquor License.

## ARTICLE V.

### INSURANCE

5.1 Liquor Liability Insurance. The Manager shall purchase and maintain during the term of this Agreement, or require any third-party vendor that it hires to sell or serve alcohol on its behalf, to purchase and maintain, liquor liability (i.e., dram shop) insurance that shall have limits of liability of not less than \$1,000,000 bodily injury to one person and \$2,000,000 bodily injury for multiple occurrences.



5.2 Workers Compensation Insurance. The Manager shall purchase and maintain worker's compensation insurance during the term of this Agreement. The worker's compensation insurance shall cover the State of Colorado's statutory requirements and also provide \$500,000 of employer's liability.

## ARTICLE VI.

### INDEMNIFICATION

6.1 Manager's Indemnification. Manager agrees that it will undertake to defend or cause to be defended any action brought against Licensee that is attributable to the negligence of Manager, its agents, servants or employees or attributable to the misconduct of the Licensed Business by Manager at the Licensed Premises, including without limitation any alleged violations of Applicable Laws by Manager or its affiliates, including without limitation any such laws related to the sale or service of alcoholic beverages, in each case without cost to the Licensee and that it will pay any judgment resulting from any such actions or proceedings.

6.2 Licensee's Indemnification. Licensee agrees that it will undertake to defend or cause to be defended any action brought against Manager that is attributable to the negligence of Licensee, its agents (other than Manager), servants or employees or attributable to the misconduct of the business of Licensee and its affiliates at the Licensed Premises, including without limitation any alleged violations of Applicable Laws by Licensee or its affiliates, in each case without cost to Manager and that it will pay any judgment resulting from any such actions or proceedings.



## ARTICLE VII.

### MISCELLANEOUS

7.1 **Consent.** Except as herein otherwise provided, whenever in the Agreement the consent or approval of Licensee or Manager is required, such consent or approval shall not be unreasonably withheld, conditioned or delayed. Such consent shall also be in writing only and shall be duly executed by an authorized officer or agent of the party granting such consent of approval.

7.2 **Notices.** All notices required to be given hereunder by the Manager to the Licensee shall be in writing, sent by United States Mail, first class postage prepaid, or by a commercially recognized overnight carrier such as UPS or Federal Express, and addressed to the Licensee as follows:

The City of Grand Junction  
Attn: Laurie M. Kadrich  
City Manager  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

with a copy to:

The City of Grand Junction  
Attn: John Shaver  
City Attorney  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

All notices required to be given by the Licensee to the Manager shall be in writing, sent by U.S. Mail, first class postage prepaid, or by a commercially recognized overnight carrier such as UPS or Federal Express, and addressed to the Manager as follows:

GJR, LLC  
Attention: Michael P. Baker  
Manager  
7400 E. Crestline Circle, Suite 200  
Greenwood Village, CO 80111-3653

with a copy to:

Harold R. Roth  
General Counsel  
c/o Colorado Rockies Baseball Club, Ltd.  
2001 Blake Street  
Denver, CO 80205

A party may change its address and/or designees for notices and copies by giving written notice to the other party specifying the change and its effective date.

7.3 **No Partnership.** Nothing contained in this Agreement shall constitute or be construed to be or create a partnership or joint venture between Licensee, its successors or assigns, on the one part, and Manager, its successors or assigns, on the other part.

7.4 **Modification.** This Agreement cannot be changed or modified except by another agreement in writing signed by the party sought to be charged therewith or by its duly authorized agent.

7.5 **No-Third Party Beneficiary.** The parties acknowledge and agree that there are no third party beneficiaries of this Agreement.

7.6 **Assignment.** Manager may, without obtaining the Licensee's consent, but only upon giving thirty (30) days notice to the Licensee prior to the effectiveness of an applicable transaction, transfer, sublet or assign all or a part of the Manager's interest in this Agreement to any affiliate, subsidiary or parent of the Manager, or to the surviving entity in a statutory merger or reorganization of the Manager, or to any entity which purchases substantially all of the equity, stock or assets of the Manager, or to any entity that acquires a direct or indirect controlling

interest in the Manager, provided the assignee in any such event agrees to assume and honor the Manager's obligations hereunder during the term of the Agreement. Further, Manager may make a collateral assignment of its interests in this Agreement to a lender or lenders of Manager without the consent of Licensee. Manager may, with the consent of Licensee which shall not be unreasonably withheld, assign this Agreement (including all of Manager's rights and obligations hereunder) to a third-party vendor (i.e., a concessionaire), who shall then be the substituted Manager for all purposes of this Agreement.

7.7 Notwithstanding any other provision of this Agreement, neither party shall be entitled to special, incidental or consequential damages as a result of the other party's breach of this Agreement.

7.8 Owner and Manager shall cooperate in good faith to carry out the intent of the parties as closely as possible in the event there is not a specific requirement and/or representation concerning a particular matter specified herein.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the day and year first above written.

Attest:

By: Stephanie Turner  
City Clerk

**LICENSEE:**

City of Grand Junction

By: Laurie M. Kadrich  
Laurie M. Kadrich  
City Manager



**MANAGER:**

GJR, LLC

By: Michael P. Baker  
Michael P. Baker  
Manager

\* \* \*

STATE OF COLORADO )

COUNTY OF MESA

) ss.  
)

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2011, by Laurie M. Kadrich, the City Manager of the City of Grand Junction, Colorado, a Colorado municipal corporation, on behalf of said Colorado municipal corporation.

  
Notary Public




STATE OF COLORADO )

) ss.

COUNTY OF ARAPAHOE )

MESA ss. notary

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November, 2011, by Michael P. Baker, a Manager of GJR, LLC, a Colorado limited liability company, on behalf of said Colorado limited liability company.

  
Notary Public





**Exhibit A**

**Liquor License**

**[See Attached]**

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

DR 8402 (11/23/11)

# STATE OF COLORADO DEPARTMENT OF REVENUE

Liquor Enforcement Division  
1881 Pierce Street, Suite 108  
Lakewood, Colorado 80214

CITY OF GRAND  
JUNCTION  
LINCOLN PARK SPORTS  
COMPLEX  
1307 NORTH AVE  
GRAND JUNCTION CO 81501

## ALCOHOL BEVERAGE LICENSE

		Liability Information					
Account Number	County	City	Indust.	Type	Liability Date	LICENSE EXPIRES AT MIDNIGHT	
43-02111-0000	08	018	722410	G	042712	APR 26, 2013	
Type	Name and Description of License					Fee	
2010	TAVERN LIQUOR LICENSE - MALT, VINOUS, AND SPIRITUOUS					\$75.00	
2180	CITY 85 PERCENT OAP FEE					\$425.00	
					TOTAL FEE(S)	\$500.00	

This license is issued subject to the laws of the State of Colorado and especially under the provision of Title 12, Articles 46 or 47, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Questions concerning this license should be addressed to the Department of Revenue, Liquor Enforcement Division, 1375 Sherman Street, Denver, CO 80261.

In testimony whereof, I have hereunto set my hand, 4/27/12 RLE

*Cor Burmania*  
Division Director

*Barbain Broke*  
Executive Director

No. 4021221

License Fee \$75.00

THE LICENSE EXPIRES APRIL 26, 2013

STATE OF COLORADO  
**CITY OF GRAND JUNCTION**

BY AUTHORITY OF THE CITY COUNCIL

**RETAIL LIQUOR LICENSE**

**FOR TAVERN  
TO SELL AT RETAIL ALCOHOL BEVERAGES**

This is to Certify that CITY OF GRAND JUNCTION DBA "LINCOLN PARK SPORTS COMPLEX" of the State of Colorado, having applied for a License to sell alcohol beverages, and having paid to the City Treasurer the sum of Seventy Five and No One Hundredths (\$75.00) dollars therefor, the above applicant is hereby licensed to sell alcohol beverages by the drink for consumption on the premises as a tavern at 1307 NORTH AVENUE in the City of Grand Junction, Colorado, for a period beginning on the 27<sup>TH</sup> DAY OF APRIL, 2012, and ending on the 26<sup>TH</sup> DAY OF APRIL, 2013, unless this License is revoked sooner as provided by law.

This License is issued subject to the Laws of the State of Colorado and especially under the provisions of Article 46 and 47 of Title 12, Colorado Revised Statutes, as amended and the Ordinances of the City aforesaid, insofar as the same may be applicable.

IN TESTIMONY WHEREOF, The City Council has hereunto subscribed its name by its officers duly authorized this 27<sup>th</sup> day of April, 2012.

ATTEST:

*Stephanie Twin*  
CITY CLERK

THE CITY COUNCIL OF THE CITY OF  
Grand Junction, Colorado

*[Signature]*  
CITY CLERK

## Exhibit C

### MiLB Standards



MAJOR LEAGUE RULES  
MLR Attachment 58

ATTACHMENT 58

MINOR LEAGUE FACILITY STANDARDS AND  
COMPLIANCE INSPECTION PROCEDURES

Standards

Unless expressed as recommendations, these facility standards are minimum requirements for all new Minor League facilities. The standards outlined in Sections 11, 12 and 13 are applicable to both new and existing facilities.

New Facilities

Any facility that is scheduled for a construction starting date of January 1, 1991 or later shall be considered a "new facility." All plans for new facilities, including construction time schedules, must be submitted to field inspection personnel designated by the Commissioner's Office and the President of the Minor League Association, for review and approval by the field inspection personnel prior to the start of construction. Such review must be completed within 30 days after submission or the plans shall be deemed approved. If such plans meet the standards they shall be approved. Notwithstanding its facility's designation as a "new facility," a Minor League Club that can demonstrate that its new facility construction planning and approval process was at such a stage as of November 17, 1990 that requiring compliance with a minimum new facilities standard (other than those outlined in Sections 11, 12 and 13) will cause it to suffer a material hardship, may apply to the President of the Minor League Association and to the Commissioner or the Commissioner's designee for a variance from such standard.

Existing Facilities

Any facility other than a "new facility" as defined above shall be considered an "existing facility." All existing facilities must meet the standards outlined in Sections 11, 12 and 13 (playing field and other team facilities) by no later than April 1, 1995. All plans for additions, alterations or renovations of such facilities, including new turf installations, must be submitted to field inspection personnel designated by the Commissioner's Office and to the President of the Minor League Association, for review and approval by the field inspection personnel (including construction time schedules) prior to the start of construction. Such review must be completed within 30 days after submission or the plans shall be deemed approved. If such plans meet the standards they shall be approved.

MAJOR LEAGUE RULES  
MLR Attachment 58

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#### SECTION 1.0 SEATING

This section establishes standards for the number, type and arrangement of seating in all facilities.

##### 1.1 SEATING CAPACITY

Seating capacities shall be established to be appropriate for the size of the Minor League Club's market. Recommended minimum capacities are as listed below. All facilities shall conform with the seating grade, seating distribution and spacing requirements described in sections 1.2, 1.3 and 1.4.

1.1.1	Class AAA Capacity	10,000 seats
1.1.2	Class AA Capacity	6,000 seats
1.1.3	Class A Capacity	4,000 seats
1.1.4	Short-Season Class A/Rookie	2,500 seats

##### 1.2 GRADES OF SEATING

In order to enhance the professional atmosphere of the facility, each facility shall provide a minimum of two separate and distinct grades of seating (three separate and distinct grades are recommended). This provision is intended to designate and define general types of seating and not to define pricing or ticketing structures.



**MAJOR LEAGUE RULES  
MLR Attachment 58**

**1.2.1      TYPES OF SEATING**

Seating types shall be defined as in sections 1.2.2, 1.2.3, and 1.2.4.

**1.2.2      BOX SEATING**

Defined as Arm Chair Seats with Backs. Additional seat width and leg room is recommended, with an additional three inches of tread width to be provided as compared to the tread width in the other seating areas. Following the traditional definition of box seating, it is recommended that additional access to smaller groupings of box seats be provided.

**1.2.3      RESERVED SEATING**

Defined as a bench with back as a minimum requirement.

**1.2.4      GENERAL ADMISSION SEATING**

Defined as a bench as a minimum requirement.

**1.3      SEATING DISTRIBUTION**

In no event shall more than 90% of the total seating capacity be General Admission seating. Recommended seating distributions are as follows.

For two grades of seating:

Box or Reserved:	25% of total capacity
General Admission:	75% of total capacity

For three grades of seating:

Box:	25% of total capacity
Reserved:	25% of total capacity
General Admission:	50% of total capacity

**1.4      SEAT SPACING**

The spacing and layout of all seating, aisles, vomitories, cross-aisles and concourses comprising the established exiting system shall conform to all applicable local, state and federal codes and regulations. (NFPA 101 for Assembly Occupancies

## MAJOR LEAGUE RULES

### MLR Attachment 58

shall be considered the minimum requirement if the facility does not fall under jurisdiction of other regulations.)

#### 1.5 HANDICAPPED ACCESSIBILITY

All facilities shall comply with all applicable local, state and federal codes and regulations regarding access of Handicapped patrons and employees. (ANSI A117-1 shall be considered the minimum requirements.)

#### SECTION 2.0. PUBLIC COMFORT STATIONS

This section determines and defines the number of plumbing fixtures and their arrangement at the facilities.

##### 2.1 COMFORT STATION DISTRIBUTION

The distribution of the fixtures should be in accordance with the distribution of the seating locations and exiting system to allow minimal walking distances from all parts of the facility to public toilet facilities.

##### 2.2 PLUMBING FIXTURES

The minimum plumbing fixture ratios shall be as follows:

Water closets	1:125 Women 1:450 Men
Lavatories (sinks)	1:150 Women 1:150 Men
Urinals	1:125 men

##### 2.2.1 COMFORT STATION ACCESSORIES

All public restroom facilities shall provide mirrors, purse shelves (in women's), hand drying facilities and trash cans. It is recommended that a table/platform for diaper changing be located in each restroom.

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2.3 HANDICAPPED ACCESSIBILITIES

All facilities shall comply with all applicable local, state and federal codes and regulations (ANSI A117-1). It is recommended that all facilities provide a minimum of one, unisex h.c. toilet facility per level. This facility shall be similar to a residential bathroom, and allow a h.c. patron to use the facility with the assistance of his/her companion of the opposite sex.

2.4 DRINKING FOUNTAINS

All facilities shall provide drinking fountains per local, state and federal codes and regulations.

2.5 PUBLIC TELEPHONES

All facilities shall provide telephones per local, state and federal codes and regulations.

SECTION 3.0 CONCESSION AND VENDING

The following standards for Concessions and Vending are recommended for all facilities. Many of the conditions may be affected by an existing operational agreement between the facility and concessionaire. It is recommended that these standards be incorporated into any new operational agreement negotiated after the effective date of this PBA.

3.1 CONCESSION AREAS

It is recommended all facilities provide 5 lineal feet of counter space (with corresponding support space) per 350 seats in the total facility capacity. The distribution of the concession areas shall be commensurate with the distribution of the patrons to minimize walking distances. [Example:  $12,000 \text{ seats} / 350 = 34.28 \times 5' = 171$  lineal feet of counter. Each stand averages 25' per stand. Therefore, a minimum of 7 stands, distributed throughout the facility are recommended.]

3.2 CONCESSION VENDORS

If concession vendors are provided at the facility, the following ratios are recommended: one vendor per 350 seats, with 15 sq. ft. of vending commissary space for each vendor separate from the concession areas.

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3.3 CONCESSION COMPLIANCE/CODES AND REGULATIONS

Concessionaires are responsible for compliance with all local, state and federal regulations in regard to Health Standards, Fire Department regulations, power, exhaust and ventilation requirements. The agreement between the facility and concessionaire shall define which party is responsible for required modifications.

3.4 CONCESSION STORAGE AND NOVELTY STANDS

The following standards shall be minimum requirements.

3.4.1 CONCESSION STORAGE

All facilities shall provide adequate storage for concession inventory. It is recommended that the storage area be of such size to store the inventory necessary to stage the number of games in an average home stand. In the Agreement between the facility and the concessionaire, the concessionaire shall provide empirical data to determine the required amount of storage space.

3.4.2 NOVELTY STANDS

Any provided novelty stand(s) acting as a sales point for retail sales shall present products in a professional manner commensurate with standard retail sales areas.

SECTION 4.0 MISCELLANEOUS PUBLIC AREAS

4.1 STADIUM CLUB/RESTAURANT/BANQUET FACILITY

This type of facility shall be optional.

4.2 PICNIC/BEER GARDEN FACILITY

This type of facility shall be optional.

4.3 FAMILY RECREATION AREA

This type of facility shall be optional.



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**SECTION 5.0      TICKET WINDOWS AND ENTRY TURNSTILES**

The following Sections 5.1, 5.2, and 5.3 shall be minimum requirements.

**5.1      TICKET WINDOWS**

All facilities shall provide one ticket window for each 1500 seats of total capacity.

**5.2      TURNSTILES/ENTRY POSITIONS**

All facilities shall provide one turnstile or equivalent entry position (minimum of 30" wide) for each 1500 seats of total capacity.

**5.3      HANDICAPPED ACCESSIBILITY**

All facilities shall provide access per all applicable local, state and federal codes and regulations to all public and private areas of the facility. (ANSI A117.1)

**SECTION 6.0      SECURITY AND FIRST AID**

**6.1      SECURITY COMMAND POST**

All facilities shall provide a "command post" for event security forces, centrally located with provisions for removing unruly patrons from the facility.

**6.2      FIRST AID STATION**

All facilities shall provide a first aid station during all events. It is recommended that certified medical personnel staff the station at all events.

**SECTION 7.0      PARKING AND FACILITY ACCESS**

The following Sections 7.1, 7.2 and 7.3 shall be applicable to all facilities.

**7.1      PARKING SPACES**

It is recommended all facilities shall provide public parking spaces at a ratio of 1 space per 3 seats of total capacity. Such parking spaces shall be on-site or within a 10 minute (1/2 mile) walking distance of the stadium.

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7.2 ACCESS AND CONTROL

All facilities shall coordinate with local law enforcement officials to provide controlled on-site traffic access, so as to promote a safe and trouble-free access environment.

7.3 HANDICAPPED PARKING

All facilities shall conform with all applicable local, state and federal regulations.

SECTION 8.0 SOUND SYSTEM AND SCOREBOARD

8.1 SOUND SYSTEM

All facilities shall provide an acoustically balanced sound system integrated with the capacity to deliver clear audio messages to the press box, concourses and all public areas within the facility.

8.2 SCOREBOARD

All facilities shall provide a scoreboard that provides the following as minimum requirements. All scoreboard characters are to be large enough to be seen throughout the facility.

Line Score  
Ball-Strike-Out  
Player at Bat

8.3 SCOREBOARD LOCATION

No part of any scoreboard and/or associated lighted advertising panels may be located within 50' of the center line of the playing field.

8.4 CLOCK

All facilities shall provide a time-of-day clock that is in full view of all field personnel from the beginning of batting practice through the close of each game.

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SECTION 9.0      MEDIA FACILITIES

9.1      PRESS PARKING AND ACCESS

It is recommended that all facilities provide a parking area for all members of the media with direct access to the facility. It is also recommended that parking be provided for television vans and broadcast trucks.

9.2      PUBLIC ADDRESS/SCOREBOARD PERSONNEL

All facilities shall provide space in the press box for the public address announcer and scoreboard operator(s). It is recommended that the PA/scoreboard area have a minimum of 50 sq. ft. of floor space in addition to the floor space required for the scoreboard equipment.

9.3      RADIO BROADCAST BOOTHS

It is recommended that all facilities provide two radio broadcast booths (home and visitor) that provide a direct view of the entire field and facilitate the broadcast of the game. Each shall provide counters, chairs, power, lighting and telephone jack.

9.4      TELEVISION BROADCAST AND CAMERA BOOTH

It is recommended that all facilities provide a spare broadcast/camera booth available for local television broadcasts and local television media. The booth should have a direct view of the entire field with operable windows or closures.

9.5      PRINT MEDIA AREA

It is recommended that all facilities provide a separate area for 6 to 10 members of the print media with a direct view of the entire field. Counter, chairs, power, lighting and telephone jack shall be provided.

9.6      MEDIA TOILET FACILITIES

It is recommended that all facilities provide media restroom facilities separate from public restrooms, located with direct access to the press box.

9.7      MEDIA WORKROOM/LOUNGE

This type of facility shall be optional.

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9.8 HANDICAPPED ACCESSIBILITY TO PRESS BOX

Facilities shall conform to all applicable local, state and federal codes and regulations for accessibility to the press box. (ANSI-A117.1)

SECTION 10.0 ADMINISTRATION AREA

10.1 FACILITY ADMINISTRATION AREA

It is recommended that all facilities provide administrative space of 250-300 sq. ft. per person for facility and maintenance operations with separate toilet facilities directly adjacent.

10.2 STADIUM PERSONNEL DRESSING/LOCKER FACILITIES

It is recommended that all facilities provide separate dressing/locker facilities (separate for each sex) for all maintenance and event employees (including concession personnel) separate from the public.

10.2.1 STADIUM PERSONNEL TOILET FACILITIES

It is recommended that all facilities provide toilet facilities for stadium personnel separate from the public. Direct access to personnel locker rooms is desirable.

10.3 TEAM ADMINISTRATION AREA

If the tenant team has a permanent administration area away from the facility, an on-site game day team administration area must be provided. If the team's permanent administration area is at the facility, it is recommended that the area provide 250-300 sq. ft. per person for team operations with adjacent toilet facilities.

SECTION 11.0 TEAM FACILITIES

The following shall be minimum requirements.

11.1 HOME CLUBHOUSE/DRESSING AREA

The number of lockers provided shall be at least five more than the Club's active player limit for its classification of play. The minimum size of each locker shall be 24"



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w x 72" h (36" w x 72" h is recommended). A lockable storage compartment is recommended for each locker.

Minimum floorspace requirements for the team dressing area shall be as follows:

New facility: 1,000 sq. ft.

Existing facility: 800 sq. ft. (1,000 sq. ft. is recommended)

#### 11.2 SHOWER AND TOILET FACILITIES

All facilities shall provide separate shower, drying and toilet areas with the following minimum fixture counts:

New facility:	shower heads:	8 (10 recommended)
	water closets:	2
	urinals:	2
	lavatories:	4 (8 recommended)

Existing facilities:	shower heads:	6 (10 recommended)
	water closets:	2
	urinals:	2
	lavatories:	2 (8 recommended)

#### 11.3 TRAINING ROOM

All new facilities shall provide a separate training room of not less than 300 sq. ft. divided into three areas: treatment, whirlpool and rehabilitation. The training room shall have space for 1 or 2 treatment tables, a minimum of 2 whirlpools, hydroculator (4-pack minimum), scale, stationary bicycle, ice machine and an area for 2 or 3 pieces of rehabilitation/weight equipment. The training room shall contain a lockable storage area for training supplies. It is recommended that additional space be provided for a separate office/dressing area for the trainer and team physician. It is also recommended that a valuable storage box be installed in the training room.

All existing facilities shall comply with the above paragraph, with the exception that the minimum square footage requirement shall be 175 sq. ft. (300 sq. ft. is recommended).

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11.4 TEAM LAUNDRY FACILITY

All facilities shall provide commercial quality laundry facilities (washer and dryer) for the home team to provide daily washing capability. This room may be combined with the Team Equipment Room.

11.5 TEAM EQUIPMENT ROOM

All facilities shall provide adequate lockable equipment storage space (minimum of 300 sq. ft. in a new facility) contiguous with the clubhouse.

11.6 COACHES' LOCKERS

All new facilities shall provide a minimum of 4 coaches lockers (6 are recommended) in addition to the players lockers. It is recommended these lockers shall be in a separate area from the players lockers. Locker size and floor space requirements (per capita) shall be the same as in the players dressing area.

Existing facilities shall comply with the above paragraph, with the exception that a minimum of 3 coaches lockers are to be provided.

11.7 FIELD MANAGER'S OFFICE

All facilities shall provide a field manager's office with direct access to the home clubhouse. It shall include a separate toilet, shower and dressing area, along with a desk and adequate meeting space for 6-8 persons. At existing facilities the separate toilet, shower and dressing area is recommended and not required.

11.8 VISITORS CLUBHOUSE/DRESSING AREA

The number of lockers provided shall be at least three more than the Club's active player limit for its classification of play. Minimum floor space requirements shall be as follows:

New facility: 750 sq. ft.

Existing facility: 500 sq. ft. (750 sq. ft. is recommended)

11.9 VISITORS SHOWER AND TOILET FACILITIES

All facilities shall provide separate shower, drying and toilet facilities with minimum fixture counts as follows:

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New facility: showers heads: 6 (8 recommended)  
water closets: 2  
urinals: 2  
lavatories: 4

Existing facility: shower heads: 4 (8 recommended)  
water closets: 2  
urinals: 2  
lavatories: 2 (4 recommended)

**11.10 VISITORS TRAINING ROOM**

All new facilities shall provide a separate training room (minimum of 150 sq. ft.), with space for one training table, one whirlpool, and a hydroculator (4-pack minimum). In existing facilities, this area may be integrated into the players' dressing area, provided that the dressing area is at least 650 sq. ft.

**11.11 VISITING FIELD MANAGER'S OFFICE**

All facilities shall provide a separate office for the visiting field manager. It shall include a separate toilet, shower and dressing area, along with a desk and adequate meeting space for 2-4 people. At existing facilities, the separate toilet, shower and dressing area is recommended and not required.

**11.12 TEAM STORAGE (MAJOR LEAGUE PARENT TEAM)**

It is recommended that all facilities provide a minimum of 300 sq. ft. of lockable team storage, separate from other team storage, with year round access only to the major league team.

**11.13 UMPIRE FACILITIES**

All facilities shall provide a private dressing, shower, and toilet facility for umpires. This area shall provide enough lockers (each a minimum of 36" w x 72" h) to accommodate the number of umpires typically assigned to work in the applicable classification of play. In new facilities, this area shall be a minimum of 200 sq. ft.

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11.14 FIELD/DUGOUT ACCESS

It is required that all new facilities and recommended that all existing facilities provide a direct access route to the dugout/playing field. Similar access is to be provided for the umpires.

11.15 PLAYER PARKING

It is recommended that all facilities designate a parking area with clubhouse access for players and other uniformed team personnel.

11.16 HITTING/PITCHING TUNNELS

It is recommended that each facility provide two covered tunnels for players to practice hitting and pitching in an enclosed environment. If provided, these tunnels should be reasonably close to the home clubhouse with minimal public access.

11.17 PRE- AND POST-GAME WAITING AREA

It is recommended that all facilities provide a pre-game and post-game waiting area for families of players and other uniformed personnel.

SECTION 12.0 PLAYING FIELD

12.1 FIELD DIMENSIONS

Layouts of all new fields (and modifications to existing fields) shall be submitted for approval by the parent Major League Club and the Minor League Club. All field dimensions shall comply with the minimum dimensions specified in Section 1.04 of the Official Baseball Rules.

12.2 PLAYING SURFACE

All facilities shall provide a field surface (natural or synthetic) without defects and/or "trip-hazards" that could affect the normal play of the game or jeopardize player safety. Warning track material shall identify all zones within 15' of all walls and fences. This warning track must be of a material to provide visual and tactile notice of a significant change in surface type.



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12.3 FIELD GRADE

The maximum allowable grade from the base of the pitcher's mound to the warning track in foul territory shall be 6". The maximum allowable grade from second base to the outfield warning track shall be 20".

12.4 FIELD WALL

The permanent outfield wall or fence in all new facilities shall be a minimum of 8' high.

12.5 BULLPENS

All facilities must provide a bullpen area for each team. These areas may be located in foul territory down the baselines or just immediately outside the field wall. Each must be visible to both dugouts and to the press box. Each shall have two regulation pitching mounds and home plates, adequate distance and clearance for each pitcher and catcher, and a bench for 10 players. If the bullpens are in foul ball areas, care shall be taken to integrate the slope of the pitcher's mound into the field so as not to create a trip hazard for fielders as they approach the bullpen. It is recommended that all facilities have phones connecting the bullpens to the dugouts.

12.6 DUGOUTS

All facilities must provide two enclosed dugouts (home and visitor). Each dugout in a new facility must accommodate 25-30 uniformed personnel on a bench with seatback. Each dugout in an existing facility shall accommodate 20-25 uniformed personnel. Each dugout must have a helmet rack for a minimum of 15 helmets and a bat rack for a minimum of 30 bats. It is recommended that a bat swing/storage area be directly accessible to each dugout. It is recommended that each dugout include a refrigerated water cooler (drinking fountain) and provide direct access to a restroom. It is recommended that all facilities have telephones connecting the dugouts to the bullpens and to the press box. All dugouts shall provide as feasible an anti-skid surface as possible on steps and walkways.

12.7 FIELD EQUIPMENT

All facilities shall provide the following field equipment. Examples given shall serve as guidelines for equipment quality, and the equipment provided shall meet or exceed the examples specified.

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**12.7.1 BATTING CAGE**

All facilities shall provide a full cover batting cage. New batting cages shall have minimum dimensions of 18' wide, 14' deep and 9' high. It is recommended that the cage be portable and made of an aluminum frame to provide maximum maintainability. Existing batting cages not meeting the above standards may be approved by the parent Major League Club.

**12.7.2 FIELD SCREENS**

All facilities shall provide a pitching screen, first base screen, 2nd base/double play screen, and a shag protector screen. New screens shall have the following minimum dimensions:

Pitching screen: 7' h x 8' w with 4' x 4' notch in upper corner.

Double play screen: 7' h x 14' w with hinged wings.

First base and  
shag protector screens: 7' h x 8' w.

All existing screens not meeting the above standards may be approved by the parent Major League Club.

Periodic checks of the batting cage and all screens shall be performed to verify frame and net integrity.

**12.7.3 BATTER'S EYE**

All facilities shall provide a solid monochromatic batter's eye painted in a flat, dark color with minimum dimensions of 16' high and 40' wide centered in the outfield. If a centerfield camera is integrated into the batter's eye, the camera must be the same color as the batter's eye. It is recommended that all new facilities provide a batter's eye with minimum dimensions of 40' high and 80' wide. Any advertising sign abutting the batter's eye shall not include white lettering, a white background, any neon or other lighting or motion effects.

**12.7.4 FOUL POLES**

All facilities shall provide two foul poles of a bright color that are a minimum of 30' high (45' is recommended) with a screen to the fair side of

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the pole. No white signs shall be allowed on or immediately adjacent to each side of the foul pole.

**12.7.5 FLAG POLE**

All facilities shall provide a flag pole for the United States Flag or Canadian Flag, as applicable, in clear view of the entire seating bowl.

**12.7.6 SCOREBOARDS, VIDEO MONITORS AND MOTION SIGNS**

In addition to other provisions of these Minor League Facility Standards (including, but not limited to, Section 8.3 (Scoreboard Location)), the President of the Minor League Association, in consultation with the Commissioner or the Commissioner's designee, shall develop and distribute guidelines regarding the use and location of scoreboards, video monitors, LED boards and LBD/matrix boards so as not to interfere with play.

**12.8 FIELD LIGHTING**

All new lighting systems shall maintain the following minimum brightness requirements after 100 hours of burning:

Class AAA and Class AA:	100 fc average in infield/ 70 fc average in outfield.
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Class A and Rookie:	70 fc average in infield/ 50 fc average in outfield.
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The height and location of poles in all new lighting systems shall follow IBS standards.

All existing lighting systems shall maintain the following minimum brightness requirements:

Class AAA and Class AA:	70 fc average in infield/ 50 fc average in outfield.
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Class A and Rookie:	60 fc average in infield/ 40 fc average in outfield.
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All lighting systems shall operate with a maximum variance ratio of 1.2/1 in the infield and 2/1 in the outfield. The variance ratios shall be computed by comparing the highest and lowest footcandle readings in the infield and the outfield.

**12.9 BATTING CAGE GATE**

All new facilities shall provide a gate large enough to allow the batting cage to be freely taken to and from the playing field.

**12.10 BACKSTOP**

All facilities shall provide a backstop behind home plate. The configuration and dimensions shall vary due to sight-lines for the press box and insurance requirements for the facility. Periodic inspections shall be performed to insure the integrity of the backstop.

**12.11 PLAYING FIELD TARPS**

All Class AAA, Class AA and full season Class A facilities shall provide a full infield tarp and pitcher's mound, home plate, base pit, and bullpen tarps, except that this requirement may be waived by the President of the Minor League Association in the event that the facility is located in an area that does not experience sufficient rainfall to justify the expense of tarps. The tarps shall be oversized to prevent water from running under the edge to a dirt area. The tarps shall be stored in an easily accessible location but in a way not to create a safety hazard on the playing field. Each facility is required to provide adequate manpower to operate the placement and/or removal of the tarps.

**SECTION 13.0 MAINTENANCE**

This section outlines requirements and recommendations for overall maintenance of the facility and playing field in a professional manner.

**13.1 FACILITY MAINTENANCE AND CLEANLINESS**

Each facility shall develop a maintenance program (both short-term and long-term) for use by its maintenance personnel. All public areas shall be completely free of trash and rubbish at the opening of each event, and stadium personnel shall be responsible for cleanliness during the event.

Each facility shall follow its maintenance program for interior repairs and touch-ups to maintain the professional atmosphere of the facility. Long-term maintenance



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shall be ongoing in order to deter major facility problems and to minimize potential disruptions to the public.

13.2 FIELD MAINTENANCE

The playing field shall be maintained at the highest possible professional level. Every reasonable effort shall be made to insure the safety of the players and the smooth play of the game. The facility shall follow professional grounds-keeping practices and shall utilize proper maintenance equipment. Nail-drags, screens, tampers and rakes are recommended to maintain all dirt areas. Proper turf care equipment (mowers, tractors, etc.) shall be used, and an appropriate maintenance plan shall be developed and followed to care for the playing field.

13.2.1 PLAYING FIELD RECONDITIONING

The pitcher's mound and base pit areas shall be reconditioned prior to each game through the use of clay materials and tampers.

13.2.2 FIELD MAINTENANCE MATERIALS

All facilities are required to have a sufficient amount of drying material on hand at all times for reconditioning the infield. A chemical drying agent and/or calsonite clay may be used in combination with sand to stabilize areas affected by excessive moisture. Sand may not be the sole drying agent.

13.2.3 LAYOUT OF PLAYING FIELD

The entire playing field shall be laid out to coincide with the provisions of Sections 1.04 through 1.08 of the Official Baseball Rules.

13.2.4 IRRIGATION SYSTEM

All new facilities shall provide a full field irrigation system as well as water lines 1 1/2" or larger behind both home plate and second base for watering the infield grass and base pit areas. It is recommended that a series of water outlets 1" or larger be distributed around the playing field in order to water the field if the irrigation system should become inoperable. It is recommended that a full-field irrigation system be provided at all existing facilities.

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13.2.5 FIELD DRAINAGE SYSTEM

All new facilities shall provide an underfield drainage system integrated into the subbase of the turf (natural or synthetic) surface. This system shall be a system of a drain tile fields in a porous collection bed (or similar system) below the turf base.

It is recommended an optimal slope of .5% be maintained from the base of the pitcher's mound to the baselines and from second base to the outfield warning track.



## Grand Junction City Council

### Regular Session

Item #5.b.i.

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**Meeting Date:** November 16, 2022  
**Presented By:** John Shaver, City Attorney  
**Department:** City Clerk  
**Submitted By:** John Shaver

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### **Information**

#### **SUBJECT:**

An Ordinance Approving a Lease of City Property at 244 26 1/4 Road (City Water Treatment Plant) to Optimus Communications for Installation of an Antenna and Communication Equipment

#### **RECOMMENDATION:**

Hold a public hearing and approve the Ordinance on second reading and publish it in pamphlet form.

#### **EXECUTIVE SUMMARY:**

The City Utilities Department has negotiated with Optimus Communication and, for the reasons described in the lease, the City and Optimus have agreed to certain terms and conditions for the use of the Property in accordance with the lease.

#### **BACKGROUND OR DETAILED INFORMATION:**

The City owns property located at 244 26 1/4 Road in Grand Junction ("Property"). The Property, which is home to the City's Water Treatment Plant, is on Orchard Mesa and at an elevation that is conducive to the placement of communications equipment. The City Utilities Department has negotiated with Optimus Communication and, for the reasons described in the lease, the City and Optimus have agreed to certain terms and conditions for the use of the Property in accordance with the lease, which is attached to and incorporated in the Ordinance ("Lease") as if fully set forth.

#### **FISCAL IMPACT:**

The revenue for the lease of \$600 annually will be included in the budget each year accordingly.

**SUGGESTED MOTION:**

I move to (adopt/deny) Ordinance No. 5109, an ordinance authorizing, approving and confirming a lease to Optimus Communication for use of real property located at 244 26 1/4 Road Grand Junction, Colorado (commonly Known as the Water Treatment Plant) for an antenna and communication equipment and ratifying all actions heretofore taken and in connection therewith on final passage and order final publication in pamphlet form.

**Attachments**

1. ORD-Optimus Communications Waterplant Lease 101822
2. DRAFT Ordinance - Lease to Optimus Communication



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING, APPROVING AND CONFIRMING A LEASE TO OPTIMUS COMMUNICATION FOR USE OF REAL PROPERTY LOCATED AT 244 26 ¼ ROAD, GRAND JUNCTION, COLORADO (COMMONLY KNOWN AS THE WATER TREATMENT PLANT) FOR AN ANTENNA AND COMMUNICATION EQUIPMENT AND RATIFYING ALL ACTIONS HERETOFORE TAKEN AND IN CONNECTION THEREWITH**

**Recitals:**

The City of Grand Junction (City) owns property located at 244 26 ¼ Road in Grand Junction ("Property"). The Property, which is home to the City's Water Treatment Plant is on Orchard Mesa and at an elevation that is conducive to the placement of communications equipment.

The City Utility Department has negotiated with Optimus Communication and for the reasons described in the lease, the City and Optimus have agreed to certain terms and conditions for the use of the Property. In accordance with the lease, which is attached to and incorporated in this Ordinance ("Lease") as if fully set forth the City and Optimus desire to enter into contract.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO AS FOLLOWS:**

1. The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Ordinance the City Council of the City of Grand Junction, Colorado hereby authorizes, confirms, and ratifies the Lease; and,
2. All actions heretofore taken by the officers, employees and agents of the City relating to the leasing of the Property as described or referred to herein and which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed; and,
3. The Lease in the form attached hereto is hereby approved. The City Manager and the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions hereof, including, without limitation, the execution and delivery of the signature(s) to affect the intent and purposes hereof.
4. If any part or provision of this Ordinance or the application thereof to any person or circumstance(s) is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.
5. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to

the lawful objectives sought to be obtained.

INTRODUCED ON FIRST READING, PASSED for publication this 2<sup>nd</sup> day of November 2022 in pamphlet form, and setting a hearing for November 16, 2022, by the City Council of the City of Grand Junction, Colorado.

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this 16<sup>th</sup> day of November 2022 by the City Council of the City of Grand Junction, Colorado.

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Anna M. Stout  
President of the City Council

Attest:

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Amy Phillips  
City Clerk

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AUTHORIZING, APPROVING AND CONFIRMING A LEASE TO OPTIMUS COMMUNICATION FOR USE OF REAL PROPERTY LOCATED AT 244 26 ¼ ROAD, GRAND JUNCTION, COLORADO (COMMONLY KNOWN AS THE WATER TREATMENT PLANT) FOR AN ANTENNA AND COMMUNICATION EQUIPMENT AND RATIFYING ALL ACTIONS HERETOFORE TAKEN AND IN CONNECTION THEREWITH**

**Recitals:**

The City of Grand Junction (City) owns property located at 244 26 ¼ Road in Grand Junction ("Property"). The Property, which is home to the City's Water Treatment Plant is on Orchard Mesa and at an elevation that is conducive to the placement of communications equipment.

The City Utility Department has negotiated with Optimus Communication and for the reasons described in the lease, the City and Optimus have agreed to certain terms and conditions for the use of the Property. In accordance with the lease, which is attached to and incorporated in this Ordinance ("Lease") as if fully set forth the City and Optimus desire to enter into contract.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO AS FOLLOWS:**

1. The foregoing Recitals are incorporated and adopted and in accordance with and pursuant to this Ordinance the City Council of the City of Grand Junction, Colorado hereby authorizes, confirms, and ratifies the Lease; and,
2. All actions heretofore taken by the officers, employees and agents of the City relating to the leasing of the Property as described or referred to herein and which actions are consistent with the provisions hereof are hereby ratified, approved, and confirmed; and,
3. The Lease in the form attached hereto is hereby approved. The City Manager and the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions hereof, including, without limitation, the execution and delivery of the signature(s) to affect the intent and purposes hereof.
4. If any part or provision of this Ordinance or the application thereof to any person or circumstance(s) is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.
5. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to

the lawful objectives sought to be obtained.

INTRODUCED ON FIRST READING, PASSED for publication this 2<sup>nd</sup> day of November 2022 in pamphlet form, and setting a hearing for November 16, 2022, by the City Council of the City of Grand Junction, Colorado.

HEARD, PASSED and ADOPTED ON SECOND READING and ordered published in pamphlet form this 16<sup>th</sup> day of November 2022 by the City Council of the City of Grand Junction, Colorado.

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Anna M. Stout  
President of the City Council

Attest:

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Amy Phillips  
City Clerk



## PROPERTY LEASE AGREEMENT FOR ANTENNA AND COMMUNICATION EQUIPMENT

THIS Lease Agreement ("**Lease**") is made and entered into as of this \_\_\_\_ day of \_\_\_\_ 2022, by and between the **City of Grand Junction**, a Colorado home rule municipality, 250 N. 5<sup>th</sup> Street, Grand Junction, CO, 81501 ("Landlord" or "City") and **Optimus Communications**, 288 28 Road, Grand Junction, CO 81503 ("Lessee").

### Recitals

**A.** The City is the owner of certain real property in the Grand Junction Colorado addressed as 244 26¼ Road, Grand Junction, Colorado and more specifically described in paragraph 3 ("Property"), and as seen in the photographs of the location on the Property where the antenna and communication equipment ("Equipment") will be located. The photographs are marked as Exhibit A, which is incorporated by this reference as if fully set forth.

**B.** The City has agreed to lease the Property to Lessee and Lessee has agreed to lease the Property from the City, pursuant to the terms, covenants, and conditions of this Lease.

NOW, THEREFORE, in consideration of the recitals above and the terms, covenants, conditions, and restrictions contained herein the parties agree as follows:

**1. Grant of Lease.** The City hereby leases the Property to Lessee and Lessee hereby accepts and leases the Property from the City, for the term stated in paragraph 5 and subject to each and every other term, covenant, condition, and restriction stated in this Lease.

**2. Reservations from Lease.** The City retains and reserves unto itself:

**a.** all oil, gas, coal and other minerals and mineral rights underlying and/or appurtenant to the Property; and

**b.** all water and water rights, ditches, and ditch rights, appurtenant to and/or connected with the Property, including, but not limited to, any water and/or water rights which may have been previously used on or in connection with the Property, for whatever purposes; and

**c.** all rights to grant, sell, bargain, and convey ownership interest(s) in and to the Property, or any division thereof, to any other party, including the conveyance of easements that in no way interfere with or compromise Lessee's intended use of the Property, subject to the terms of this Lease, and further provided that no such interest(s) shall be so granted to a telecommunications competitor of the Lessee; and

d. the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for any conveyance in lieu of condemnation. Lessee hereby assigns and transfers to the City any claim it may have to compensation for damages because of any condemnation, except compensation for damages of Lessee's property and interests under this Lease actually so taken.

e. The City may exercise its rights with respect to the property interests so reserved so long as the exercise of those rights does not unreasonably interfere with Lessee's use and quiet enjoyment of the Property for the purposes set forth in this Lease.

3. Lessor, for good and valuable consideration described herein, and the covenants and agreements to be kept and performed by the Lessee as hereinafter provided, does hereby lease, and let unto the Lessee, space for Lessee's Equipment (which is generally described as radios, antennas and associated equipment more specifically described hereafter) on the existing tower attached to the water treatment building located (See Exhibit A) on the Property. The existing tower may be referred to herein as "Site" or "the Site":

LOTS 1, 2 & 3 & S2SW4NE4SW4 SEC 26 1S 1W EXC RR ROW

More commonly known as 244 26 ¼ Road, the location of which on the Property is set forth on Exhibit A attached hereto.

Lessee must install, furnish, and maintain the Equipment on the Property in accordance with the most recent, applicable Federal Communications Commission (FCC) regulations.

4. **Lease Amount.** Lessee agrees to pay to the City, at the address of the City as set forth in paragraph 19 or at such other address as the City may from time to time designate in writing, a Lease payment for the use of the Property in monthly installments.

- a. The annual Lease payment during the Term of this lease shall be six hundred dollars (\$600.00) payable on the first day of each year commencing on January 1, 2023.
- b. The Landlord shall invoice the Lessee in January for the next years payment.
- c. If Lessee is more than sixty (60) days delinquent the City may, at its option, give Lessee sixty (60) days written notice of intent to terminate, and if the Lessee fails within any such sixty (60) day period to cure the delinquency, this Lease shall without additional notice terminate and

Lessor shall take possession of the Property.

5. **Term:** The term of this Agreement shall commence upon the Effective Date and shall terminate on the third anniversary of the Effective Date ("Term"). The Term may be extended for three (3) three (3) year periods ("Renewal Terms") on the same terms and conditions as set forth herein except that that Lease Amount shall be adjusted for inflation as provide in 4a. hereof The Agreement will be extended for each successive Renewal Term unless Lessee notifies Lessor of its intention not to renew at least thirty (30) days prior to commencement of the succeeding Renewal Term. Lessor may terminate this Agreement with six (6) months prior notice to Lessee. All notices must be delivered in writing with proof of delivery.
6. **Access:** Lessor shall provide Lessee, Lessee's employees, agents, contractors, subcontractors and assigns with reasonable access to the Property for the sole purpose of maintaining its equipment from time to time during normal business hours. Lessee shall only have access between 6:00 a.m. to 4:00 p.m. Such access shall be conducted in such a manner as to not interfere with Lessor's use of the Property or conduct of its business. Lessee will not have unrestricted access to the property and will not be provided keys (mechanical or electronic) to the access gate or buildings. Lessor will be reasonably available to escort Lessee on the property provided the time does not interfere with the conduct of its business.
7. **Utilities:** Lessor agrees to provide uninterrupted electrical service to the Site, excepting interruptions caused by Force Majeure or by any occurrences or actions not constituting deliberate or negligent actions on the part of the Lessor. Lessee may make a connection to Lessor's pre-existing electrical system provided that any such connection shall (i) not interfere with Lessor's electrical needs, (ii) be performed by a duly licensed electrician, and (iii) be in a manner that is at all times in full compliance with any and all applicable laws, rules, codes, and regulations. Lessee shall furnish and maintain at its own cost and expense the Equipment, which may include antenna systems, transmission lines (cabling necessary to provide connection from the cabinet to the radio on the tower) and radio equipment necessary for the limited purpose of providing a microwave repeater location. The Equipment shall be used for, including without limitation, the transmission and the reception of radio communication signals and the installation, maintenance and operation of communications facilities directly related thereto attached to the Site. All Equipment installed by the Lessee shall be and remain the property of the Lessee. Upon the expiration or earlier termination of this Lease, Lessee shall remove the Lessee's Equipment from the Property and Lessee shall repair and restore the Property to the condition that existed prior to installation and removal of the Equipment.

**8. Use and Condition of Property.**

- a. During the Term of this Lease, Lessee agrees to use the Property, including the Site, solely for the purpose of installing, constructing, operating and maintaining the Equipment for the Lessee's purposes, which occupancy and use shall be subject to the rules, rulings and regulations of any governmental authority having jurisdiction over Lessee or the Property, either now in effect or hereinafter enacted, including, but not limited to, the Federal Communications Commission ("FCC"), the State of Colorado, the City of Grand Junction or Mesa County. Lessee shall not use or permit the Property or the Site to be used for any other purpose or in any manner contrary to this Lease and/or the laws, ordinances, or regulations of any such governmental authority.
- b. Prior to the installation or construction of additional facilities and/or improvements upon the Property, Lessee shall obtain the City's written approval of all plans for additional facilities and/or improvements to be constructed upon the Property by Lessee, which approval shall not be unreasonably withheld, conditioned, or delayed. City's approval of any plans will not be deemed to be a warranty or representation that those plans are in conformity with any applicable laws, rules, or ordinances of any kind. Additional facilities would be limited to additional radios on the tower. Lessee shall ensure all work relating to installation and operation of all Equipment is performed in a manner that will not unreasonably interfere with, delay, or impose any additional expense upon either the City in maintenance or operation of the Property or any user of the Property in the maintenance or operation of any other equipment located on the Property. Lessee shall ensure that such work is completed by licensed and experienced contractors in a professional and workmanlike manner. Such additional facilities and/or improvements shall become part of Lessee's Property. It is the City's desire that the Equipment to be installed by Lessee on the Property will be reasonably compatible with the landscape of the City's adjacent property. To this end, Lessee agrees to comply with all reasonable requirements with the City may impose on Lessee, including, but not limited to, colorings and aesthetics for equipment and facilities (except as required by the FCC or the FAA), transmitters, landscape improvements, building materials and fencing materials. If, for whatever reason, the City does not approve of Lessee's plans, Lessee may terminate this Lease. In such event, Lessee shall vacate the Property in accordance with the provisions of paragraph 18.2 of this Lease.
- c. Lessee shall not commit nor permit waste, damage, or injury to the Property.
- d. Lessee shall maintain and repair all aspects of the Site at Lessee's sole cost and expenses, including but not limited to, the Equipment furnished by the Lessee, fences, security devices, the appearance and structural integrity of any improvements and landscaping, in good order, good appearance, condition and repair and in a clean, sanitary, orderly and safe condition in accordance with any rules, rulings and regulations of any governmental authority having jurisdiction over Lessee or the Property, either now in



effect or hereinafter enacted, including, but not limited to, the FCC, the State of Colorado, the City of Grand Junction and/or Mesa County. . The City shall not be obligated nor required to repair damages to any portion or aspect of the Property, even if such damages are caused by or result from operations occurring on adjacent lands owned by the City, unless such damages are caused by the City and not covered by insurance maintained by Lessee. Subject to Force Majeure Events, if Lessee refuses or neglects to commence repairs or perform maintenance work required under the terms hereof to be performed or paid for by the Lessee within thirty (30) days after written demand by the City or any other governmental authority, or fails to complete such repairs or perform such maintenance within a reasonable time thereafter, the City may enter upon the Property and make such repairs or perform such maintenance without liability to the Lessee's operations by reasons thereof, and if the City makes such repairs or performs such maintenance, Lessee shall pay to the City, on demand, as additional rent, the cost thereof with interest at the rate of fifteen percent (15%) per annum from the date of payment by the City for such repairs or maintenance work until paid in full by the Lessee. Any repairs made or maintenance performed by Lessee or the City, subject to Force Majeure Events, shall be completed expeditiously.

- e. Lessee has inspected the Property and accepts the Property in its present condition. Lessee represents that is relying on its own inspection and investigation of the Property and accepts the Property "As Is" and waives any and all express or implied warranties of condition or habitability, suitability for occupancy, use or habitation, fitness for particular purpose. Lessee agrees that the condition of the Property is sufficient for the purposes of the Lessee. If the Property deteriorates or is damaged due to fire, flood, or other casualty not caused by the City, to the extent where it is no longer functional for the purposes of the Lessee, the City shall have no obligation to repair the Property nor to otherwise make the Property usable or occupiable; damages shall be at the Lessee's own risk, provided, however, that in the event the Property is damaged or deteriorates to the extent that it is no longer functional for the purposes of the Lessee, or upon the occurrence of a Force Majeure Event, the Lessee may, at its option, terminate this Lease by giving notice to the City that this Lease is to be terminated. Termination shall be effective thirty (30) days following the date of the notice of termination. As used herein the term "Force Majeure Event" means and act or event whether or not foreseen, that: (i) is beyond the reasonable control of and is not due to the fault or negligence of a party, and (ii) could not have been avoided by such a party's exercise of due diligence, including, but not limited to, a labor controversy, strike, lockout, boycott, transportation stoppage, action of a court or public authority, fire, flood, earthquake, storm, war, civil strife, terrorist action, epidemic, or act of God; provided that a Force Majeure Event will not include economic hardship, changes in market conditions, or insufficiency of funds.
- f. The City makes no representations or warranties regarding any hazardous,

toxic, or regulated substances on, under or about the Property, except to the extent that the City states that it has not deposited or cause to be deposited on, under or about the Property any hazardous, toxic, or regulated substances.

- g. The City shall have no obligation or liability for compliance with any laws, rules, regulations, codes, and ordinances applicable to the installation, operation, repair, or maintenance of the Property; any damage to the Property, or any other installed ~~equipment~~ caused by any other user of the Property, or any other cause outside of the reasonable control of the City; or the failure of any services or utilities that are obtained by the Lessee.
- h. Lessee acknowledges that some activities conducted on the Property are inherently dangerous; Lessee, on behalf of itself and its employees, agents, invitees, guests, and contractors, assumes the risk of all injuries and damages resulting from Lessee's use and conduct on the Property and Lessee shall take all necessary safety measures to ensure that Lessee's employees, agents, invitees, guests, and contractors are not injured in conjunction with using or conducting activities on the Property or on adjacent property.

**9. Additional Fees and Charges.** In addition to making Lease payments, Lessee shall arrange and pay for, when due:

- a. all costs and expenses, including but not limited to, deposits, user fees, interest, and penalties,
- b. all general real property and personal property taxes and all special assessments of any kind levied against the Property during the term of this Lease.

**10. Insurance.** Lessee shall keep the following required insurance policies in full effect during the Lease Term, and shall pay the premiums of the costs of:

- a. "All Risk", Special Causes of Loss", or other casualty insurance for fire, wind, and extended coverage insurance with respect to the Property, on a cost replacement basis, by endorsement, additional premium, or otherwise, for loss of rents regarding the Property.
- b. Comprehensive commercial general liability insurance which will protect the City, its officers, employees, and agents from liability in the event of loss of life, personal injury, or property damage, suffered by any person or persons on, about or using the Property, including Lessee and employees, agents, licensees, and guests of Lessee. Such insurance policy shall have terms and amounts approved by the City Manager or his designee of the City. Such insurance shall not be cancellable without thirty (30) days prior written notice to the City and shall be written for at least a minimum of One Million Dollars (\$1,000,000.00), combined single limit. The certificate of insurance must be deposited with the City and must designate "the City of Grand Junction, its officers, employees and agents" as additional insureds. If a policy approved by the City Manager is not at all times in full force and effect, this lease shall terminate effective thirty (30) days following the date of the notice of termination unless sooner corrected.
- c. Worker's compensation insurance in statutory limits, and state disability

insurance as required by applicable law, covering the employees, Employer's liability insurance in the following amounts: not less than \$500,00 for bodily injury by accident and \$500,000 for bodily injury by disease.

- d. Other reasonable coverage as City, or any mortgagee of City, may require with respect to the Property, or City's use, occupancy, and operation, in, on, or around such Property.

**11. Nonliability of the City for Damage.**

- a. The City shall not be liable for liability or damage claims for injury to persons or property, including property of Lessee, from any cause relating to the occupancy and use of the Property by Lessee, including those arising out of damages or losses occurring on areas adjacent to the Property or easements used for the benefit of the Property during the term of this Lease nor for any injury or damage to any property of Lessee, unless such liability or damage is caused by the willful misconduct of the City and is not covered by the insurance to be maintained by Lessee under this Lease or any insurance maintained by Lessee. Lessee shall indemnify the City, its officers, employees, and agents, and hold the City, its officers, employees, and agents, from all liability, loss or other damage claims or obligations resulting from any injuries, including death, or losses of any nature caused by Lessee or its employees and agents.
- b. The City shall not be liable to Lessee for any damages, or any loss of profits or loss of opportunities claimed by Lessee or for interruption of Lessee's business or operations resulting from fire, the elements, casualty of any kind or the temporary closure of any public highway providing access to and from the Property.

**12. Permits.** Lessee, at its sole expense, shall obtain and comply with all necessary governmental permits, certificates, and licenses required for the installation, operation, repair, maintenance, and authorization of the Property, or any additional equipment or property.

**13. Radio Frequency Radiation.** Lessee shall comply with all federal, state, and local regulations and requirements limiting emissions of radio frequency ("RF") radiation. If City or Lessee receives any written complaint or court order alleging or finding excessive RF radiation levels from equipment on the Property, Lessee shall take all steps required by such written complaint or court order within 24 hours after notification by City, or personal receipt of such written complaint or court order. Lessee may contest any such written complaint or court order at its own cost, provided that Lessee shall continue to maintain RF radiation levels below the amount specified in any such written complaint or court order pending

the resolution of it, whether by dismissal, stipulation, adjudication, or other action.

**14. Modifications, Alterations or Additions.** No modifications, alterations, or additions of improvements upon the Property, shall be performed by Lessee without the express written consent of the City first being obtained, which consent shall not be unreasonably withheld, conditioned, or delayed.

**15. Pledges.** Lessee shall not pledge or attempt to pledge or grant or attempt to grant as collateral or security its interest in any of the Property, without the express written consent of the City first being obtained, which consent shall not be unreasonably withheld, conditioned, or delayed.

**16. Hazardous Substances.**

The term "Hazardous Substances", as used in this Agreement, shall mean any substance which is:

- a. defined as a hazardous substance, hazardous material, hazardous waste, pollutant, or contaminant under any Environmental Law enacted by any federal, state, and local governmental agency or other governmental authority;
- b. a petroleum hydrocarbon, including but not limited to, crude oil or any fraction thereof, hazardous, toxic, or reproductive toxicant;
- c. regulated pursuant to any law;
- d. any pesticide or herbicide regulated under state or federal law.

The term "Environmental Law", as used in this Lease Agreement, shall mean each and every federal, state and local law, statute, ordinance, regulation, rule, judicial or administrative order or decree, permit, license, approval, authorization or similar requirement of each and every federal, state and local governmental agency or other governmental authority, applicable to Lessee or the Property and pertaining to the protection of human health and safety of the environment, either now in force or hereafter enacted.

Lessee shall not cause or permit to occur by Lessee and/or Lessee's agents, guests, invitees, contractors, licensees, or employees:

- e. any violation of any Environmental Law on, under or about the



Property or arising from Lessee's use and occupancy of the Property, including but not limited to, air, soil, and groundwater conditions; or

- f. the use, generation, release, manufacture, refining, production, processing, storage, or disposal of any Hazardous Substance on, under or about the Property, or the transportation to or from the Property of any Hazardous Substance, in violation of any Environmental Law, either now in force or hereinafter enacted.

**17. Environmental Clean-Up.**

The following provisions shall be applicable to Lessee and to Lessee's agents, ~~gas~~ invitees, contractors, licensees, and employees with respect to the Property:

- a. Lessee shall, at Lessee's sole cost and expense, comply with all Environmental Laws and laws regulating the use, generation, storage, transportation, or disposal of Hazardous Substances;
- b. Lessee shall, at Lessee's sole cost and expense, make all submissions to provide all information required by and/or comply with all requirements of all governmental authorities ("Authority" or "the Authorities") under Environmental Laws and other applicable laws.
- c. Should any Authority or the City demand that a clean-up be undertaken because of any deposit, spill, discharge, or other release of Hazardous Substances by Lessee on, under or about the Property, Lessee shall, at Lessee's sole cost and expense, prepare and submit the required plan(s) and all related bonds and other financial assurances, and Lessee shall carry out all such clean-up plan(s) in compliance with the Authorities and all Environmental Laws and other applicable laws.
- d. Lessee shall promptly provide all information regarding the use, generation, storage, transportation, or disposal of Hazardous Substances requested by any Authority. If Lessee fails to fulfill any duty imposed hereunder within a reasonable time, the City may do so on Lessee's behalf and in such case, Lessee shall cooperate with the City in the preparation of all documents the City or any Authority deems necessary or appropriate to determine the applicability of Environmental Laws to the Property and Lessee's use thereof and for compliance therewith, and Lessee shall

execute all documents promptly upon the City's request. No such action by the City and no attempt made by the City to mitigate damages under any Environmental Law or other applicable law shall constitute a waiver of any of Lessee's obligations hereunder.

- e. Lessee's obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.
- f. Lessee shall indemnify, defend and hold the City, its officers, employees and agents harmless from all fines, suits, procedures, claims and actions of every kind, and all costs associated therewith (including the costs and fees of attorneys, consultants and experts) arising out of or in any way connected with any deposit, spill, discharge or other release of Hazardous Substances on or from the Property and the violation of any Environmental Law and other applicable law by Lessee and/or Lessee's agents, guests, invitees, contractors, licensees and employees that occur with respect to the Property during the term of this Lease or from Lessee's failure to provide all information, make all submissions, and take all actions required by all Authorities under the Environmental Laws and other applicable laws. Lessee's obligations and liabilities hereunder shall survive the expiration or termination of this Lease Agreement.

## **18. Default, Sublet, Termination, Assignment.**

### **18.1 Should Lessee:**

- a. default in the performance of its agreements or obligations herein and any such default continue without cure after written notice thereof is given by the City to Lessee as provided herein; or
- b. abandon or permanently vacate the Property; or
- c. be declared bankrupt, insolvent, make a general assignment for the benefit of creditors if a receiver is appointed, for all or substantially all of Lessee's assets;

the City may at its option, after compliance with paragraph 18.2, elect to cancel and annul this Lease and enter and take possession of the Property immediately without any additional notice of intention to reenter, and such reentry shall not operate as a waiver or satisfaction in whole or in part of any claim or demand arising out of or connected with any breach or violation by Lessee of any covenant or agreement to be performed by Lessee. Upon reentry, the City may remove the property and personnel of Lessee and store Lessee's property in a warehouse or at a place selected by

the City, at the expense of Lessee and without liability to the City. Any such reentry shall not work as forfeiture of nor shall it terminate the rent(s) to be paid or the covenants and agreements to be performed by Lessee for the full term of this Lease; and upon such reentry, the City may thereafter lease or sublease the Property for such rent as the City may reasonably obtain, crediting Lessee with therent obtained after deducting the costs reasonably incurred in such reentry, leasing or subleasing, including the costs of necessary repairs, alterations and modifications to the Property. Nothing herein shall prejudice or be to the exclusion of any other rights or remedies which the City may have against Lessee, including but not limited to, the right of the City to obtain injunctive relief based on the irreparable harm caused to the City's reversionary rights.

**18.2** Except as otherwise provided in paragraphs 4b and 10b, if Lessee is in default in the performance of any term or condition of this Lease, the City may, at its option, terminate this Lease upon giving ninety (90) days written notice. If the Lessee fails within any such ninety (90) day period to remedy each and every material default specified in the City's notice, this Lease shall terminate.

- a. Except as otherwise provided herein Lessee shall not assign or sublease the Property, or any right or privilege connected therewith, or allow any other person, except officers, employees, and agents of Lessee to occupy the Property or any part thereof without first obtaining the written consent of the City, which consent must be approved and ratified by the City Council of the City, which consent shall not be unreasonably withheld, conditioned, or delayed. In the event of an unauthorized assignment of this Lease or sublease, Lessee shall not be released from its obligations and duties under this Lease and this Lease shall remain in full force and effect. Any consent by the City shall not be a consent to a subsequent assignment, sublease, or occupation by any other party. Any unauthorized assignment, sublease, or permission to occupy by Lessee shall be void and shall, at the option of the City, provide reasonable cause for the City to terminate this Lease. The interest of Lessee in this Lease is not assignable by operation of law without the formal approval and ratification by the City Council of the City. Notwithstanding anything in this paragraph to the contrary, Lessee shall have the right, without the City's consent, to assign this Lease or sublet the Property or portions thereof to any entity that is controlled by Lessee, is under common control with Lessee or which controls Lessee.

- 18.3 This Lease is not intended to and shall in no way preclude the City from actively marketing the Property for sale or exchange, whether through the efforts of the City, a real estate broker or any other person, nor shall this Lease prevent the City from selling, exchanging or conveying the Property to any other party; provided, however, that in the event any such sale, exchange or conveyance is made during the term of this Lease, such sale, exchange or conveyance shall be made subject to Lessee's leasehold interest in the Property. In the event of the voluntary or involuntary transfer of the City's interest in the Property, Lessee will attorn to the transferee of, or successor to, the City's interest in the Property, and recognize such transferee or successor as Landlord under this Lease if such transferee agrees to assume and perform the City's obligations under this Lease that accrue from and after the date of the transfer.
- 18.4 **Fees or Commissions.** The parties to this Lease Agreement warrant that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. To the extent allowed by law the City and Lessee agree to defend, indemnify, and hold the other harmless from any claim for real estate brokerage commissions or finder's fees asserted by any other party claiming to be entitled to brokerage commissions or finder's fees arising out of this Lease.

**19. Notices.**

All notices to be given with respect to this Lease shall be writing delivered either by United States mail or Express mail, postage prepaid, or by facsimile transmission, personally by hand or courier service, as follows:

To the City: City of Grand Junction  
Attn: John Shaver,  
City Attorney  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO  
81501-2668

To Lessee: Optimus Communications, LLC  
Attn: Mark McGowan,  
Managing Member  
288 28 Road  
Grand Junction, CO 81503



All notices shall be deemed given:

- a. if sent by mail, when deposited in the mail;
- b. if delivered by hand or courier service, when delivered; or
- c. if transmitted by facsimile, when transmitted.

The parties may, by notice as provided above, designate a different address to which notice shall be given.

All Lease payments paid by Lessee to the City shall be delivered by mail or by personal delivery to:

City of Grand Junction Finance  
Department Accounts Receivable  
Department  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501-2668

All rental payments deposited by Lessee shall be clearly marked "Optimus Communications Lease."

- 20. Not a Partnership.** It is expressly agreed between the parties that this Agreement is one of lease and not of partnership and that the City shall not be or become responsible for any debts contracted or incurred by Lessee. Lessee shall save, indemnify and hold the City, its officers, employees and agents harmless against all liability and loss, and against all claims or actions based upon or arising out of any claim, lien, damage or injury (including death), to persons or property caused by Lessee or sustained in connection with Lessee's performance of the terms and conditions of this Agreement or the conditions created thereby, or based upon any violation by Lessee, any statute, ordinance, code or regulation, either now in force or hereafter enacted, and the defense of any such claims or actions, including the costs and fees of attorneys, consultants and experts. Lessee shall also save, indemnify, and hold the City, its officers, employees, and agents harmless from and against all liability and loss in connection with, and shall assume full responsibility for the payment of, all federal, state, and local taxes, fees or contributions imposed or required under unemployment insurance, social security, and income tax laws with respect to employees engaged by Lessee.

**21. Enforcement, Partial Invalidity, Governing Law.**

- a In the event either party files any action to enforce any agreement contained in this Lease, or for breach of any covenant or condition herein contained, the party prevailing shall be entitled to receive, by judgment of the court from the other party reasonable attorney's fees, plus the costs or fees of any experts, incurred in such action.

- b. The invalidity of any portion of this Lease Agreement shall not affect the validity of any other provision contained herein. In the event any provision of this Lease Agreement is held to be invalid, the remaining provisions shall be deemed in full force and effect as if they had been executed by both parties after the expungement of the invalid provisions.
- c. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any action to enforce any covenant or agreement contained in this Agreement shall be in Mesa County, Colorado.
- d. Lessee represents and warrants that it has full right, power, an authority to execute this Lease Agreement, has obtained all necessary approvals and consents, and has taken all necessary action to enable Lessee to enter into this Lease Agreement.

**18.1 Surrender, Holding Over.** Lessee shall, upon the expiration or termination of this Lease surrender the Property to the City in good order, condition and state of repair, reasonable wear and use excepted. Thereafter, Lessee shall complete removal of any or all of Lessee's Property, including but not limited to decommissioning and/or demolishing the structures that encumber the Property, as Lessee elects in a notice to the City. Such removal, decommissioning and/or demolishing shall occur within two months of termination unless weather conditions do not permit in which case Lessee shall complete removal, decommissioning and/or demolishing within two months of permissible weather conditions the following year. Upon the removal of any of Lessee's Property, Lessee shall restore and re-seed that part of the Property disturbed by such removal as soon as possible, provided that foundations may be buried onsite and upon such burial, Lessee shall seed for grass (for grazing and aesthetic reasons). It is agreed that the period for the removal of Lessee's Property shall be further extended by any period that the Property is inaccessible for such purpose due to snow, adverse weather conditions, fire, and other matters beyond Lessee's reasonable control (each, a "Force Majeure Event"). In the event Lessee fails to vacate and surrender the Property as provided in this paragraph, Lessee agrees that Lessee shall pay to the City the sum of \$10.00 per day for each day thereafter until Lessee has effectively vacated and surrendered the Property. The Parties agree that it would be difficult to establish the actual damages to the City in the event Lessee fails to vacate and surrender the Property upon the expiration or termination of this Lease and that said is an appropriate liquidated damages amount.

**18.2 Total Agreement; Applicable to Successors.** This Lease contains the entire agreement between the parties and, except for automatic expiration or termination, cannot be changed or modified except by a written instrument subsequently executed by the parties hereto. This Lease and the terms and conditions hereof apply to and are binding upon the successors and authorized assigns of both parties. The Lessor shall not be liable or responsible for the maintenance, preservation, or operational performance of the Equipment furnished by the Lessee. Furthermore, the Lessor shall not be liable to the Lessee for any damage to any of the Equipment of the Lessee caused by Force Majeure or by any occurrence(s) or action(s) not constituting deliberate or negligent action(s) on the part of the Lessor, provided that Lessee shall maintain its Equipment and the Site in a reasonably well-maintained condition.

IN WITNESS WHEREOF, the parties have each executed this Lease Agreement dated the day and year first above written.

Lessor: City of Grand Junction  
250 N. 5th Street  
Grand Junction, CO

Lessee: Optimus Communications  
288 28 Road  
Grand Junction, CO, 81503

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Greg Caton  
City Manager

Mark McGowan  
Title: Managing Member

DRAFT 10/18/2018



ACKNOWLEDGEMENT

STATE OF COLORADO       )  
  ) §  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2022 by \_\_\_\_\_ as \_\_\_\_\_ of  
\_\_\_\_\_, personally known to me.

Notary Public \_\_\_\_\_  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

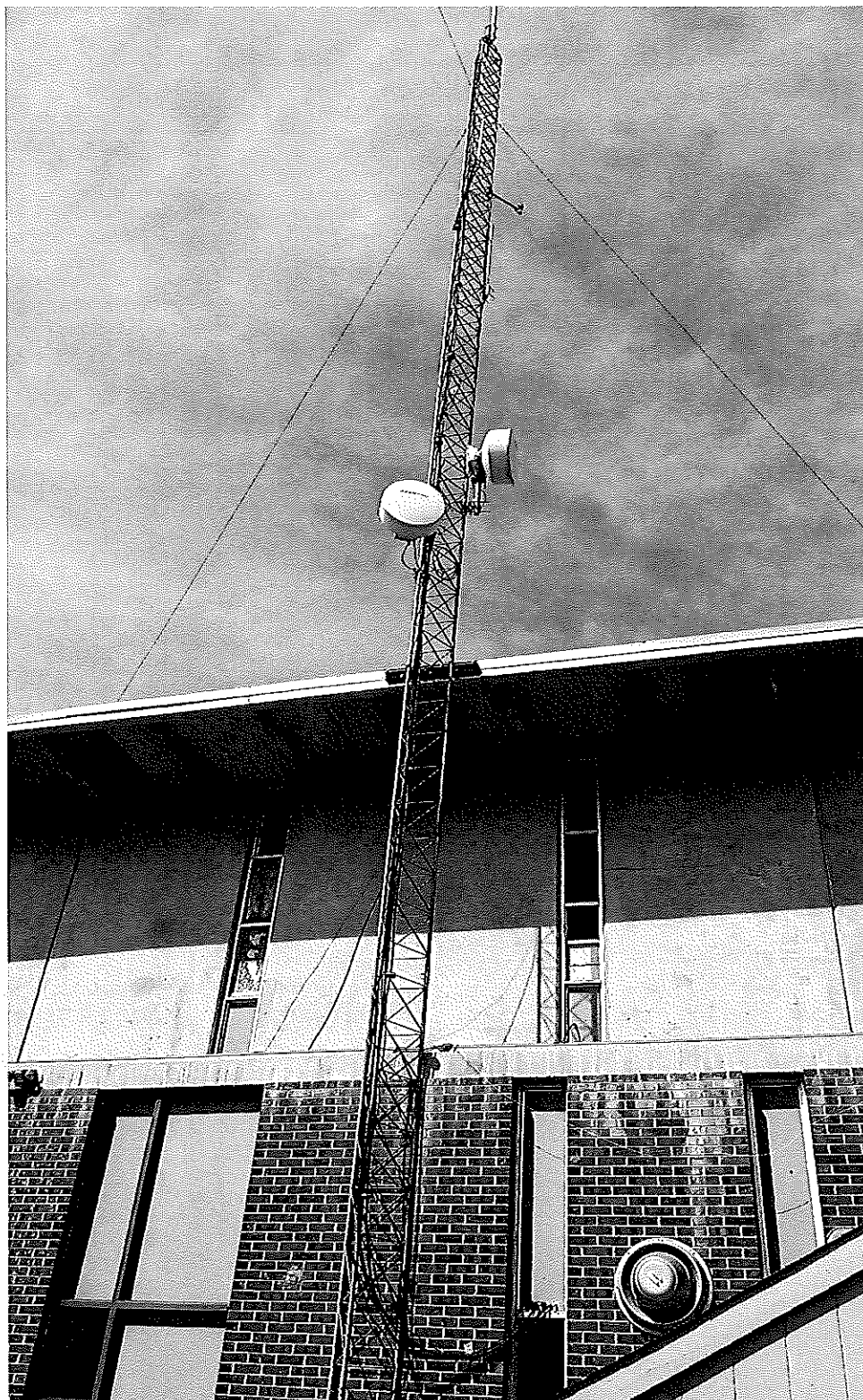
ACKNOWLEDGEMENT

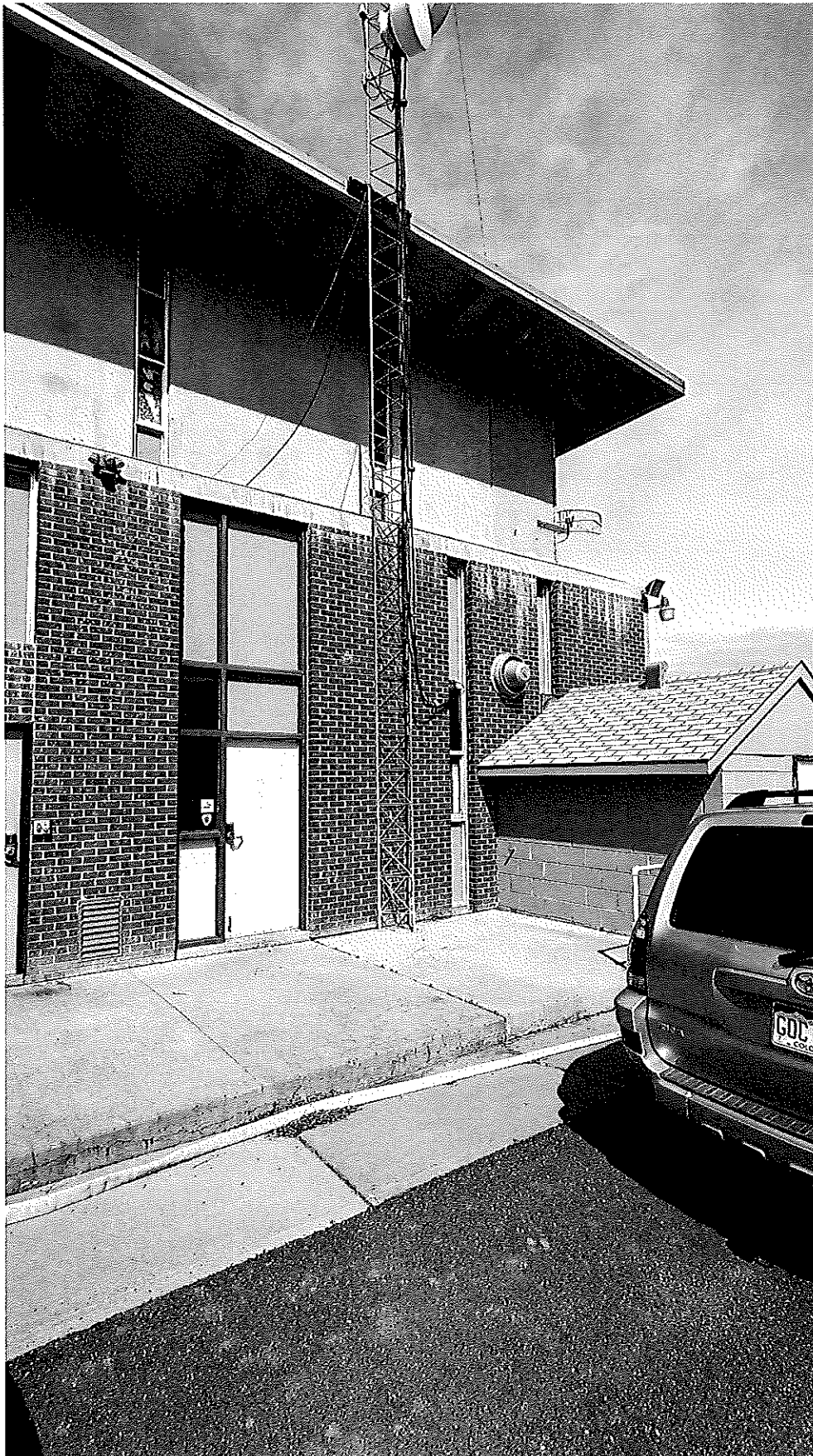
STATE OF COLORADO       )  
  ) §  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2022 by Mark McGowan as Managing Member of Optimus Communications, LLC., personally  
known to me.

Notary Public \_\_\_\_\_  
Print Name \_\_\_\_\_  
My commission expires \_\_\_\_\_

**Exhibit A Tower – aka Site**  
**3 pages**











## Grand Junction City Council

### Regular Session

Item #6.a.

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**Meeting Date:** November 16, 2022

**Presented By:** Ken Sherbenou, Parks and Recreation Director

**Department:** Parks and Recreation

**Submitted By:** Ken Sherbenou

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### **Information**

#### **SUBJECT:**

A Resolution Adopting the 2022 Grand Junction Community Recreation Center Plan

#### **RECOMMENDATION:**

Consider approval of the 2022 Community Recreation Center (CRC) plan as presented and directing staff to draft ballot language for the April 4, 2023 election regarding the CRC plan.

#### **EXECUTIVE SUMMARY:**

The Grand Junction Community Recreation Center (CRC) at Matchett Park Feasibility Study has been completed. This full report is included in the attachments with this agenda documentation. This report captures the full planning process that has been conducted for most of 2022. City Council adopted the Parks, Recreation and Open Space (PROS) Master Plan on January 6, 2021. The highest priority of that plan was a Community Recreation Center. To better understand the opportunity, the City commissioned a study facilitated by professors from Colorado Mesa University, which concluded in February of this year. Showing strong community support for a CRC and a willingness to fund it, the City commenced planning for the CRC. The Grand Junction Community Recreation Center at Matchett Park Feasibility Study is now brought before City Council for consideration, potential adoption and, if adopted, the pursuit of a ballot proposal to ask voters if they approve of making the facility a reality.

City Council charged the Parks and Recreation Advisory Board (PRAB) with informing and guiding the creation of the plan. PRAB has made several recommendations to City Council at critical junctions in the planning process including site, building size, and funding plan. These recommendations have been ratified by the City Council. PRAB met on November 1 and formulated their final recommendation as explained in the letter from CRC PRAB subcommittee chairman Dr. Bill Findlay. Chairman Findlay stated: "we unanimously today voted to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the April 4, 2023 election".

At the November 14th City Council workshop, a majority of City Council gave direction to place adoption of the CRC plan on the agenda for the November 16th City Council meeting.

### **BACKGROUND OR DETAILED INFORMATION:**

The Parks, Recreation and Open Space (PROS) Master Plan has a Community Recreation Center (CRC) as the highest priority. City Council gave direction to further study the opportunity by working with professors from Colorado Mesa University (CMU) to conduct a statistically valid survey. Results from the survey indicated strong support for a CRC. Council then provided further direction to staff to assemble a potential plan and proposal to bring a CRC to fruition, including engaging with a consultant to further refine the plan through public engagement. Barker Rinker Seacat Architecture (BRS) has been mobilized to facilitate the Community Recreation Center (CRC) study building off of previous studies and reforming plans. For the better part of the year, the planning process has progressed. City Council charged the Parks and Recreation Advisory Board (PRAB) with guiding the planning and reporting back to Council regarding their recommendations. This work has culminated in the final Grand Junction Community Recreation Center at Matchett Park Feasibility Study, enclosed with this agenda documentation.

At the July 6 City Council meeting, the results of CRC planning work session #1 and the subsequent recommendation from PRAB were summarized. This recommendation was formulated in light of Matchett's opportunities for future expansion, the CRC serving as an anchor and catalyst for Matchett Park Master Plan amenities including outdoor facilities, and a desire for a simple-to-understand, single ballot issue. City Council approved the recommended site for the CRC at Matchett Park.

At the August 17 City Council meeting, the results of CRC planning work session #2 and the corresponding recommendation from PRAB were presented and discussed. As described in the letter from PRAB Chairperson Findlay included in the report, after due consideration and in-depth discussion, PRAB voted unanimously to recommend the building program of 83,000 square feet. Furthermore, PRAB again voted unanimously to combine cannabis tax revenue already secured for Parks and Recreation with a small sales tax increase of 0.15 percent.

One of the primary considerations in the formulation of this recommendation was the estimation that City residents only account for about 30 percent of the total sales tax revenue generated. The memo from City Manager Caton and Finance Director Welch dated July 15, 2022, describing the sources of sales tax, is also included with this staff report. Another central reason was that at 0.15 percent, the increase would be less than half of what voters turned down in 2019 (0.39 percent) and would be by far the smallest increase of any of the other western slope communities that all approved much larger sales tax increases (Fruita: 1 percent, Delta: 1 percent, Gunnison: 1 percent, Montrose: 0.3 percent, Durango: 0.5 percent). The cannabis revenue combined with the 0.15 percent sales tax increase would enable the Community's first multi-purpose Community Recreation Center. After reviewing the content of the work session and in consideration of PRAB's recommendation, City Council voted to approve PRAB's recommendation.

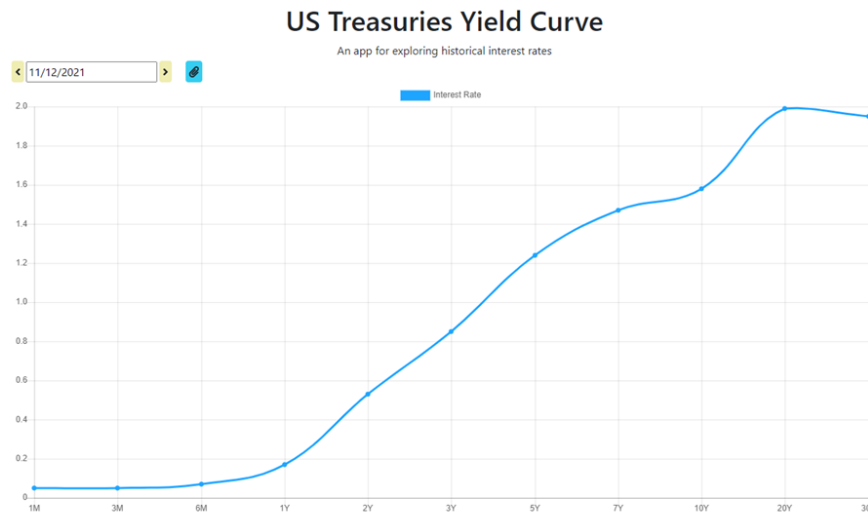
On September 19 and 20, work session #3 was held including six focus groups and a community forum. Following those meetings, PRAB again reviewed a significant amount of public feedback. PRAB held a special meeting on September 26 and recommended approving the operational plan. This content, along with work session #1 on site and work session #2 on funding, was combined into the Grand Junction CRC Feasibility Study report. On November 1, the CRC PRAB Subcommittee met to evaluate and discuss the draft report. This report was reviewed extensively by members of PRAB through several rounds of edits. Changes from members of PRAB were incorporated into the document to accurately and succinctly capture the full plan. As described in the November 1 letter from Dr. Findlay, PRAB voted unanimously "to recommend official adoption of

the plan by City Council and to direct staff to draft ballot language for the April 4, 2023 election".

At the November 14 workshop, concern was expressed that Federal Open Market Committee (FOMC) interest rate increases may affect the financing of the CRC. As discussed, in modeling the financing plan for the CRC, a 4.5%, AA rated, 30-year general obligation bond is being assumed. It is important to keep in mind the FOMC is setting short-term overnight rates which guide overnight lending among U.S. banks. While the Fed Funds rate draws a lot of attention, the rates for municipal bonds most closely track with 10-year and 30 -year Treasury rates, which are not necessarily correlated to the Fed Funds rate.

Figure 1 below is a snapshot of the US Treasury yield curve on 11/12/21. This shows a normal yield curve that suggests an increase in interest rates in the future. Figure 2 shows an inverted yield curve as of 11/14/22 and suggests a decrease in interest rates in the future.

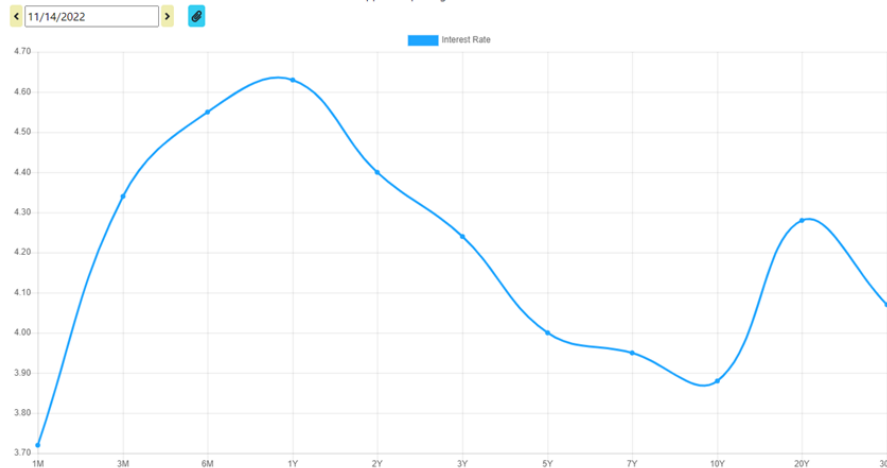
**Figure 1**



**Figure 2**

## US Treasuries Yield Curve

An app for exploring historical interest rates



AA rated municipal bond rates today are well above the 10-year historical average of around 3% so it is the assumption that at some point in the next 2-3 years, rates could come close to returning to the 10-year average and therefore, it is believed that the assumed 4.5% interest rate is still a conservative approach.

Another concern voiced at the workshop related to the calculations of the CRC total project cost budget. Consultant Barker-Rinker-Seacat (BRS) explained in depth at the November 14th meeting their systematic process for calculating project costs in a conservative manner. This includes getting construction cost information from CRC contractors and escalating those costs to the middle point of construction. This cost escalation for the 2022 CRC plan is calculated at 22% above current 2022 prices. Please see below for a table from BRS that explains this in more detail.

Project Schedule			Monthly Inflation Calculator		
October 1, 2022	Study Complete	MO	Annual Rate	5%	2025
June 1, 2023	Design Start	8	1/1/25	100.4%	
June 1, 2024	Documents Complete	12	2/1/25	100.8%	
August 1, 2024	Bid	2	3/1/25	101.2%	
September 1, 2024	Construction Start	1	4/1/25	101.6%	
<b>July 1, 2025</b>	<b>Constr. Midpoint</b>	10	5/1/25	102.1%	
May 1, 2026	Construction Complete	10	6/1/25	102.5%	
			7/1/25	102.9%	
			8/1/25	103.3%	
			9/1/25	103.7%	
			10/1/25	104.2%	
			11/1/25	104.6%	
			12/1/25	105.0%	
Cumulative Inflation Assumptions					
January 1, 2022	100%	6.6%			
January 1, 2023	107%	5.9%			
January 1, 2024	113%	5.1%			
January 1, 2025	119%	6.0%			
Inflation Modifier		122%			



Inflation Prediction from Recreation Contractors							
Year	1	2	3	4	5	6	Avg.
2022	10.0%	5.0%	8.0%	5.0%	5.0%	6.5%	<b>6.6%</b>
2023	10.0%	5.0%	6.0%	5.0%	3.0%	6.5%	<b>5.9%</b>
2024	7.0%	4.5%	5.0%	5.0%	3.0%	6.0%	<b>5.1%</b>
2025	6.0%	4.5%	5.0%	5.0%	3.0%	6.0%	<b>4.9%</b>
2026	5.0%	4.0%	4.5%	4.5%	3.0%	5.0%	<b>4.3%</b>
2027	5.0%	4.0%	3.0%	3.0%	3.0%	4.0%	<b>3.7%</b>

As for the timeline for completion, this is yet another area where we are being conservative with the goal of outperforming the plan. There is an extra measure of conservatism built into the escalation calculations and reflected by the schedule. Although there is this additional measure of contingency should there be any delays, the goal is to be completed by the end of 2025.

At the November 14th City Council workshop, a majority of City Council gave direction to place the adoption of the CRC plan on the agenda for the November 16th City Council meeting.

#### **FISCAL IMPACT:**

There is no fiscal impact from the approval of the Resolution.

#### **SUGGESTED MOTION:**

I move to (adopt/deny) resolution 84-22, to adopt the 2022 Community Recreation Center (CRC) Plan, and to direct staff to draft ballot language to refer a ballot question to the upcoming April 4th, 2023 election to enable the implementation of the 2022 CRC Plan.

#### **Attachments**

1. PRAB recommendation on CRC plan adoption and ballot proposal
2. GJCRC 2022.10.31 Draft Feasibility Report FINAL with Appendix V4.pdf, reduced size
3. Source of Sales Tax Study with attachment 071522
4. RES-CRC Plan 111522clean, final

11/1/2022

Grand Junction City Council  
250 N 5th St  
Grand Junction, CO, 81501

Dear City Council

The CRC PRAB subcommittee (Community Rec Center subcommittee of the Park and Rec Advisory Board) met today for its probable last meeting. We endeavored to complete the mission assigned to us by City Council - namely to work with Park and Rec staff, City Council and staff, BRS consulting, and the general public in order to digest all the information and data from the above sources and make recommendations to City Council regarding formal adoption of the CRC plan going forward.

To that end, our involvement started many months ago with our participation in the Park and Rec Open Space (PROS) master plan. This identified a CRC as the greatest need in GJ. Then, we were centrally involved with a feasibility study of how a CRC could fit into Lincoln Park - possible but some challenges were present. Next, we were involved in the CMU professors survey, which showed strong support for a CRC and willingness to fund it by a variety of choices. Finally, our work with BRS including the 3 sessions, leading to our recommendations to City Council at each critical juncture in the planning process.

Specifically, Session 1 evaluated CRC sites; we recommended, and council adopted Matchett Park as the preferred site. Session 2 looked at size and funding options; PRAB recommended the larger 83,000 sq ft /\$70M facility funded by cannabis tax revenue and supplemented by a 0.15% sales tax with a 30 year sunset. Thankfully, once again council adopted our choice. Session 3 included projected annual revenues and expenses, operations, and conceptual design with many graphs, tables, and data sets along with some 3D illustrations. We recommended that council adopt this last chapter of the planning process.

Finally, the last step in the CRC PRAB mission was to review the written report emanating from the 3 sessions, first in draft form, then after receiving input from many sources, the final version which we unanimously today voted to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the 4/4/23 election.

We understand that the Session 3 information has already been reviewed at a city council workshop and the final report will be likewise discussed at the next workshop on 11/14/22. We hope that council will support our recommendations on both Session 3 and the final report at its next official meeting on 11/16/22 and direct staff to draft specific ballot language. With this action, the CRC Campaign Committee can officially launch.

In closing, I want to thank all my fellow PRAB members for their participation and support of this entire process - including extra meetings, extended meetings, and reams of data and public comments to review. And after the hopefully successful vote on 4/4/23, we would be happy to entertain some future role if so requested by the council to continue supporting the success of this critical facility that Grand Junction is missing.

Sincerely



William Findlay MD (retired)  
CRC PRAB Subcommittee Chairman

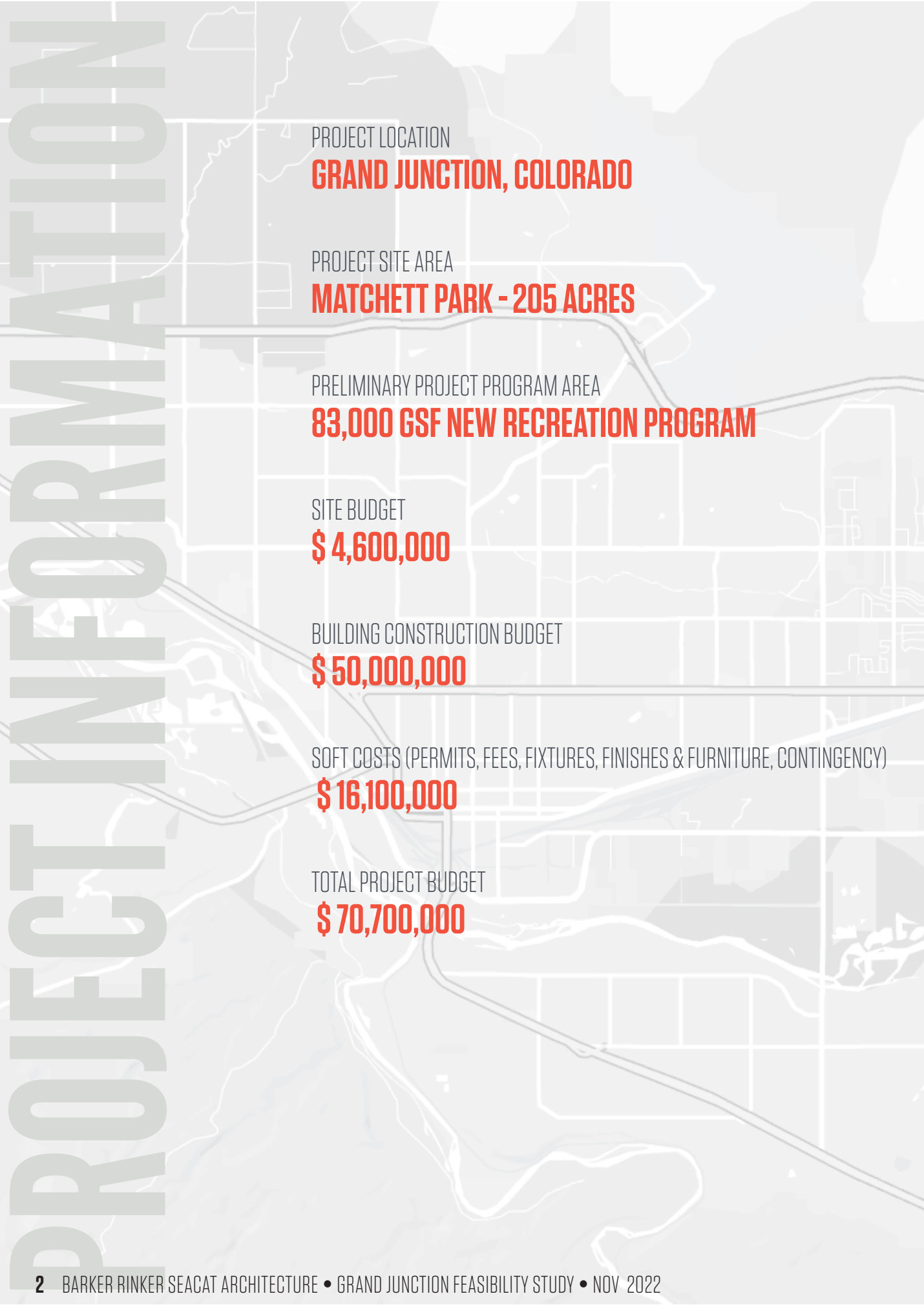




# GRAND JUNCTION COMMUNITY RECREATION CENTER AT MATCHETT PARK

DRAFT FEASIBILITY STUDY | NOVEMBER, 2022





## PROJECT TEAM

### ACKNOWLEDGMENTS

#### GRAND JUNCTION CITY COUNCIL

ANNA STOUT, COUNCIL PRESIDENT  
ABE HERMAN, COUNCIL PRESIDENT PRO TERM  
CHUCK MCDANIEL, DISTRICT AT-LARGE  
PHILLIP PE'A, DISTRICT B  
RANDALL REITZ, DISTRICT AT-LARGE  
DENNIS SIMPSON, DISTRICT D  
RICK TAGGART, DISTRICT A

#### PARKS AND RECREATION ADVISORY BOARD

LISA WHALIN, CHAIR  
WILLIAM FINDLAY, CHAIR OF CRC SPECIAL COMMITTEE  
PHILLIP PE'A, CITY COUNCIL REPRESENTATIVE  
KYLE GARDNER  
CINDY ENOS-MARTINEZ  
GARY SCHROEN  
AUSTIN SOLKO  
NANCY STRIPPEL  
LILLY GRISAFI  
BYRON WIEHE

#### CITY CRC STAFF TEAM

GREG CATON, CITY MANAGER  
EMILY KRAUSE, RECREATION SUPERINTENDENT  
JAY VALENTINE, GENERAL SERVICES DIRECTOR  
JODI WELCH, FINANCE DIRECTOR  
JOHN SHAVER, CITY ATTORNEY  
KEN SHERBENOU, PARKS AND REC DIRECTOR  
TRICIA ROTHWELL, RECREATION COORDINATOR

#### DEPARTMENT DIRECTORS

GREG CATON, CITY MANAGER  
AMY PHILLIPS, CITY CLERK  
ELIZABETH FOGARTY , VISIT GJ DIRECTOR  
JAY VALENTINE, GENERAL SERVICES DIRECTOR  
JODI WELCH, FINANCE DIRECTOR  
JOHN SHAVER, CITY ATTORNEY  
KEN SHERBENOU, PARKS AND REC DIRECTOR  
MATT SMITH, POLICE CHIEF  
PAUL SCHULTZ, IT DIRECTOR  
RANDI KIM, UTILITIES DIRECTOR  
SHELLEY CASKEY, HUMAN RESOURCES DIRECTOR  
TAMRA ALLEN, COMMUNITY PLANNING AND DEVELOPMENT DIRETOR  
TRENT PRALL, PUBLIC WORKS DIRECTOR

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\*NOTE: THESE COMMENTS CAME FROM MEMBERS OF THE PUBLIC AND DOCUMENT THE PROCESS. THEY DO NOT NECESSARILY REFLECT THE FINAL CONTENT OF THE REST OF THE PLAN.

### ARCHITECTURAL AND LANDSCAPE TEAM

#### BARKER RINKER SEACAT ARCHITECTURE

CRAIG BOUCK, PRINCIPAL-IN-CHARGE  
JENNA KATSAROS, FACILITY PERFORMANCE ADVISOR  
ANDY STEIN, PROJECT MANAGER

#### DHM DESIGN

JASON JAYNES, SITE PLANNING



# EXECUTIVE SUMMARY

## BACKGROUND

Why did the Community Recreation Center (CRC) process resume?  
Adopted in January 2021, The Parks, Recreation and Open Space Masterplan (PROS) identified a Community Recreation Center as the highest priority. Following the adoption of the PROS master plan, in April 2021, voters approved a cannabis tax to help fund the indoor and outdoor parks and recreation facilities, trails and open space projects identified in the PROS plan. It was anticipated that the proceeds from this funding source would need to be augmented with additional funding sources. Cannabis revenue alone is not enough to fund construction of the CRC. A second funding source is required.

## 2022 CMU STUDY

In order to further study the Community Recreation Center opportunity, the City of Grand Junction engaged professors at Colorado Mesa University (CMU) to develop a statistically valid survey to measure citizen attitudes towards a potential Community Recreation Center. A random sample of community members were polled through phone calls representing the broader Grand Junction community. The study validated a number of issues including support for the project, location of the project and funding of the project.

## FEASIBILITY STUDY GOALS

Using the CMU survey results as a guide, the goal of this study was to build further consensus through three work sessions. Each work session had a different focus. Work Session1 focused on finalizing a site. Work Session 2 focused on project size and a secondary funding option. Work Session 3 focused on an operational plan and the conceptual design of the building and site. Each session included focus group meetings and a public community meeting to present each topic and gather feedback. At the completion of each session, the Parks and Recreation Advisory Board (PRAB) was asked to make a final recommendation to City Council on each of the session topics. Each work session focused on listening to community input and letting it guide the final recommendations. The recommendations were as follows:

## SITE PREFERENCE

The 2022 CMU survey also revealed a clear preference for Matchett Park as the site, with 50% supporting Matchett Park versus 33% supporting Lincoln Park. The Parks and Recreation Advisory Board, charged by City Council on making recommendations on the CRC plan, unanimously selected Matchett Park because:

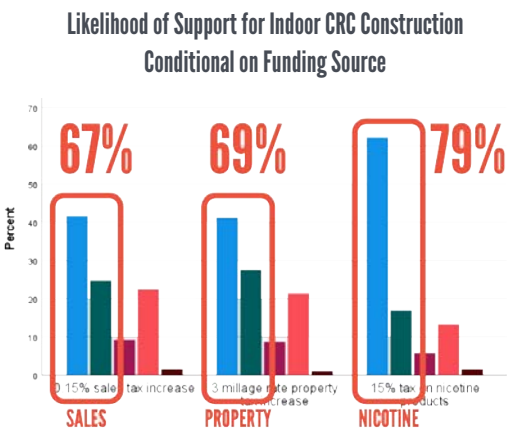
- 1. Opportunities for future expansion
- 2. Catalyst for Master Plan amenities including outdoor facilities.
- 3. Desire for a simple to understand, single issue ballot proposal.

City Council approved the selection of Matchett Park on July 6, 2022

## FUNDING & PROGRAMING

The 2022 CMU Survey also polled citizen’s support for a second funding source. The survey results showed overwhelming support for any of the three options; a 0.15% sales tax, a 3 mill property tax or a 15% tax on nicotine/tobacco products. All three of the secondary funding sources are projected to bridge the funding gap. The Parks and Recreation Advisory Board charged by City Council on making recommendations on the CRC plan, unanimously selected a 0.15% increase to sales taxes because:

- 1. Most common CRC funding method, especially on the western slope.
- 2. City residents pay only about 30% of the total sales tax.
- 3. Survey indicated 67% very likely or somewhat likely to support.
- 4. Sales tax revenue can be measured with a high degree of confidence.



The Parks and Recreation Advisory Board also voted unanimously to support the larger \$70M/83,000 sq. ft. size option citing the public’s support for a larger building and a general concern from the public that even the larger facility may still be too small to serve the needs of the community.

On August 17, 2022, City Council voted 5-1 to approve PRAB’s recommendation on the supplemental funding source (0.15% sales tax increase), to be combined with cannabis revenue already devoted to parks and recreation to build an 83,000 square foot facility.

## CONCEPT DESIGN & OPERATIONAL PLAN

The third phase of the study was to present and gather feedback on a conceptual operational plan and design of the proposed facility. A detailed operational plan was developed by BRS and included suggested hours of operations, fees, expenses, revenues and full and part time staff requirements. The conceptual design linked overarching concepts that make Grand Junction unique to the design of the building and site.

Feedback from the public was favorable and positive of the overall concept design and operations plan. The Parks and Recreation Advisory Board reviewed all data regarding the operational plan and feel confident the numbers are conservative. After reviewing the public input comments and discussion among the Board, the Parks & Recreation Advisory Board unanimously voted to recommend to City Council the operational plan, the budget/financing plan and concept design.

## WHAT’S DIFFERENT THIS TIME

Since 2019, other needs have been met, including passing a First Responder Tax of 0.5% for Police and Fire, road improvement projects of \$70M in debt funding approved (no new taxes), and voters approved bond funding to build a new GJ High School. For many, these needs had to be met before supporting a CRC. This CRC planning effort as a whole is building off of decades of previous studies and applying lessons learned. The central goal of this study is to retain the best parts of previous plans and fix the weakest parts in order to bring forth the strongest possible plan.

### 2019 BALLOT QUESTION:

45% YES, 55% YES

- 0.39% sales tax increase - Would have raised City Rate to 3.64% No sunset
- \$79 million Project Budget
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects Included: CRC / 75 Acre Park / Orchard Mesa Pool
- 3 Separate City ballot questions on April 2019 ballot: Fire & Police, Roads, and a CRC

### 2023 CONCEPT:

- Cannabis revenue + 0.15% sales tax
- Raise City Rate to 3.40% with a sunset
- \$70 million
- 1 Site - Matchett
- 1 Project: CRC
- 1 City ballot question on the April 2023 ballot



# PROCESS AND SCHEDULE

## SCHEDULE

The study schedule was just over five months and included three work sessions, with 3 public open houses, numerous presentations to the Parks & Recreation Advisory Board (PRAB), and multiple follow up meetings and engagement sessions with PRAB and numerous focus group meetings.

## COMMUNITY INPUT

- Each Work Session consisted of multiple stakeholder meetings and a community meeting.
- Work Session 1 was to determine a Site Preference for the Community Recreation Center (CRC). 127 community members provided input and over 400 comments were collected.
  - Work Session 2 gathered public input and preferences regarding a second funding source needed to fund construction and for an operational subsidy, as well as the desired building program size. 143 community members provided input and 229 comments were collected.
  - Work Session 3 provided an opportunity to present a summary of decisions made at Work Sessions 1 & 2 and to gather public input regarding an operational plan for the CRC and an initial conceptual design for the site and building. 135 community members provided input and 94 comments were collected.

## SITE SELECTION

The CMU survey revealed a clear preference for Matchett Park as the site, which was reinforced by additional public input in Work Session 1. The Parks and Recreation Advisory Board unanimously recommended this site for CRC development. On July 6, 2022, City Council unanimously approved PRAB’s recommendation on site.

## PROGRAM/SIZE

Determining the building program size was the first step in identifying and refining the conceptual design. The 83,000 square foot program received 94% of total votes cast during Work Session 2 and PRAB unanimously recommended this program size. On August 17, 2022, City Council voted 5-1 to approve PRAB’s recommendation on building program and size.

## SUPPLEMENTAL FUNDING

In addition to the cannabis revenue already devoted to parks and recreation secured in April 2021, Work Session 2 focused on the supplemental funding source needed to build and support a \$70M project. The cost includes estimated cost for construction, site improvements, soft costs including design, engineering, permits and fees, project contingency and an allowance for cost escalation. From all public input gathered, the 0.15% sales tax increase received the most votes for 1st choice. PRAB provided a unanimous recommendation to pursue a 0.15% sales tax. On August 17, 2022 City Council voted 5-1 to approve PRAB’s recommendation on this supplemental funding source.

## OPERATIONAL PLAN

Working with City staff leadership and Parks and Recreation Department staff, a business model of operation expenses and revenue potential was developed based on educated financial assumptions and projections. This gives insight and performance information that reflects the manner in which the City of Grand Junction expects to operate the facility from a financial perspective. On September 26, 2022, the PRAB unanimously passed a recommendation to council regarding the adoption of the conceptual operational plan, the budget/financing plan and concept design.



CENTER OF RECREATIONAL EXCELLENCE (CORE), BRS ARCHITECTURE 2017







**2014** | MATCHETT PARK MASTER PLAN



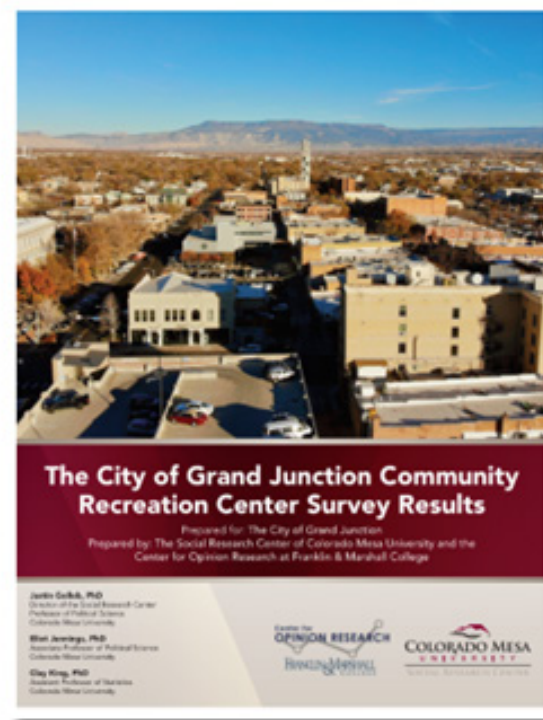
**2018** | MATCHETT PARK COMMUNITY CENTER STUDY



**2021** | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN



**2021** | LINCOLN PARK COMMUNITY CENTER STUDY



**2022** | CMU COMMUNITY RECREATION CENTER SURVEY

## PREVIOUS EFFORTS

### RECREATION CENTER PRIORITY SINCE 2001

The desire for an indoor recreation center in Grand Junction has a long and storied history. In 2001, the Parks, Recreation and Open Space Master Plan identified a Community Center as a top priority. A subsequent vote to increase sales tax to build a multi-purpose Community Center at Matchett Park in 2001 was unsuccessful marking the first failed attempt.

### 2014 MATCHETT PARK MASTER PLAN & 2018 COMMUNITY CENTER STUDY

In 2014, the City of Grand Junction went back to drawing board to analyze and plan for the development of a new Community Center and the full build-out of 205 acres of undeveloped parkland at Matchett Park. The City supplemented this plan with a 2018 Feasibility Study which further defined a Community Center at Matchett Park AND a renovation of Orchard Mesa Pool. With the information of consensus built from the two studies, the citizen group, PLACE, campaigned for the passing of the 2019 Community Center 2C ballot measure. This asked voters to approve \$79 million in funding through an increase in sales tax of 0.39 percent. The ballot initiative failed (45% yes to 55% no).

### 2021 THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

A Community Center was again identified as the most needed new or additional facility in the 2021 PROS Master Plan. About 80% of invited respondents rated it "important" or "very important". Grand Junction residents indicated that the indoor amenity most "needed" was an indoor, warm water leisure pool, followed closely by a fitness center, indoor walk/jog track and indoor multi-use gymnasiums.

### 2021 LINCOLN PARK COMMUNITY CENTER STUDY

In response to the 2019 failed ballot initiative, the City again went back to the drawing board to determine why the initiative failed. This led to the 2021 Lincoln Park Community Center Study that analyzed a new potential site for the development of a new Community Recreation Center.

### 2022 CMU COMMUNITY CENTER SURVEY

The City of Grand Junction engaged professors from Colorado Mesa University to conduct a survey measuring citizen attitudes towards a potential indoor Community Recreation Survey. The survey was conducted in February of 2022. The purpose of this survey was to facilitate an understanding of opinions and needs related to a potential indoor Community Recreation Center and collect statistically valid responses from City of Grand Junction registered voters. Mailed to 8,040 randomly selected registered voters, the survey was completed by 1,286 recipients. CMU's Professors conducting the study, determined this was an unexpectedly high rate of response. This indicated strong community interest. The data collected was used in the analysis of this study. The survey asked about support for a new center, funding mechanisms, and the preferred location and program amenities.



# LINCOLN PARK SITE

# MATCHETT PARK SITE

# WORK SESSION 1: SITE SELECTION

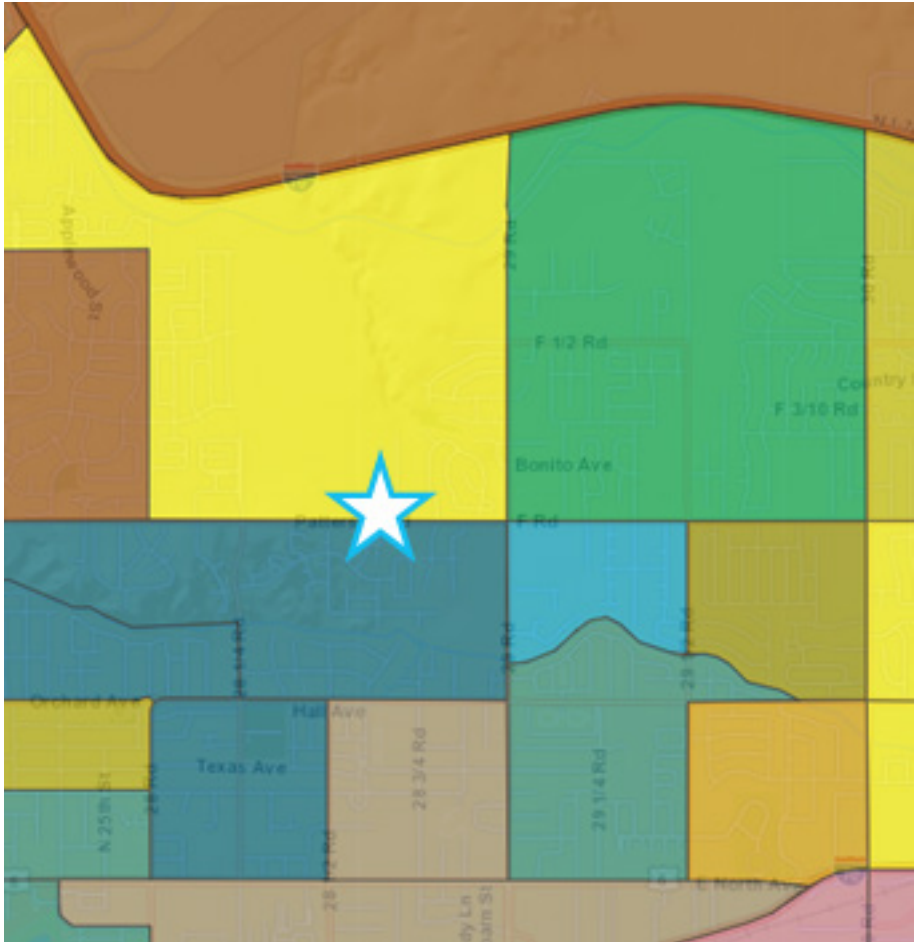
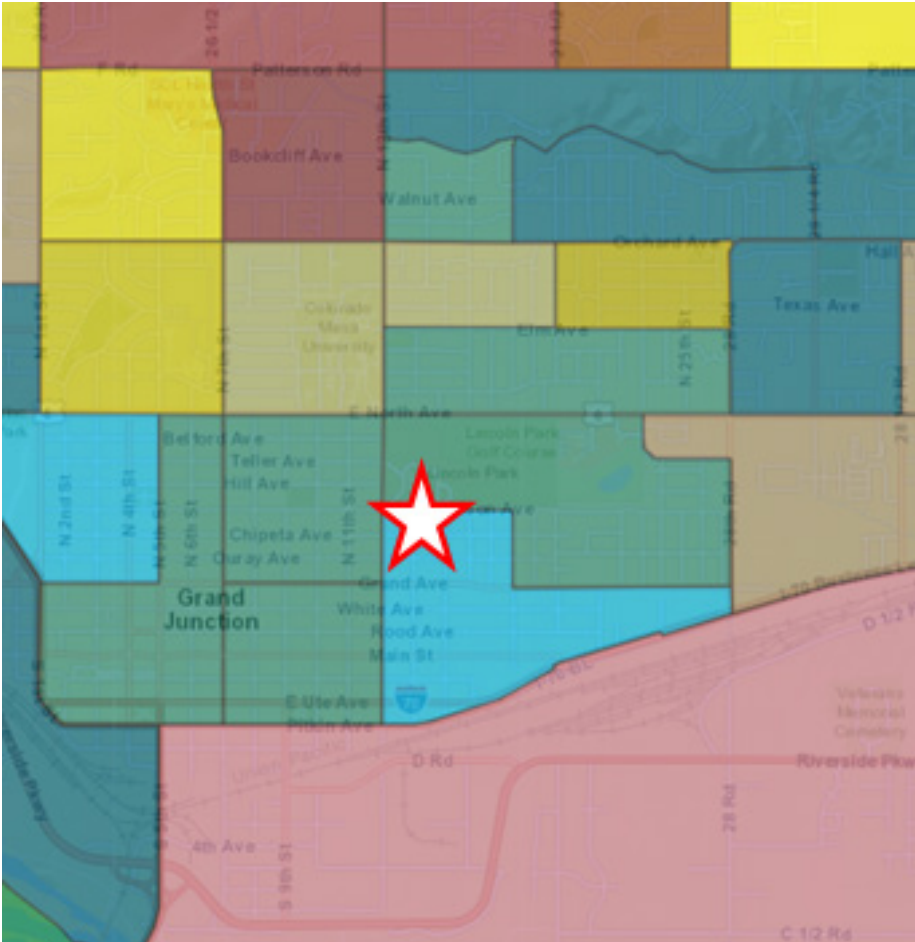
## DEMOGRAPHICS

In analyzing the two potential locations, demographic data was reviewed to better understand social characteristics of the people living in and around the sites.

Tapestry segments are an analysis tool based on demographics and socioeconomic data and help paint a picture of who lives where, describing their lifestyle choices and highlighting how they spend their money and their free time.

Two predominate tapestries in Grand Junction are the navy-blue segment, Middle Ground, and the yellow segment, Gen X Urban. Both of these tapestries are reflected at each site.

In addition to Gen X Urban and Middle Ground, the denser downtown area at Lincoln Park reflects tapestries of a younger demographic, including students enrolled in college, who enjoy walking and biking to local destinations, while Matchett Park reflects an older market, many empty-nesters, as well as couples and single-parent households.



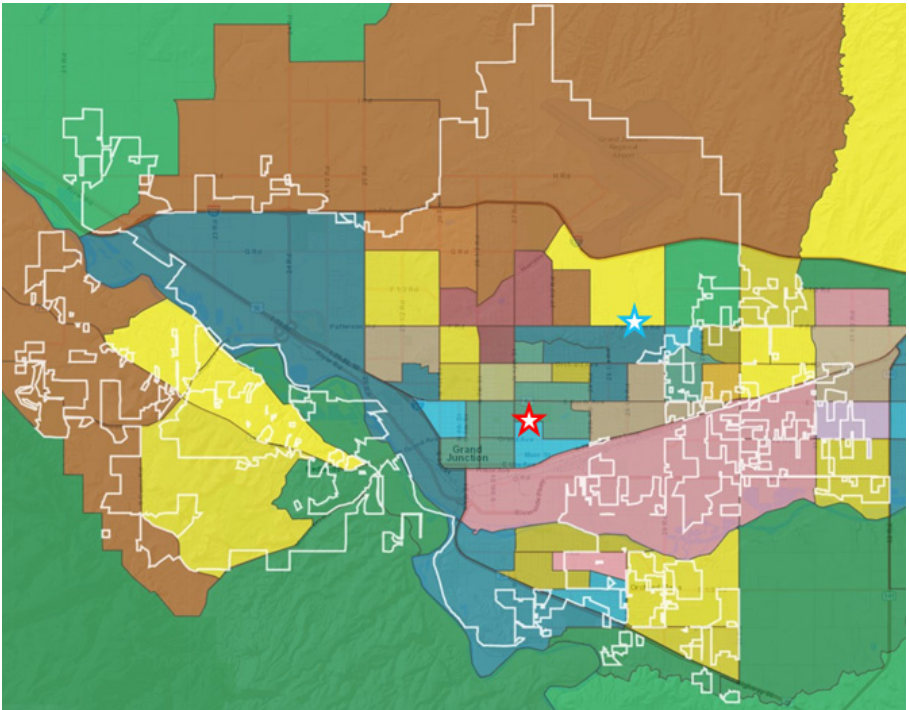
## GEN X URBAN

- Gen X in middle age; fewer kids
- Enjoy local parks/recreation activities
- Physically active, taking advantage of the great outdoors surrounding Grand Junction

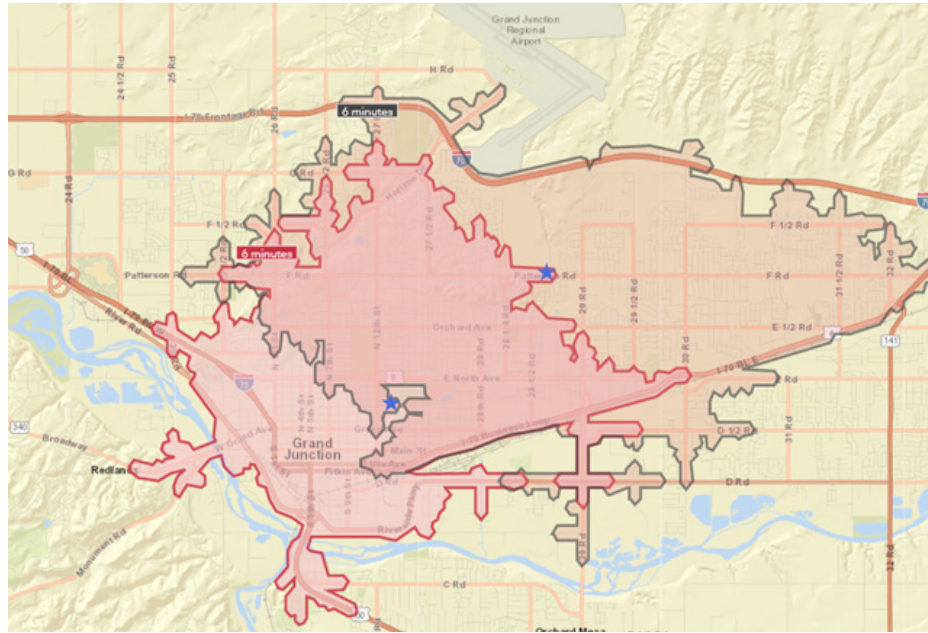


## MIDDLE GROUND

- Thirty Somethings on a budget
- Mainly singles or married without children
- Balance long hours on the internet with time spent recreating

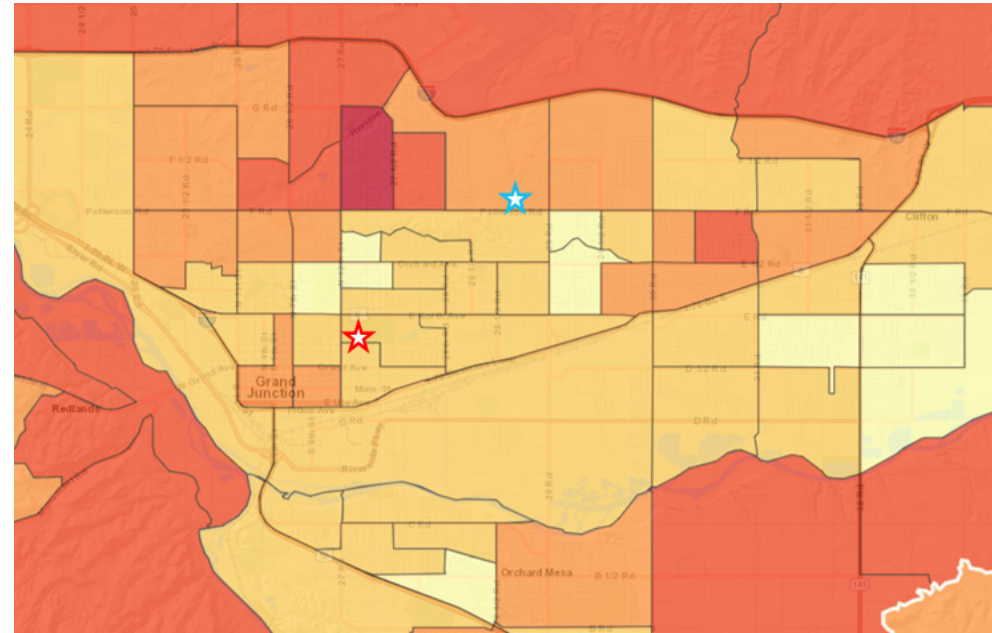




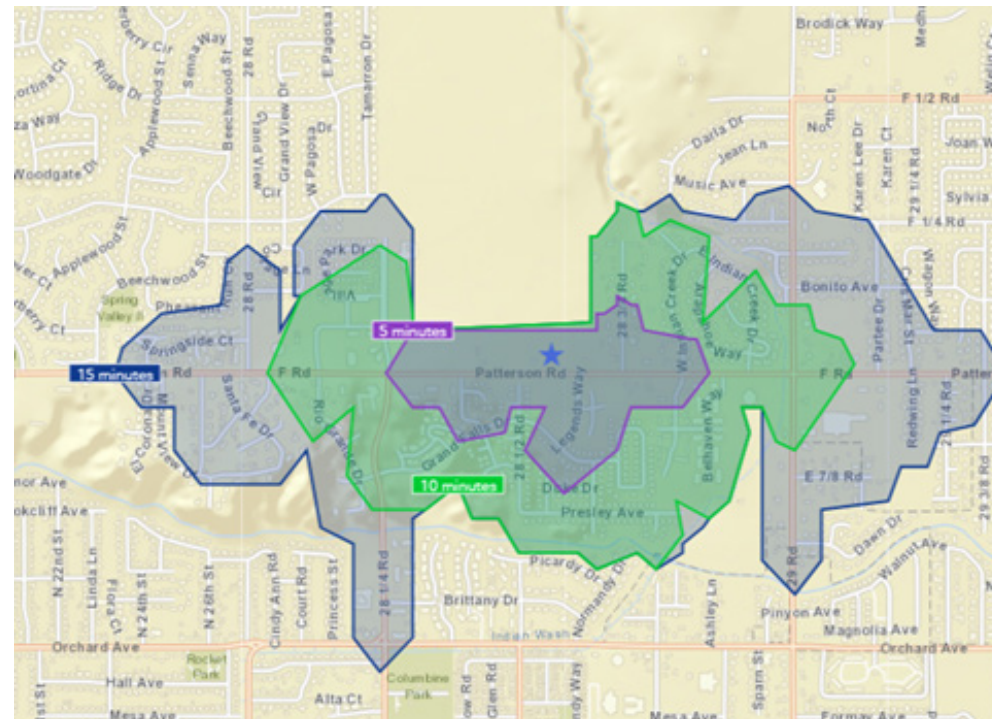
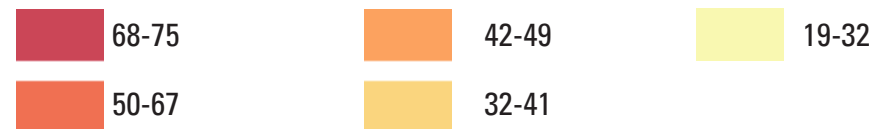


### 2026 POPULATION WITHIN A 6 MINUTE DRIVE

MATCHETT PARK: 50,400  
LINCOLN PARK: 32,350



### 2026 MEDIAN AGE



### 2026 POPULATION WITHIN 5 / 10 / 15 MINUTE WALK

MATCHETT PARK: 580 / 2,500 / 6,400

SOURCE: ESRI



## WORK SESSION 1: SITE SELECTION

### PROXIMITY

Lincoln Park and Matchett Park are within 3 miles of each other, approximately a 7-15 minute drive depending on traffic and the route. Environmental Systems Research Institute (ESRI) 2026 population projections show over 50,000 people within a 6-minute drive of the CRC site at Matchett Park. Projections for the same distance at Lincoln Park reveal a lower population of 32,350.

2026 Population within 6-minute drive

Matchett Park / 50,400

Lincoln Park / 32,350

The higher population density around Matchett Park was an additional consideration in site selection.

2026 Population within a 5 / 10 / 15 minute walk

Matchett Park 90 / 1,400 / 2,440

Lincoln Park 580 / 2,500 / 6,400

### MEDIAN AGE

The median age in Grand Junction is 39. A younger population, driven by Colorado Mesa University, is found downtown near Lincoln Park but also in areas to the east.



# WORK SESSION 1 : SITE SELECTION

## WHY?

Multiple planning efforts have been conducted to determine the desire for a CRC and the program elements within it. A site location for the CRC has also been discussed at length.

A 2018 study determined Matchett Park was preferred. In 2021, the study determined that Lincoln Park was preferred. This was influenced in part by the failed bond election for a Matchett Park facility in 2019 and a chance to strengthen the plan. The 2022 statistically valid survey conducted by CMU identified the majority (50%) of respondents preferred Matchett Park for development of a large CRC.

The task of Work Session 1 was to determine a Site Preference. Three options were considered.

## OPTION 1: MATCHETT PARK

The Matchett Park Master Plan was approved in 2014. The Plan prioritized the location of a recreation center serving as a core anchor of the 205 acre park.

A 2018 Feasibility Study determined that Matchett Park was the preferred location of the community recreation center.

Strengths of the site include:

- Opportunities for future expansion
- Catalyst to activating other Master Plan amenities and potential associated matching grant funding.
- Views to the Book Cliffs, Mt. Garfield and Grand Mesa

Weakness include:

- Undeveloped site that will require infrastructure



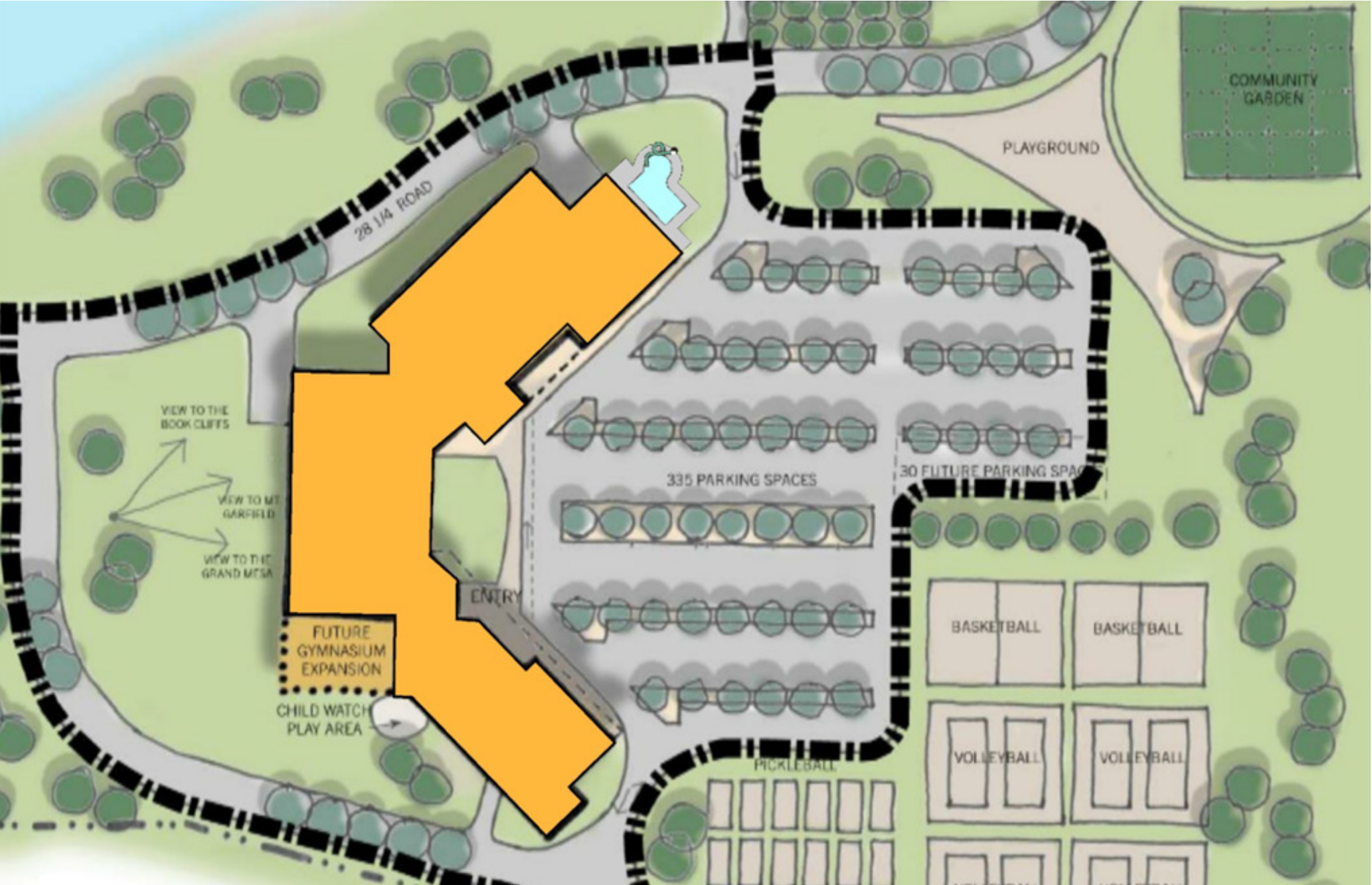
CITY OF GRAND JUNCTION



MATCHETT PARK



2014 MASTER PLAN CRC SITE



2018 CONCEPT FOR CRC AT MATCHETT PARK



# WORK SESSION 1 : SITE SELECTION

## OPTION 2: LINCOLN PARK

Originally built in 1922  
Two major renovations in 1955 and 1986

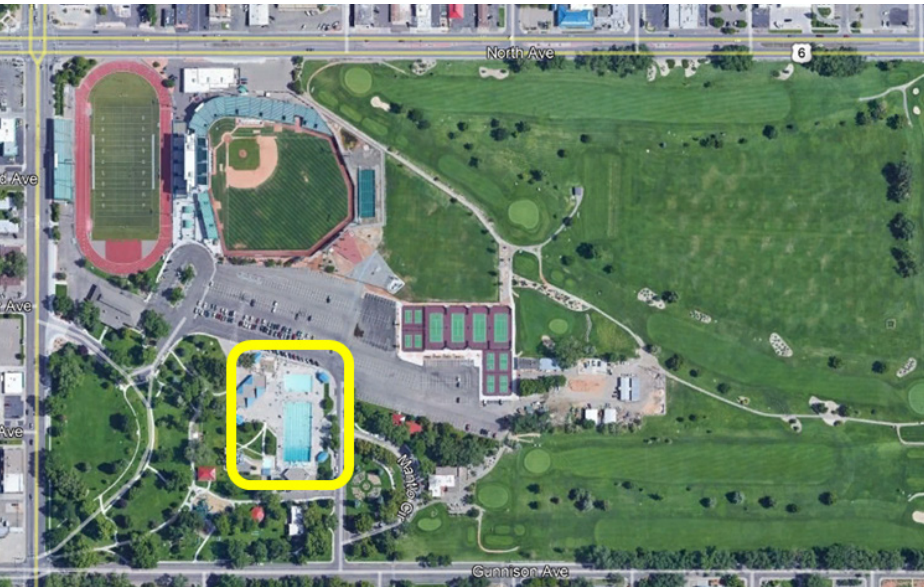
Lincoln Park was identified as the other top site in the 2018 feasibility study. The outdoor pool (Moyer Pool) at Lincoln Park is at the end of its useful lifespan. It was identified as a possible location for the development of a new city-wide community center and an alternative to the previously studied Matchett Park location. The existing outdoor facility would be redeveloped into a community center with new and expanded pools providing more versatile year-round aquatic, fitness and wellness programming, as well as recreation and leisure activities. In addition to its central location, Lincoln Park offers cost saving advantages over Matchett Park including the proximity to existing infrastructure such as access roads, parking, storm drainage, utility connections and outdoor recreation amenities such as pickle-ball courts, a playgrounds, and paths.

Strengths of the site include:

- Central location
- Existing Infrastructure is already in place. Roughly \$3M in savings when compared to infrastructure required at Matchett.
- Existing park is multi-use with mature trees and park synergy

Weakness include:

- Lack of parking - parking is already fully utilized
- Limited space for future expansion
- This area of the city already has a high density of community amenities. A CRC located elsewhere could help provide access and services more equitably.



2021 STUDY LINCOLN PARK CRC SITE



MOYER POOL SITE



MOYER POOL



2021 CONCEPT FOR CRC AT LINCOLN PARK AS A POTENTIAL ALTERNATIVE SITE TO MATCHETT PARK



# WORK SESSION 1 : SITE SELECTION

## OPTION 3: HYBRID OPTION AT BOTH PARKS

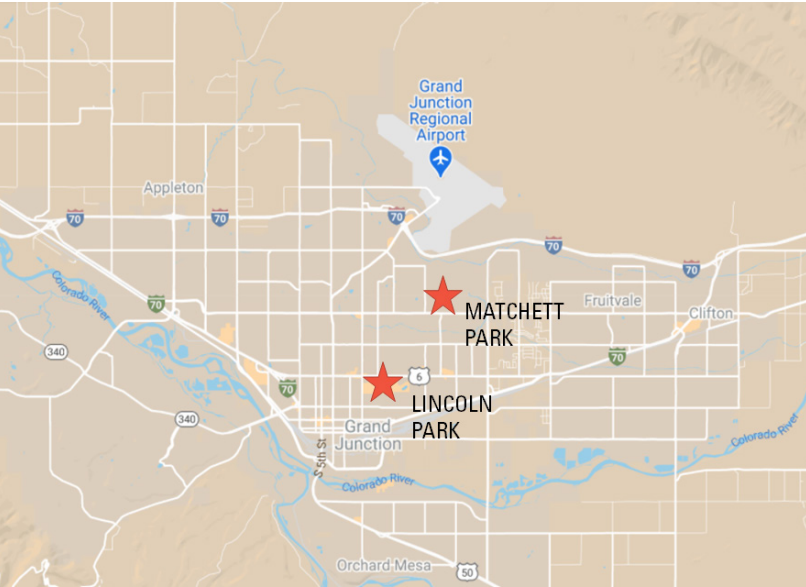
The third option presented for feedback was a hybrid option that proposed a new community recreation center at Matchett Park AND a renovation of the Moyer Pool at Lincoln Park.

Strengths of this option include:

- Addresses the concern of “taking care of what we already have” in addition to providing an additional facility.
- Provides improvements to both areas identified as important recreation assets by residents.

Weakness include:

- Higher cost
- A more complex bond question involving two facilities and two locations



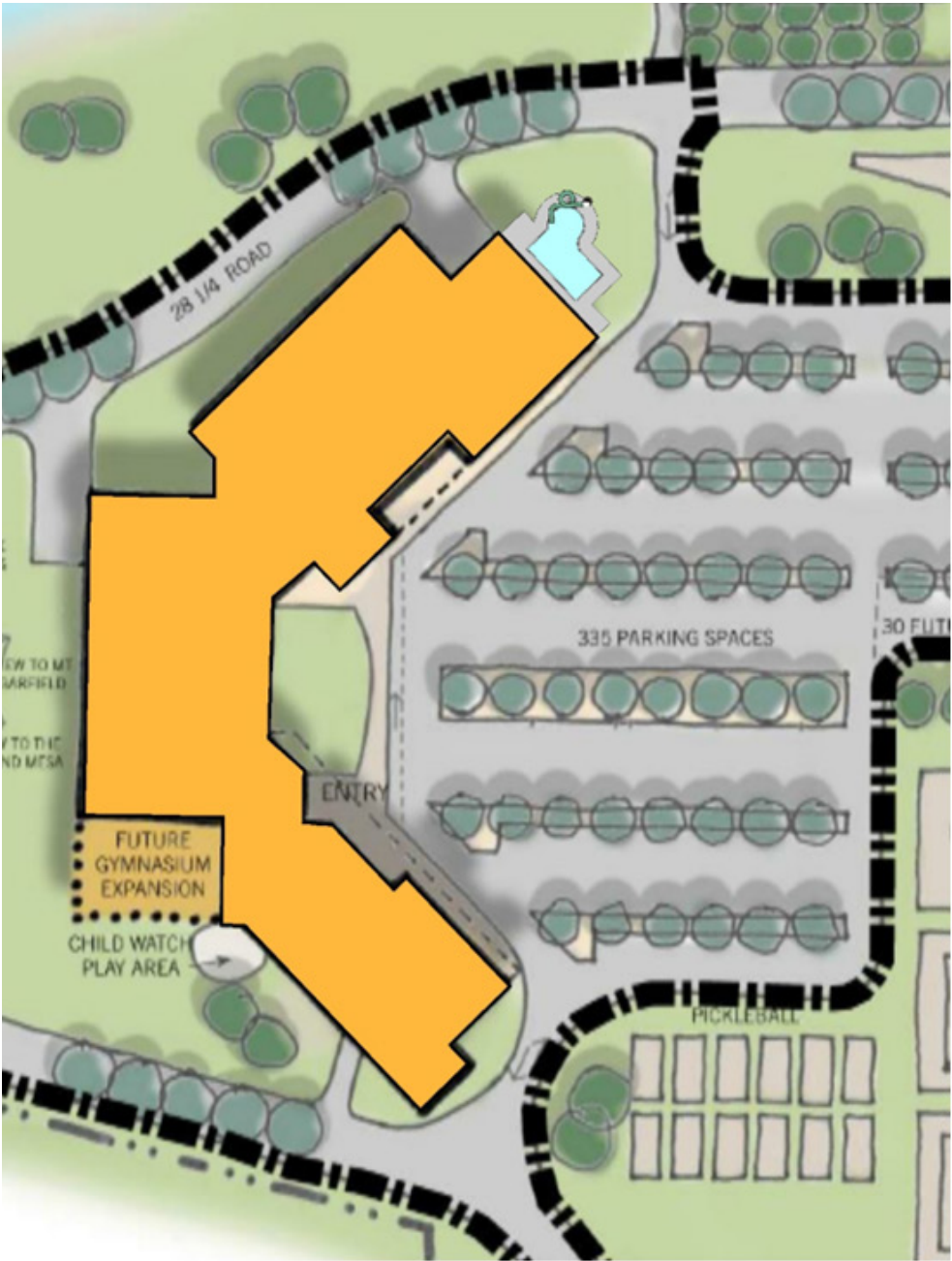
CITY OF GRAND JUNCTION



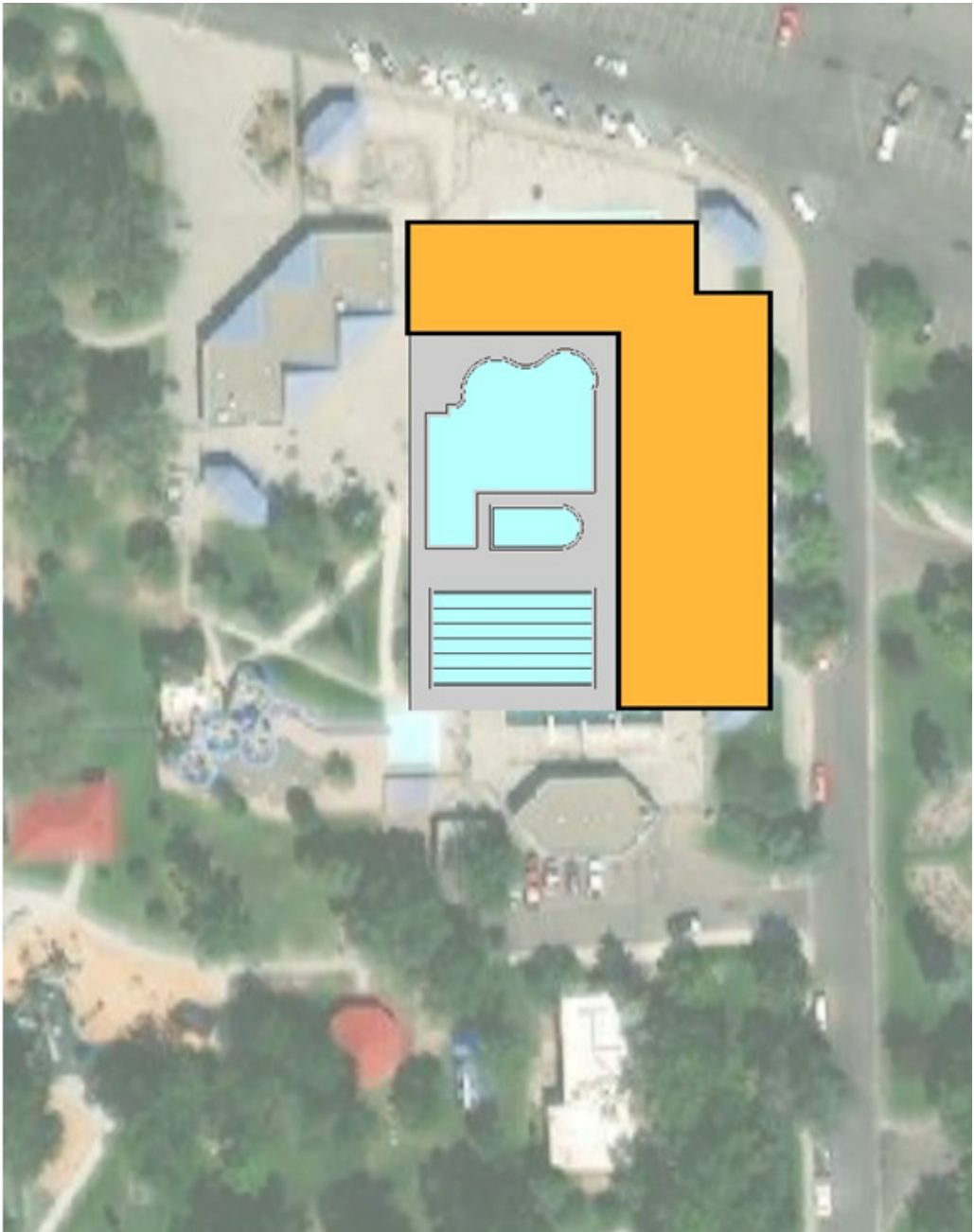
MATCHETT PARK



MOYER POOL SITE AT LINCOLN PARK



NEW COMMUNITY RECREATION CENTER - MATCHETT PARK  
Packet Page 187



MOYER POOL RENOVATION - LINCOLN PARK



# WORK SESSION 1 : RECOMMENDATION

## PUBLIC INPUT RESULTS

During Work Session 1, the design team held 6 focus groups, 1 community meeting with 127 community members and collected 400 comments.

- Option 1: Community Recreation Center at Matchett Park: 1st Choice: 37% 2nd Choice 51% 3rd Choice 15%
- Option 2: Community Recreation Center at Lincoln Park on existing footprint of Moyer Pool: 1st Choice: 11% 2nd Choice 11% 3rd Choice 77%
- Option 3: Hybrid - Smaller Community Recreation Center at Matchett Park with modernization and renovation of the Lincoln Park-Moyer Pool: 1st Choice: 52% 2nd Choice 37% 3rd Choice 8%

## RECOMMENDATION

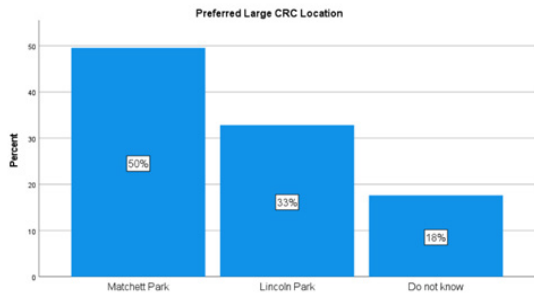
On June 22nd, the Parks and Recreation Advisory Board (PRAB) voted unanimously to support the selection of Matchett Park for the future development of the recreation center. The board identified the following reasons for supporting Matchett Park:

- Matchett offers more opportunities for future expansion than Lincoln Park.
- A CRC at Matchett will be a catalyst to encourage development of other recreational amenities in the Matchett Park Master Plan and associated matching grant funding.
- The other site option, Lincoln Park, had many limitations compared to Matchett: limited parking and limited expansion options were of particular concern.
- There was also concern that a CRC at Lincoln Park would negatively impact existing and future activities at existing Lincoln Park facilities.
- Broad support for Matchett based on the 2022 CMU Survey. See below.
- Higher cost requiring a higher tax increase

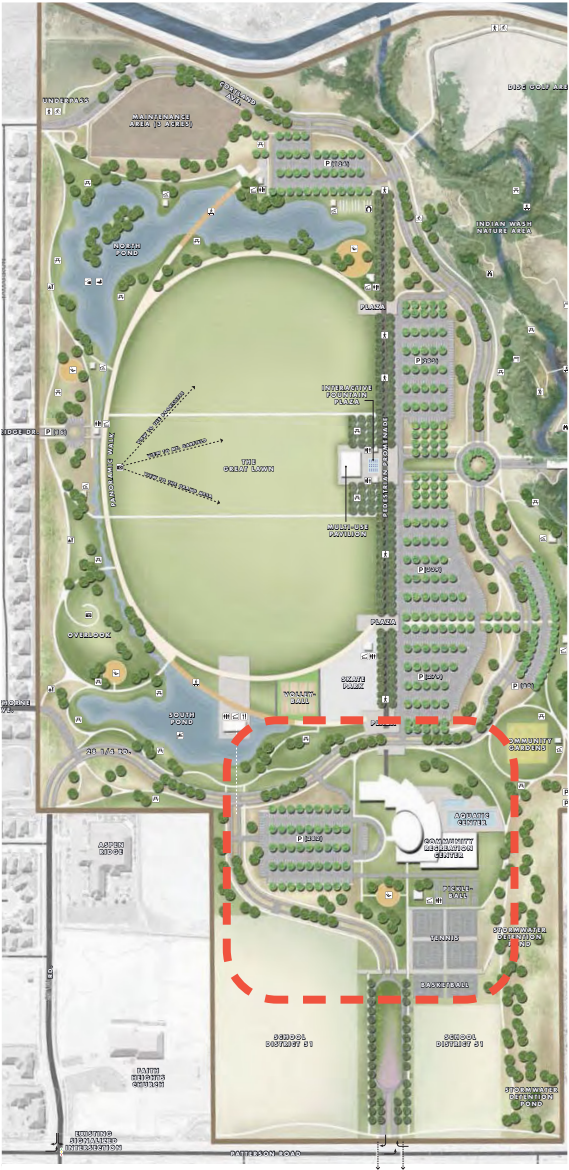
City Council approved the selection of Matchett Park on July 6, 2022

## QUESTION CC6 2022 CMU COMMUNITY CENTER SURVEY

Regardless of your answer to the last question. If a large indoor Community Recreation Center was built including both indoor and outdoor pools, would you prefer that it be built on the footprint of the existing Lincoln Park-Moyer Outdoor Pool (the rest of the park and the golf course would be unaffected) or in Matchett Park at the center of the undeveloped site?



2014 MASTER PLAN CRC SITE



June 23, 2022

Grand Junction City Council  
250 North 5<sup>th</sup> Street  
Grand Junction CO, 81501

Dear Grand Junction City Council,

The Park and Rec Advisory Board (PRAB) held a special meeting yesterday with the express purpose of deciding upon a recommendation related to the best location for a Community Recreation Center (CRC) in Grand Junction. PRAB had met 6/14/22 and heard a presentation from the Barker Rinker Seacat (BRS) architectural firm. Some of us also attended an Open House at Lincoln Park Barn that evening. BRS sent us voluminous feedback from a range of Focus Groups and meetings from 6/13 and 6/14 for our review following the conclusion of the first of three workshops (workshop #1).

I was pleased that we had a strong quorum of 8 of 9 despite the short notice of this special meeting on 6/22. This does not include our Council Liaison Phil Pe'a and the alternate, Mayor Pro Tem Abe Herman, who were also both in attendance and actively engaged in the discussion. We first decided to narrow our choices from 3 down to 2, from (#1 Matchett Park only, #2 Lincoln Park only, and #3 Hybrid – a scaled down Matchett CRC and upgraded and enhanced Moyer Pool at Lincoln Park.) After robust discussion from committee and staff, we voted to eliminate #3, the Hybrid Option (although there was much support for still doing the Moyer Pool upgrade and enhancement in the next several years but not funded through the CRC ballot issue).

We then worked to choose between option #1 Matchett and option #2 Lincoln Park. And again, with robust discussion of many variables, including scale, access, expansion room, grant opportunities, future Matchett Park growth, electability, and public survey results, we ultimately moved and voted unanimously 8-0 to throw our support behind Matchett Park, option #1.

We realize that our role is advisory and the final decision resides with City Council. We are grateful for delegation of analyzing these critical junctions in the CRC planning and making direct recommendations to City Council. All members have taken our role as carved out by City Council with seriousness and commitment. We hope our toil in considering all input and available data points to reach a conclusion and consensus will give City Council confidence in our recommendations. As you make the final site decision, we believe our unanimous recommendation is well reasoned and reflective of supporting an outcome of eventual success. After making this important decision, we can all move onto the next phases of our work with Workshop #2 and #3 planned. We all look forward to the next steps in moving this CRC project forward.

Sincerely,

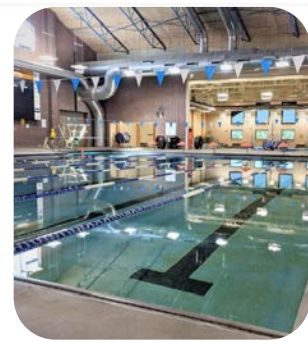
William Findlay, M.D. (retired)  
PRAB Chairman



**Montrose CRC**  
Passed in 2014



**Durango CRC**  
Passed in 2001



**Delta CRC**  
Passed in 1992



**Fruita CRC**  
Passed in 2008



**Gunnison CRC**  
Passed in 2006

## WORK SESSION 2: BUILDING SIZE AND FUNDING OPTIONS

### OVERVIEW

The purpose of Work Session #2 was to gather public input and preferences regarding a second funding mechanism, and the desired building program size for the Community Recreation Center. These two decisions are directly related to each other as the bigger the facility, the larger the needed increase from the secondary funding mechanism.

Two CRC building program sizes were presented based on previous surveys and public input sessions. The smaller option required a total project budget of \$55M and included a 65,000 sq ft building. The larger option required a total project budget of \$70M and included a 83,000 sq ft building. Three funding options were developed to support the project delivery of both the small and large options. More information on program/amenities is on the next page.

Attendees reviewed regional recreation facility sizes in other communities, all of which have a significantly smaller population than Grand Junction. A 65,000 sq ft center would be larger than Delta, Gunnison, and Fruita but smaller than Montrose and Durango.

The Project Team met with 143 community members over two days and collected 229 comments and tallied 359 votes for a funding option.

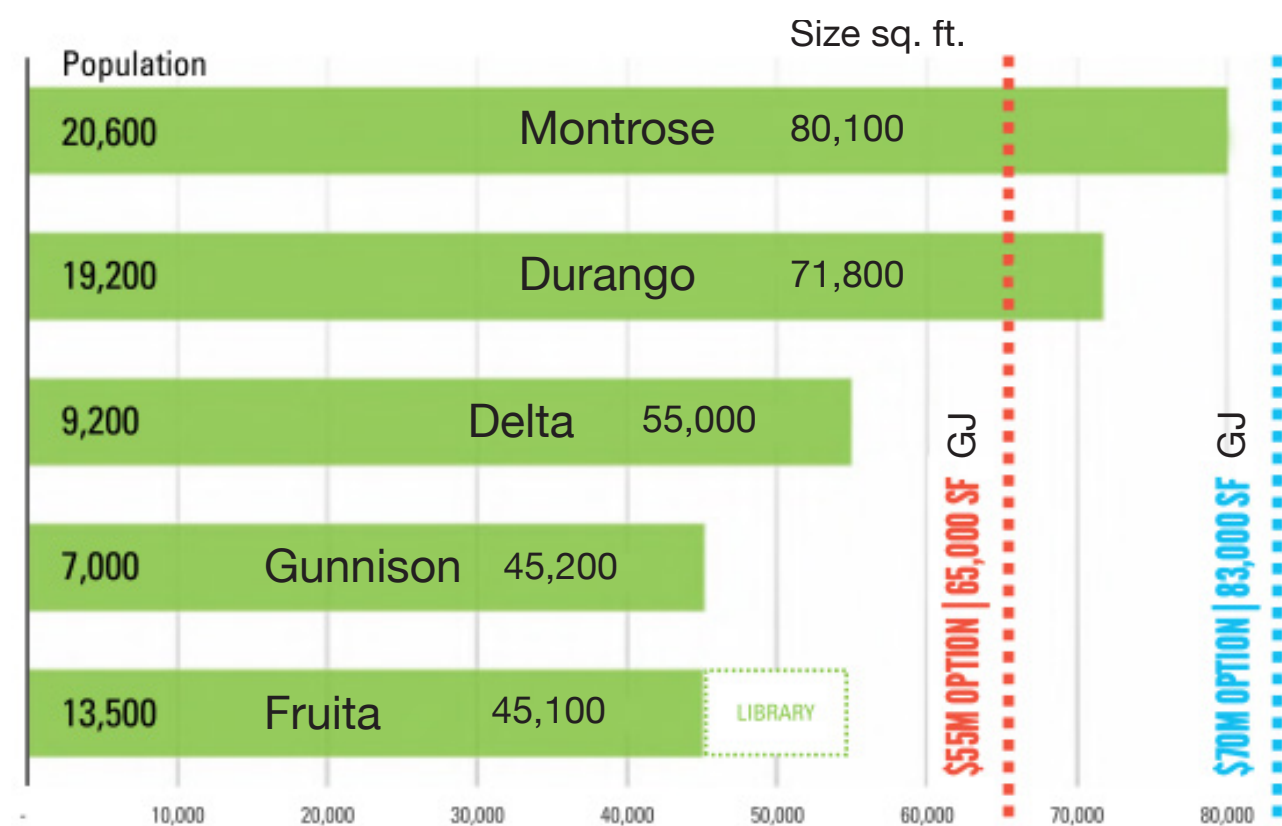
#### Notes:

*The larger facility has the potential for higher cost recovery due to larger capacities in the gymnasium (30%), aquatics (50%) and fitness (60%).*

*For cost estimates, BRS uses proprietary spreadsheets with square footage cost densities for each type of space. These are based on historical data and reviewed annually with over 10 contractors experienced in building recreation centers. BRS built in adjustments for location, inflation and schedule. Project costs are escalated to the expected mid-point of construction. The total project cost includes allowances for site, soft costs and contingencies. To determine inflation amounts, input from local contractors is averaged.*

*\*Operational costs are conservatively approximated and will be refined further when a funding method and building size are selected. The subsidy required, projected at \$1,329,000, will be covered by the cannabis revenue.*

## REGIONAL RECREATION FACILITY SIZE



**\$55M | 65,000 SF CRC**

### \$4.5M REVENUE REQUIRE

CANNABIS TAX REVENUE | \$2.5 M

NICOTINE OR SALES OR PROPERTY TAX | \$2M

\$3M USED TO FINANCE \$55M

\$1.3 - 1.5M USED FOR OPERATIONS\*

**\$70M | 83,000 SF CRC**

### \$5.8M REVENUE REQUIRED

CANNABIS TAX REVENUE | \$2.5 M

NICOTINE OR SALES OR PROPERTY TAX | \$3.3M

\$4.3M USED TO FINANCE \$70M

\$1 - 1.5M USED FOR OPERATIONS\*



# WORK SESSION 2 : PROGRAM OPTIONS

## PROGRAMMING

Program spaces included in this study were priorities identified in the 2021 PROS Master Plan and were further verified by the 2022 CMU survey which dedicated a section to program.

Using the results of the survey as a guide, the executive team put together a list of program activities for both the \$55M option and the \$70M option that were informed by both the 2021 Master Plan and the 2022 CMU survey.

The key differences in the 65,000SF plan and 83,000SF plan are larger aquatics, larger fitness areas and a larger gymnasium (three courts instead of two).

## COMMUNITY INPUT PROCESS

Attendees were given three “dots” to vote for their 1st, 2nd, and 3rd choice of funding to generate required revenue for their preferred CRC building size. In addition, sticky notes and comment cards were available to capture general comments as well as feedback on five questions:

- How can these plans be enhanced?
- What are lessons learned from 2019?
- What is missing from this evolving plan?
- What outdoor features should be prioritized at Matchett Park?
- What indoor features should be prioritized for future expansion?

## VOTING RESULTS

A total of 359 votes were tallied. Note: not everyone used all 3 dots or choices, rather some people only voted their 1st choice.

- \$55M option received 6% of total votes cast
- \$70M option received 94% of total votes cast

The data demonstrates overwhelming support for the larger building program, although a theme echoed in the written comments was that the larger size may still be too small to serve the needs of Grand Junction.

*These funding options do not include additional potential contributions from potential partners and grants. See page 46 for more information.*

65,000 SF 83,000 SF

\$55M	\$70M	
X	X	Administration
X	X	Lobby and Support Spaces
X	X	Locker Spaces
X	X	Universal Changing Rooms
X	X	Child Watch - Short Term Babysitting
	X	Teen / Game Lounge
	X	Multi-Purpose Room
X	X	Party / Activity Rooms
X		Gym - 2 Middle or 1 High School Courts
	X	Gym - 3 Middle or 1 High School Courts
X	X	Elevated Walk / Jog Track
X		13 laps/mile
	X	11 laps/mile
X		5,000 Fitness & Weights
	X	8,000 Fitness & Weights
X	X	30-35 Person Group Fitness / Dance Studio
X	X	30-35 Person Group Fitness / Dance Studio
X	X	10-12 Person Climbing Wall
X	X	Aquatics Support
X	X	4-Lane x 25-Yard Lap Pool
X		4,500 Recreation Activity Pool
	X	6,000 Recreation Activity Pool
X	X	Water Slide
X		800 SF Therapy Pool / Spa
	X	2,000 SF Therapy Pool / Spa
		Potential Partner / Hospital Wellness Center

# WORK SESSION 2: FUNDING OPTIONS

## FUNDING OPTIONS

Grand Junction voters approved a cannabis tax dedicated to parks and recreation projects in April 2021. This funding stream creates the “base” of the revenue required for the CRC. This new funding source is conservatively projected to generate \$2.5M annually. In addition to cannabis revenue, a 2nd funding source is needed to make the CRC a reality. Three additional funding options were developed to supplement the cannabis tax. The three funding source options include a new nicotine tax, a new sales tax and a new property tax, each of which were supported in the 2022 CMU Survey. The three options are defined below based on the requirements to support the two different project options.

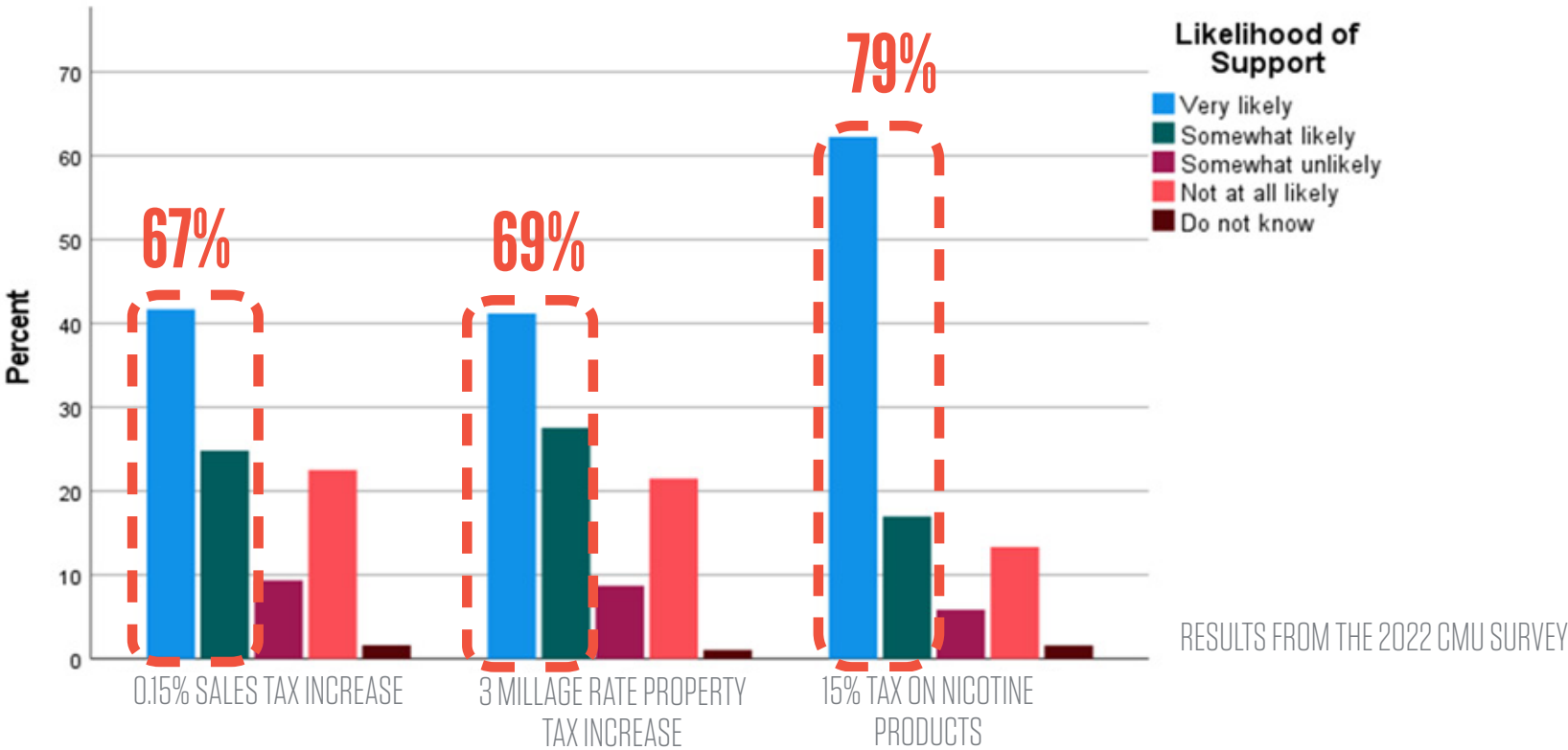
### \$55M | 4.5M DEBT SERVICE & SUBSIDY

- 1. CANNABIS TAX + 2 MILL PROPERTY TAX
- 2. CANNABIS TAX + NICOTINE TAX (\$2/PACK)
- 3. CANNABIS TAX + 0.10% SALES TAX

### \$70M | 5.8M DEBT SERVICE & SUBSIDY

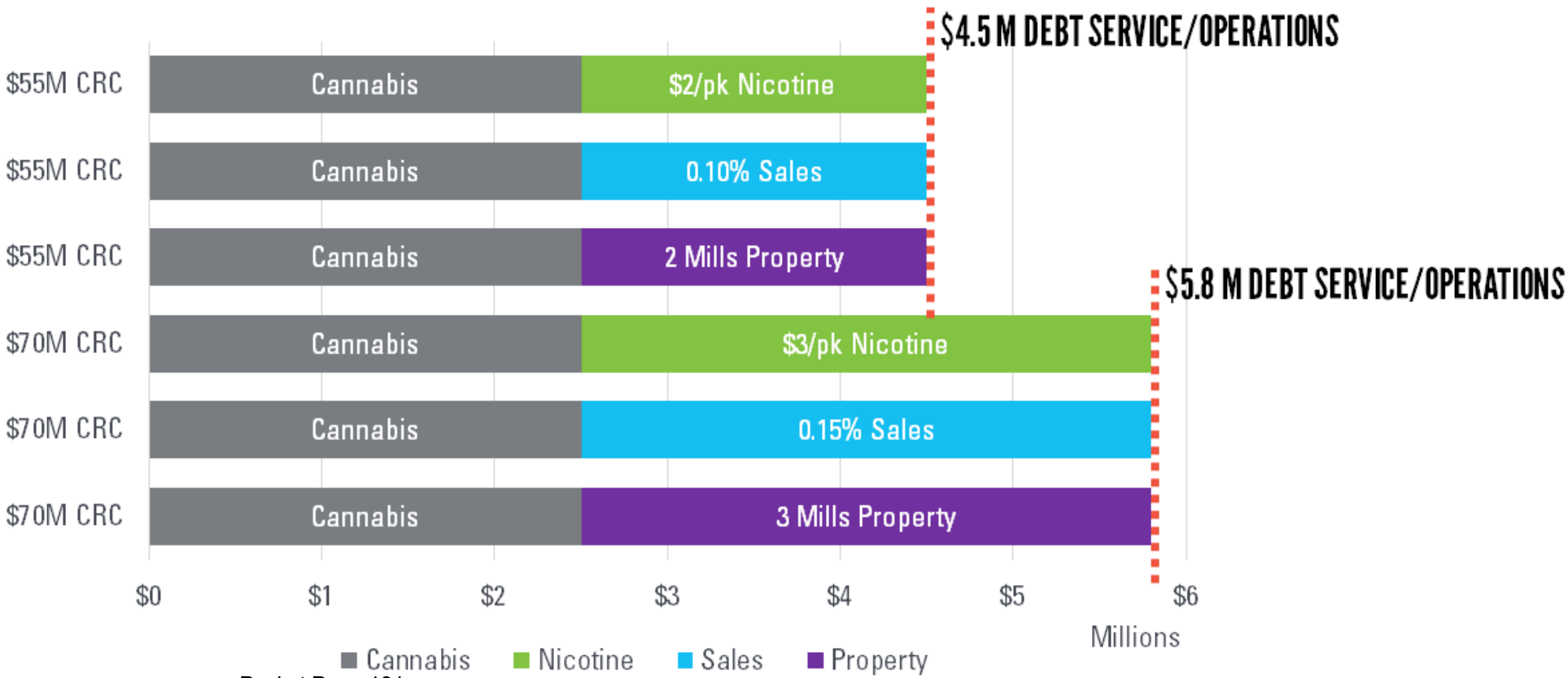
- 1. CANNABIS TAX + 3 MILL PROPERTY TAX
- 2. CANNABIS TAX + NICOTINE TAX (\$3/PACK)
- 3. CANNABIS TAX + 0.15% SALES TAX

LIKELIHOOD OF SUPPORT FOR INDOOR CRC CONSTRUCTION CONDITIONAL AON FUNDING SOURCE



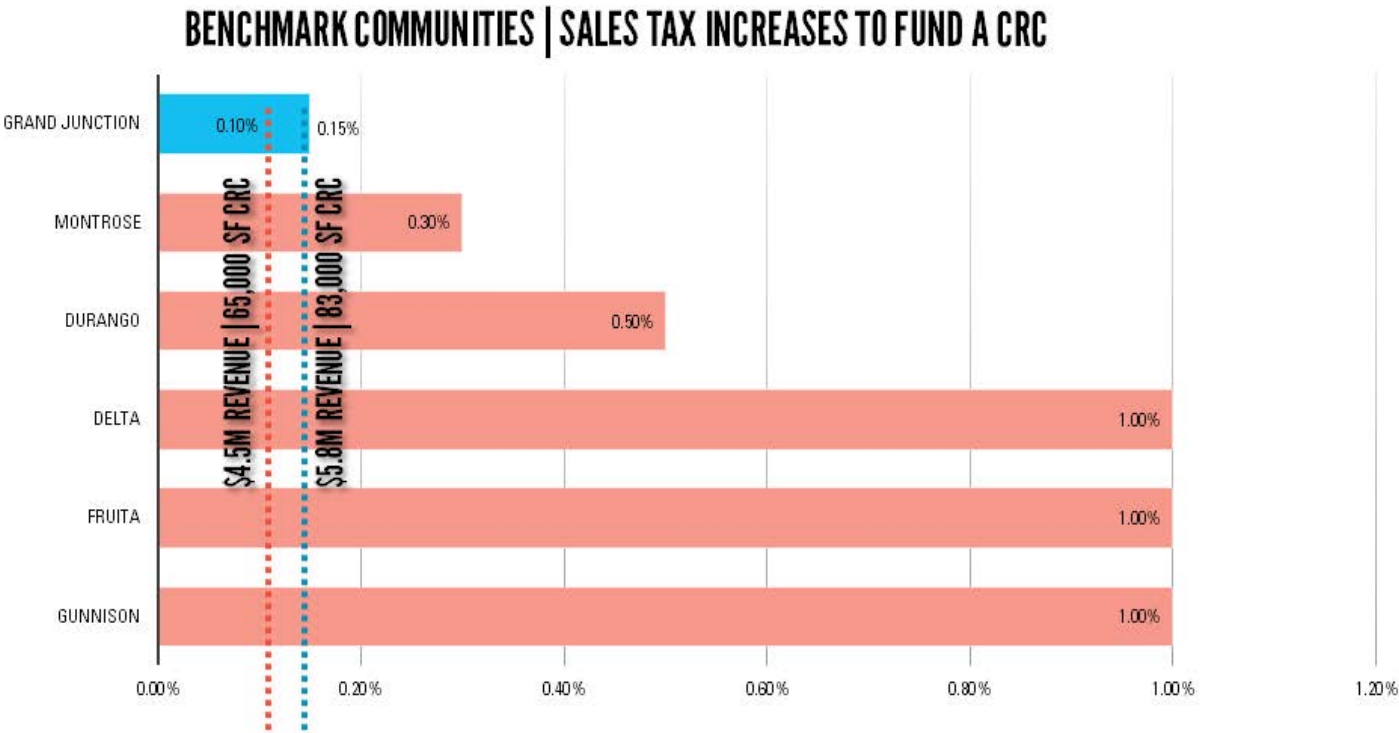
RESULTS FROM THE 2022 CMU SURVEY

FUNDING OPTIONS (IN ADDITION TO CANNABIS REVENUE A 2ND FUNDING SOURCE IS NEEDED TO MAKE THE CRC A REALITY

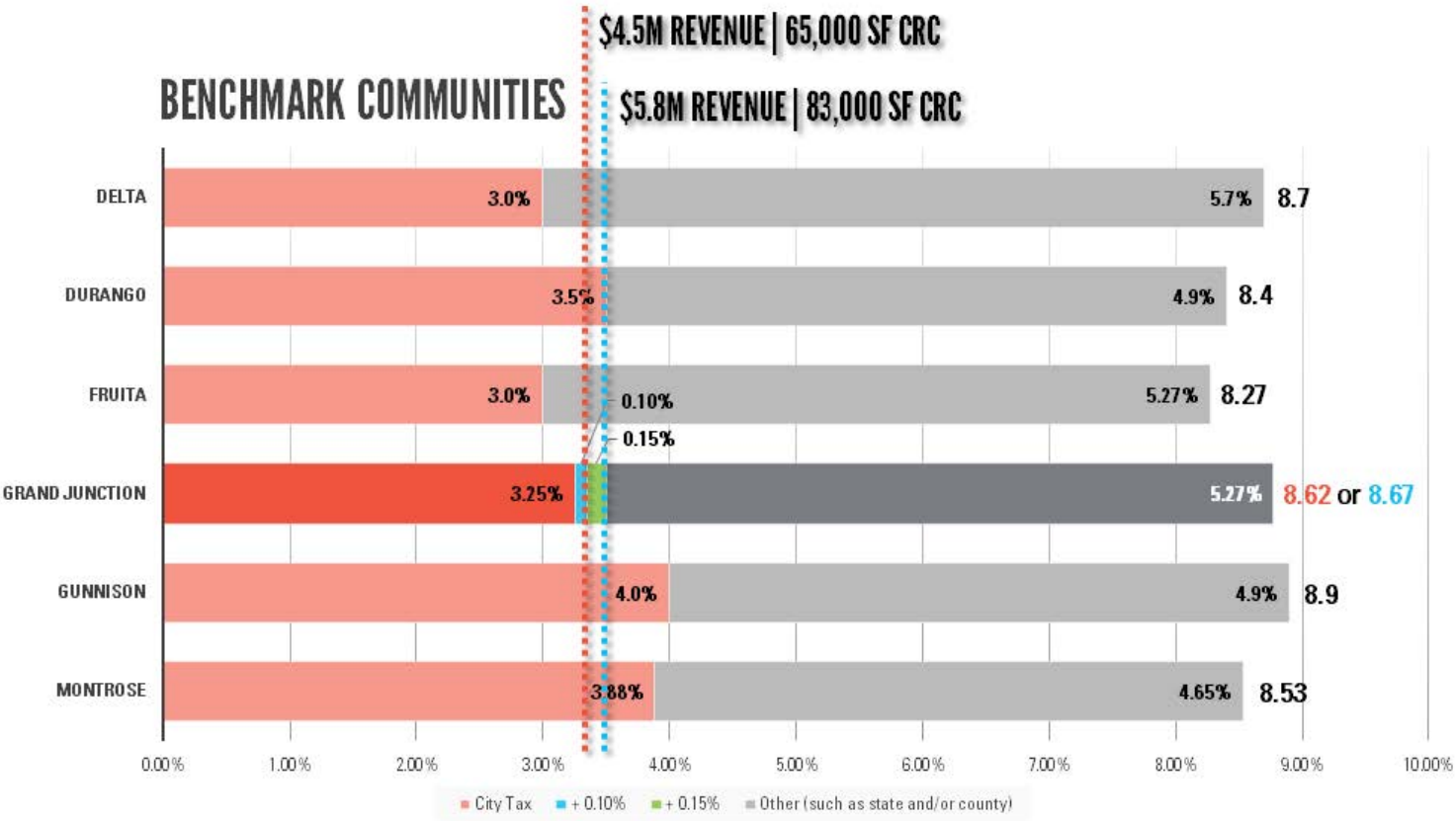




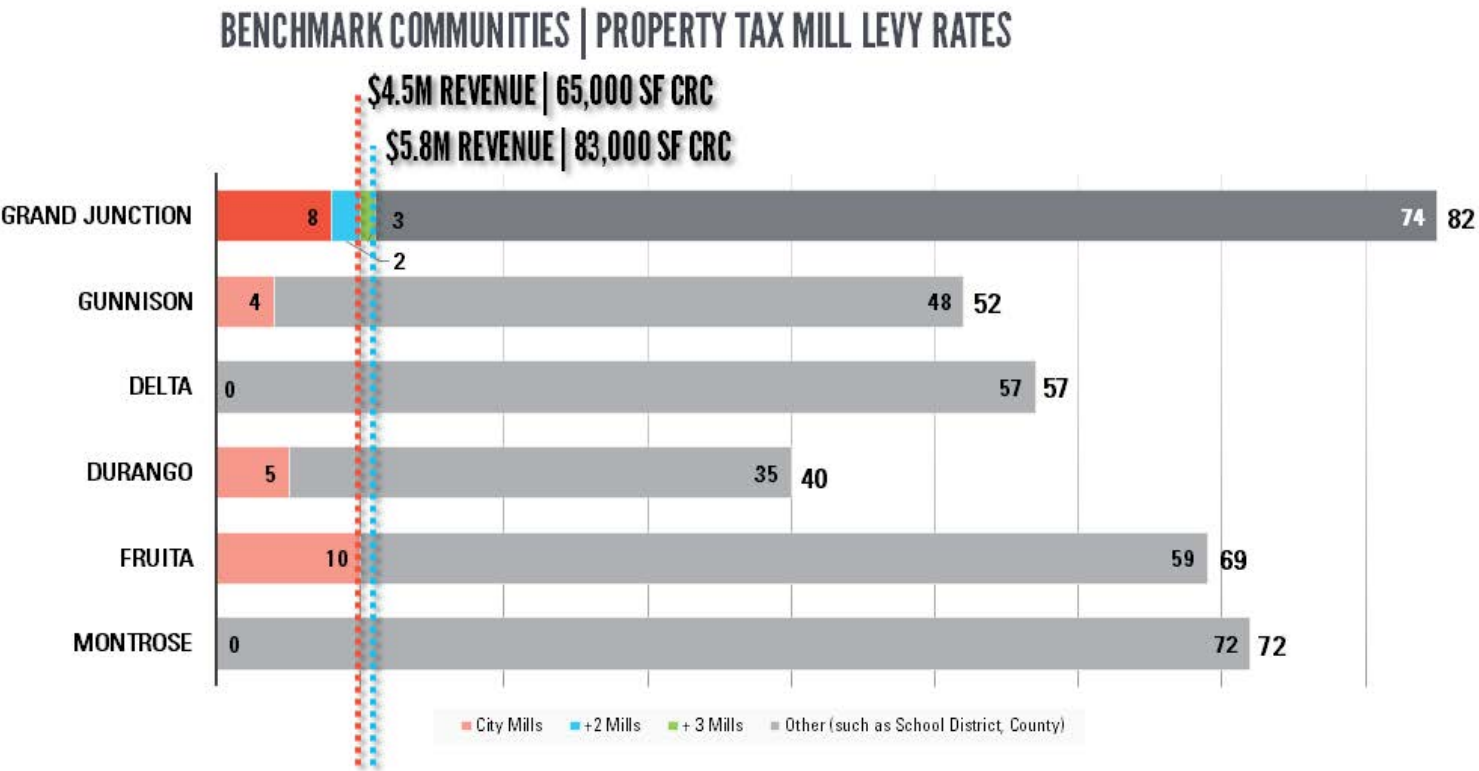
# SALES TAX AS A FUNDING SOURCE



# SALES TAX RATE COMPARISON



# PROPERTY TAX AS A FUNDING SOURCE



# NICOTINE TAX AS A FUNDING SOURCE

COMMUNITY	CIGARETTE TAX/ PER PACK	TAX ON OTHER TOBACCO PRODUCTS AND VAPING	PRICE PER PACK
Grand Junction	\$2.00-\$3.00	30%-40%	\$9.00- \$10.00
Glenwood Springs, Pitkin County, Carbondale, Eagle	\$4.00	40%	\$11.00
Summit County	\$4.00	50%	\$11.00
New Castle	\$3.50	40%	\$10.50
Vail, Aspen, Avon	\$3.00	40%	\$10.00
Basalt	\$2.00	40%	\$9.00



# STRENGTHS AND WEAKNESSES OF A NEEDED 2ND FUNDING SOURCE

(CANNABIS TAX REVENUE PASSED IN 2021 MUST BE SUPPLEMENTED BY A 2ND FUNDING SOURCE TO FULLY PAY FOR A NEW CRC)

## 0.10% OR 0.15% SALES TAX

### STRENGTHS

- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

## 2 OR 3 MILL PROPERTY TAX

### STRENGTHS

- Common CRC funding method
- Stable funding source
- Survey indicated 69% very likely or somewhat likely to support

## \$2 OR \$3 PER PACK CIGARETTE TAX + VAPING TAX

### STRENGTHS

- Survey indicated 79% very likely or somewhat likely to support
- Consumption taxes discourage unhealthy behavior and provide resources to benefit healthy lifestyles
- Reduces tax burden on typical public funding sources: property and sales taxes

# 2ND FUNDING SOURCE THEMES FROM WRITTEN COMMENTS FROM WORK SESSION 2

## SALES TAX - PREFERRED

### STRENGTHS

- Favor because it taps funding from non-city residents, e.g. County residents, visitors, anyone purchasing goods or services in GJ. 30% of sales tax comes from City residents.
- Emphasize how little RESIDENTS pay sales tax
- Recognition how all other CRC's funded on Western slope (with a sales tax increase)

## PROPERTY TAX

### WEAKNESSES

- Property values are increasing, higher property tax rates for homeowners
- Property taxes impact commercial business owners disproportionately

## NICOTINE TAX

### WEAKNESSES

- Question stability of the tax; smoking seems to be on the decline
- Easily avoided by buying products outside the City

### WEAKNESSES

- Revenue are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

### WEAKNESSES

- Due to Gallagher Amendment, businesses pay significantly more tax than residents
- Property tax has the financial burden fall on City residents while County residents free-ride

### WEAKNESSES

- Demand is much more elastic than typical purchases and users may opt to purchase products outside the City limits.
- More difficult to predict revenue than property or sales tax and financing interest rate may be higher

### WEAKNESSES

- Concern over tax approaching 10%. Current rate 8.52% increasing to 8.67% with 0.15% sales tax increase. Still perceived as high.

### WEAKNESSES

- Property taxes as a funding mechanism for local schools should be respected
- Existing property tax already high

### WEAKNESSES

- Impacts lower income residents who smoke disproportionately more
- What if nicotine tax does not generate enough revenue, now or in the future? How is the gap filled?

# WORK SESSION 2: FUNDING OPTIONS

## CRC COMPARISONS

In 2019, funding for a CRC was included on the ballot.

The ballot initiative failed: 45% Yes | 55% No

It include the following:

- 0.39% Sales tax increase
- Would have raised City Sales Tax Rate to 3.89%
- \$79 M Total Project Cost
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - A new CRC
  - A new 75 Acre Park
  - Orchard Mesa Pool Renovation
- 3 City ballot questions on the April 20198 ballot
  - Fire and Police
  - Roads
  - CRC

2023 Concept for comparison:

- Cannabis revenue + 0.15% sales tax (with sunset provision when facility is paid off)
- \$70 M Total Project Cost
- 1 Site - Matchett Park
- 1 Project - A new CRC
- 1 City ballot question on the April 2023 ballot

Since the 2019 ballot initiative, a number of ballot initiatives have passed:

- First Responder Tax: 0.5% for Fire and Police
- Road Improvements: \$70M in debt funding approved (no new taxes)
- New GJ High School: \$115M bond funding approved

Many community members expressed that these important community investments needed to be funded before they could consider investing in a CRC.

# WORK SESSION 2: RECOMMENDATION

## FUNDING PREFERENCE

The feedback from Work Session 2 indicated a clear preference for a 0.15% sales tax increase as the preferred second funding source for the CRC in lieu of a property tax increase or a tax on tobacco products. Input collected included:

- 6 focus groups / 1 community meeting
- 143 community members / 229 comments collected

Additional themes gathered from public input

- Critical importance of sunset provision for 2nd funding source tied to capital
- Concern that even the larger facility option will not be adequate to serve the Grand Junction population.
- Larger pool, larger gym, larger track, more community spaces desired
- A strong marketing effort to educate voters is critical.

## FUNDING RECOMMENDATION

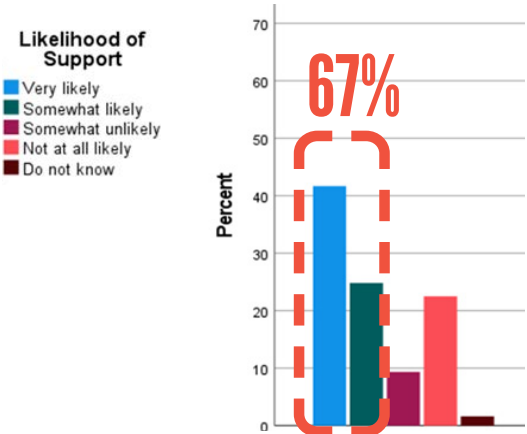
The Parks and Recreation Advisory Board held a special meeting on July 28 to review all data regarding the size and funding choice collected during Work Session 2. This included comparative data from nearby cities and their recreation centers including square footage, population, charges and sales tax funding rates. PRAB reviewed the two size and price options, and then reviewed the three funding options in addition to the cannabis tax – sales tax, property tax and nicotine tax. After analysis of the pros and cons of each, PRAB unanimously voted:

- 1. To support the larger \$70M / 83,000SF size option
- 2. To support an additional 0.15% sales tax with a 30-year sunset provision as the second funding source.

Guiding this recommendation was recognition that the sales tax increase has the advantage of largely (70%) being paid by non-residents, while a property tax would be fully paid by Grand Junction residents, including a much larger share by businesses and potentially competing with School District funding needs. Nicotine tax would be hard to predict, be less stable and fall unduly on a lower income population. PRAB felt these considerations were not known or described in the CRC survey conducted by CMU professors. In addition, the needed sales tax increase is less than half the 2019 proposal because of the new funding mechanism revenue from cannabis.

At the August 17th City Council meeting, Council was presented with PRAB’s recommendation to pursue building an 83,000 square foot CRC using existing cannabis revenues and a 0.15% sales tax increase with a sunset provision on the sales tax. Council evaluated PRAB’s recommendation on site and approved 5 yes to 1 no supporting PRAB’s recommendation on funding and size of a potential CRC.

2022 CMU SURVEY RESULTS - 0.15% SALES TAX INCREASE



July 28, 2022

Grand Junction City Council  
250 North 5th Street  
Grand Junction CO, 81501

Dear Grand Junction City Council,

The Park and Recreation Advisory Board (PRAB) held its second special meeting today in order to come up with recommendations for council regarding the size and funding choice for the CRC (Community Recreation Center). This followed our last CRC PRAB meeting on 7/19/22 and allowed us to combine the information from that meeting with the input from all the focus groups and community open house that same day.

We again had a quorum and opened the meeting with an excellent and concise summary of all the key information to date from our consulting firm BRS. This included comparative data from other nearby cities and their rec centers including their square footage, population, charges, and sales tax funding rates. We reviewed the two size and price options: \$55m/65,000sf vs \$70m/83,000sf including the gains the larger choice would provide (an additional gym, enlarged recreation activity and therapy pools, and additional fitness and weights space). We then reviewed the three funding options in addition to the cannabis tax - sales tax, property tax, and nicotine tax including comparisons of our local tax rates with those of other CRC cities both before and after the CRC element was added. We discussed the pros and cons of each option.

After an extensive question and answer session, we unanimously voted 1. To support the larger \$70m/83,000 sf size option and 2. To support an additional 0.15% sales with a 30-year sunset provision as the second finance source. We recognize that the sales tax increase has the advantage of largely (70%) being paid by non-city residents. This compares with the fact that the property tax would be fully paid by GJ residents, with a much larger share by businesses and perhaps compete with D51 and its future school needs. This also compares with the fact the nicotine tax would be very hard to predict, be less stable and fall unduly on a lower income population. We felt these were critical considerations that were not known or described in the CRC survey conducted by CMU’s professors.

We believe this evolving plan is a dramatic and meaningful improvement from the last ballot initiative. The needed sales tax increase is less than half the 2019 proposal. It is less expensive even with the inflation that has happened. The project is simpler with being focused on one site and on the top priority, the CRC. This contrasts to the 2019 proposal that included 3 projects at two different sites. Lastly, it employs a new funding mechanism, revenue from cannabis, which we believe has moved the CRC closer to coming to fruition than ever before.

We hope the city council will look favorably on our recommendations. We look forward to the next phase of this project, with the ultimate goal of a successful ballot issue and seeing an actual CRC arise from the ground at Matchett Park.

Sincerely

William Findlay MD (retired)  
PRAB Chairman



A full-page background image showing a rugged mountain range under a dramatic sky. A vibrant rainbow arches across the upper right portion of the frame. The mountains are characterized by distinct horizontal geological strata. The foreground shows steep, eroded slopes with a series of parallel ridges and gullies, creating a textured, almost sculptural appearance. The lighting suggests late afternoon or early morning, with warm, golden light illuminating the mountain peaks and the rainbow's colors appearing more saturated.

# WORK SESSION 3: OPERATIONAL PLAN AND CONCEPT DESIGN

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# HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE AWAY FROM HOME?

- WONDERFUL ACCESS TO OUTDOOR RECREATION
- GREAT PLACE TO RAISE A FAMILY
- RURAL AND URBAN
- BEAUTIFUL WEATHER YEAR ROUND
- STRONG ARTS AND CULTURE COMMUNITY
- WHERE THE MOUNTAINS MEET THE DESERT
- REGIONAL AGRICULTURAL DRAW - WINE AND PEACHES
- VIBRANT SMALLISH TOWN THAT IS GROWING

# WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE HERE?

- DOWNTOWN AND MAIN STREET
- GRAND MESA
- LOCAL HIKING AND MOUNTAIN BIKE TRAILS
- THE COLORADO RIVER
- COLORADO NATIONAL MONUMENT
- BREWERIES AND WINERIES
- FRUITA
- PALISADE

# WHY DO YOU LIVE IN GRAND JUNCTION?

- OUTDOOR RECREATIONAL OPPORTUNITIES
- OPEN SPACE
- COMMUNITY
- WEATHER
- SMALL TOWN FEEL FOR A BIGGER CITY, ITS NOT DENVER
- ACCESS TO THE OUTDOORS
- AFFORDABLE
- GREAT PLACE TO RAISE A FAMILY

# HOW DO YOU WANT TO BE PERCIEVED AS A COMMUNITY?

- OUTDOOR AND RECREATION FOCUSED
- UP AND COMING
- A GREAT PLACE TO RAISE A FAMILY
- INCLUSIVE, WELCOMING, FRIENDLY, & ACCEPTING OF DIVERSITY
- PROGRESSIVE AND FORWARD THINKING
- FUN-JUNCTION!
- A COMMUNITY THAT IS ENGAGED & INVESTED IN A BETTER FUTURE
- A COMMUNITY THAT VALUES OPEN SPACE AND NATURE
- MODERN MEETS WESTERN
- ACTIVE AND HEALTHY LIFESTYLE

# HOW DO YOU NOT WANT GJ TO BE PERCIEVED AS A COMMUNITY?

- SHORT SIGHTED, UNWILLING TO INVEST IN COMMUNITY
- JUNKTOWN
- RACIST AND HATEFUL
- STAGNANT, BEHIND, BACKWARD
- UNSAFE, HOMELESSNESS AND DRUG ABUSE PROBLEMS
- UNWELCOMING, CLOSED-MINDED, UNWELCOMING OF DIVERSITY
- UNSUSTAINABLE GROWTH, UNPLANDED GROWTH

# WORK SESSION 3: CONCEPT DESIGN

## OVERVIEW

The purpose of Work Session 3 was to present and gather feedback on the conceptual operational plan and conceptual design of the proposed facility. The operational plan included suggested hours of operations, fees, expenses, revenues and full and part time staff requirements. Beginning with the 5 questions, the conceptual design linked overarching concepts that make Grand Junction unique to the concept design. The presentation included site design, building design, conceptual plans and conceptual renderings.

The Project Team met with 135 community members over two days and collected 94 comments.

## THE 5 QUESTIONS

From the outset of any project, we seek to get to know our clients and their constituents. Understanding the people we serve helps guide our thinking around both the programming efforts and future design of the recreation facility. To begin this process, we have developed a series of five questions. We asked these five questions of the Members of Grand Junction City Council, City Manager’s office, Grand Junction Recreation and Parks staff, the Parks and Recreation Advisory Board, and the members of the community at the earlier work sessions. A summary of the responses to these questions is to the left.

## DESIGN THREADS

A Design Thread is a big idea or concept represented by images, words and experiences. They are used to identify aesthetic, organizational and conceptual themes unique to a project and place. These concepts could potentially be incorporated into the project at various levels of discernment. The Grand Junction Feasibility Study design threads emerged from discussions with the community, research, and an evolving understanding of a sense of place. They will continue to evolve throughout the design process and help inform and give structure to design, programming and operations.

The community overwhelmingly identified two central themes when describing the Grand Junction area:

- “Ease of access to the outdoors.”
- Grand Junction is unique. It does not fit into the mold of Colorado cities.



# ADAPTION

A community continually changing to better suit the environment

## 5 QUESTIONS | PAGE

*Four seasons of beautiful weather*  
*Small town feel for a bigger city*  
*Easy access to outdoor recreation*  
*Fun-Junction*  
*Active and healthy lifestyle*  
*Surrounded by beauty and open space*  
*A region transformed by weather and time*

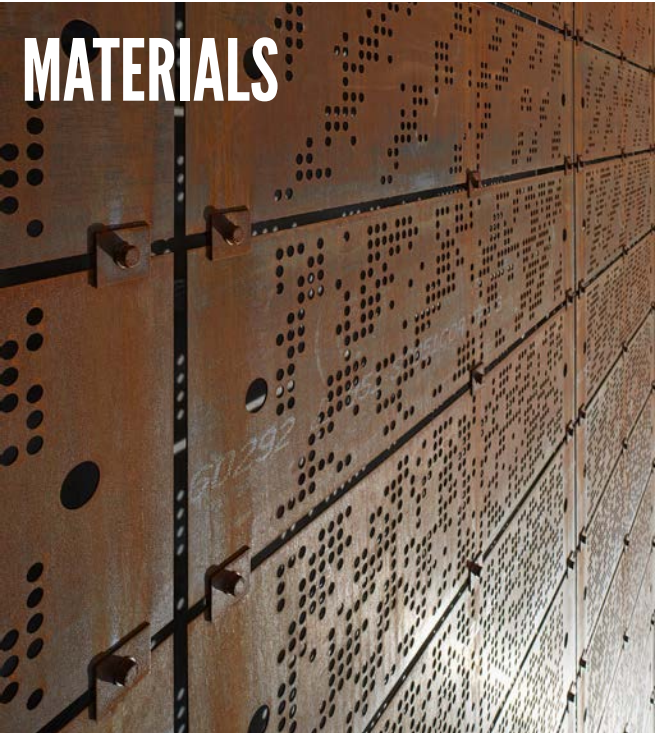
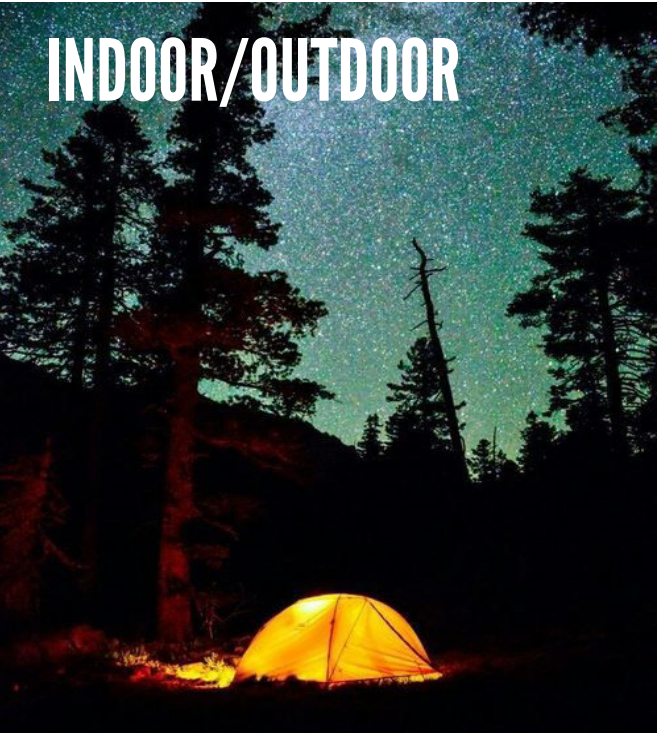
**DESIGN:**  
is guided by views, high heat and strong winds

**MATERIAL:**  
must patina well and stand the test of time

**SEASONS:**  
should be celebrated

**PROGRAMS:**  
continually adapting to community needs

Like Grand Junction itself, how you experience the Community Recreation Center will vary depending on the time of day, changes in light, the position of the sun in the sky the time of year you visit. Ever changing and ever shifting.





FACETED

Embracing many different aspects or features. Having many abilities or a personality with many sides.

5 QUESTIONS | PEOPLE

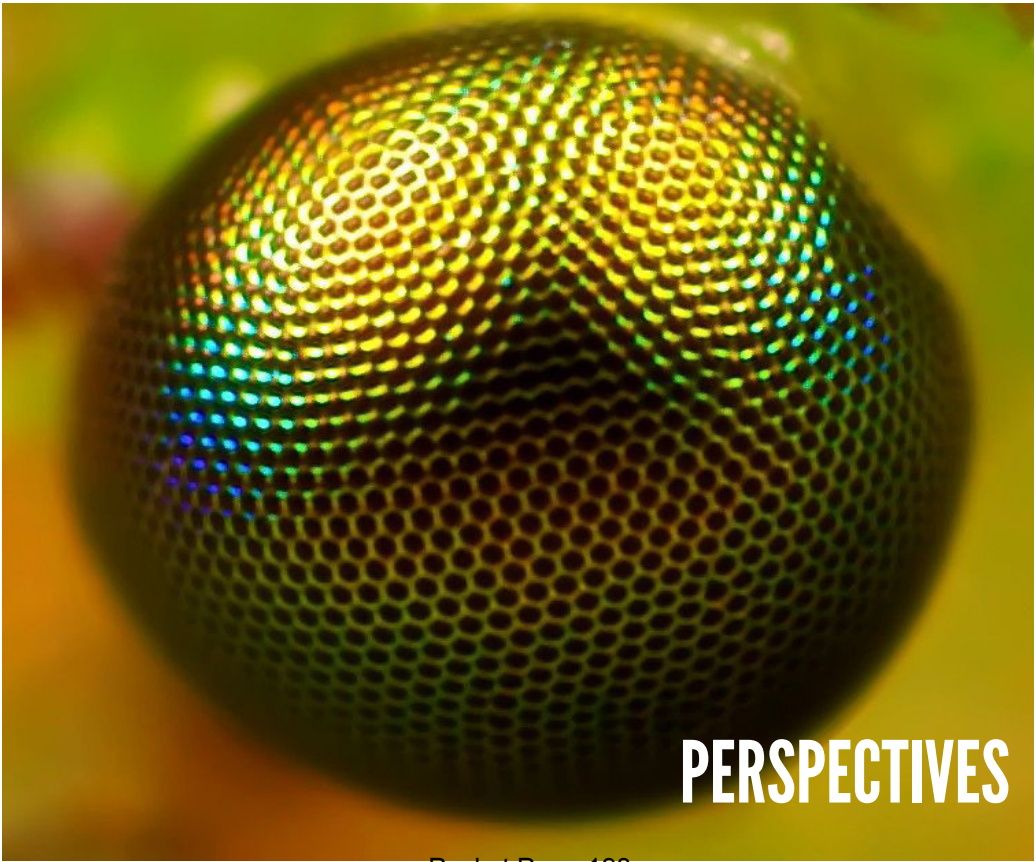
- Rural and urban
- Diverse ideas and people
- Modern meets western
- Inclusive
- Accepting of diversity

PEOPLE:  
are shaped by their environment

ACCEPTING:  
of many different views of the same thing

REFLECTIVE:  
of the environment all around us

The new Community Recreation Center will be nuanced. Belonging to a greater group or vision, yet remaining distinct.



PERSPECTIVES



# CONVERGENCE

Flowing together, meeting or gathering at one point

## 5 QUESTIONS | PLACE

- Where mountains meet the desert
- Regional agriculture draw
- Arts and culture downtown
- Rural and urban
- Local hiking, biking, boating & fishing
- Railroad and river
- Diverse ideas and people
- Modern meets western

### DESIGN:

a place created to encourage coming together

### MATERIAL:

merging of materials

### PROGRAMS:

merging experiences and knowledge

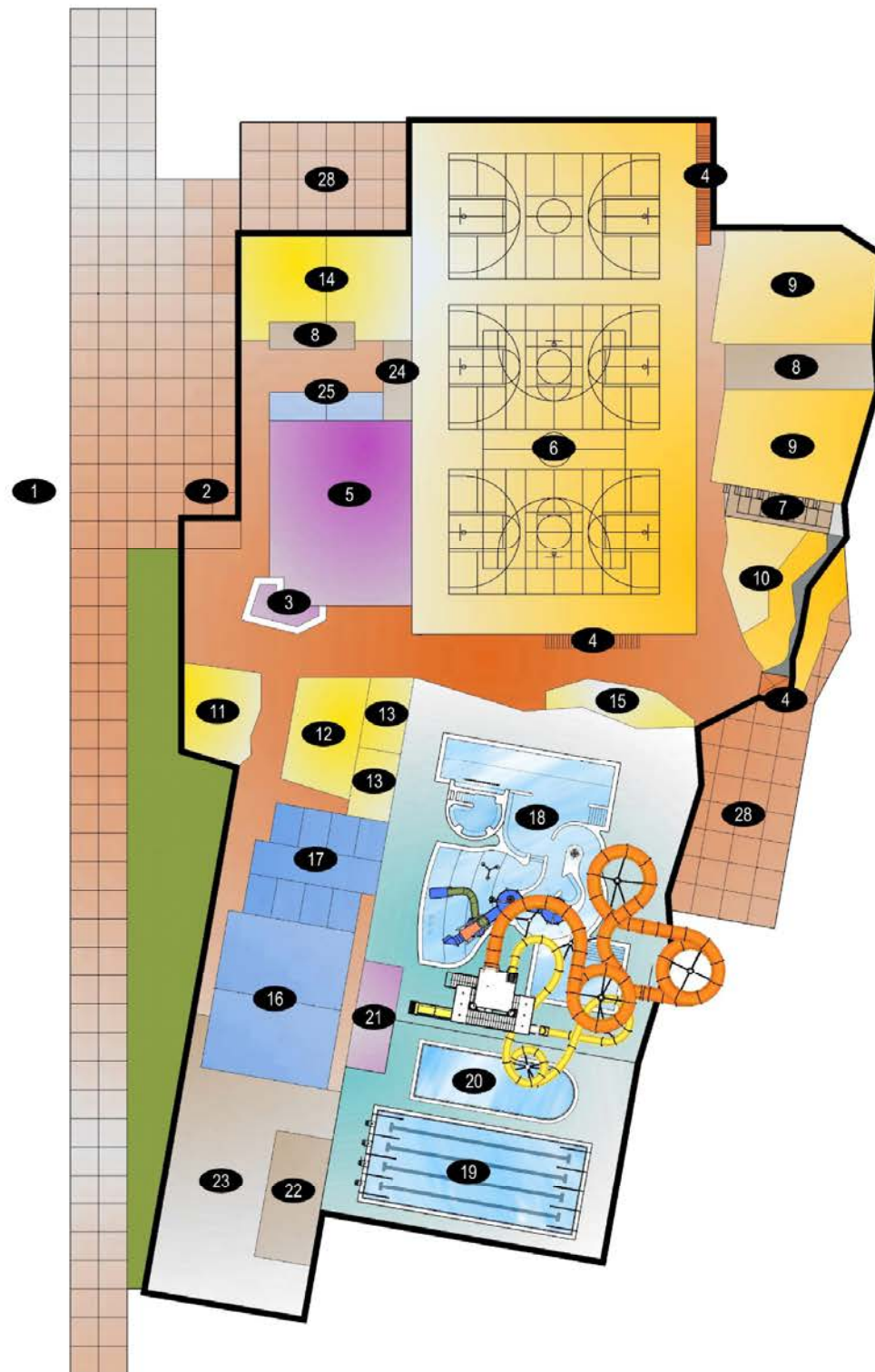
The Community Recreation Center will be a meeting place, where neighbors of different backgrounds interact and connect. The CRC will be an intersection of recreation, wellness and community.



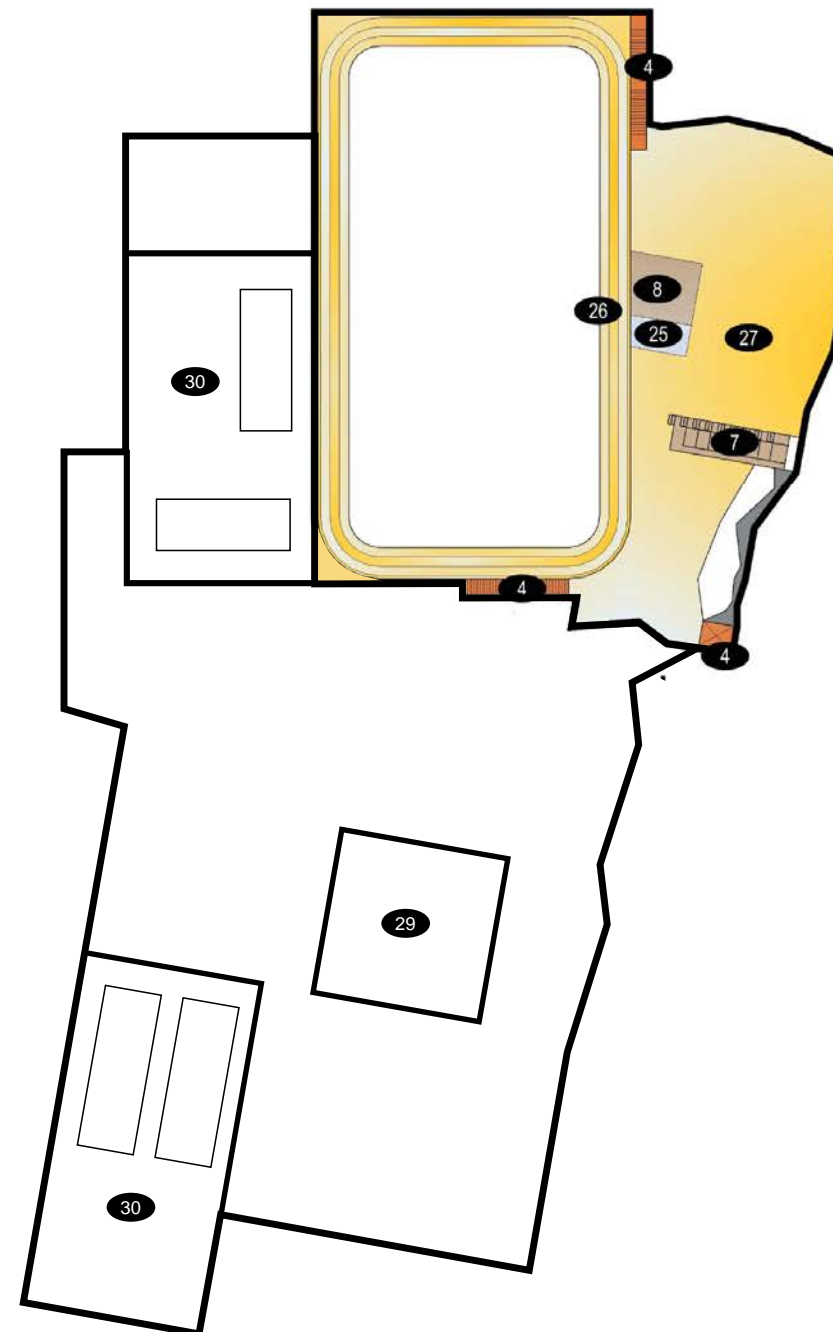
# FINAL PLANS

## LEGEND

1. DROP OFF
2. BUILDING ENTRANCE
3. RECEPTION DESK
4. STAIR/ELEVATOR
5. ADMINISTRATION
6. GYMNASIUM
7. FITNESS STAIR
8. STORAGE
9. GROUP FITNESS/DANCE STUDIO
10. CLIMBING/BOULDERING WALL
11. SENIOR LOUNGE
12. CHILDWATCH
13. CLASS/PARTY ROOMS
14. COMMUNITY ROOMS
15. GAMES LOUNGE
16. LOCKER ROOMS
17. UNIVERSAL CHANGING ROOMS
18. RECREATION ACTIVITY POOL
19. LAP POOL
20. WELLNESS/THERAPY POOL
21. AQUATIC SUPPORT
22. POOL STORAGE
23. BUILDING/POOL MECHANICAL
24. CATERING KITCHEN
25. RESTROOMS
26. ELEVATED WALK/JOG TRACK
27. FITNESS AND WEIGHTS
28. OUTDOOR GATHERING SPACE
28. SLIDE TOWER
29. MECHANICAL WELL/EQUIPMENT



MAIN FLOOR PLAN



UPPER FLOOR PLAN





# GRAND JUNCTION CRC AQUATIC SPACES

PROGRAM EXAMPLES



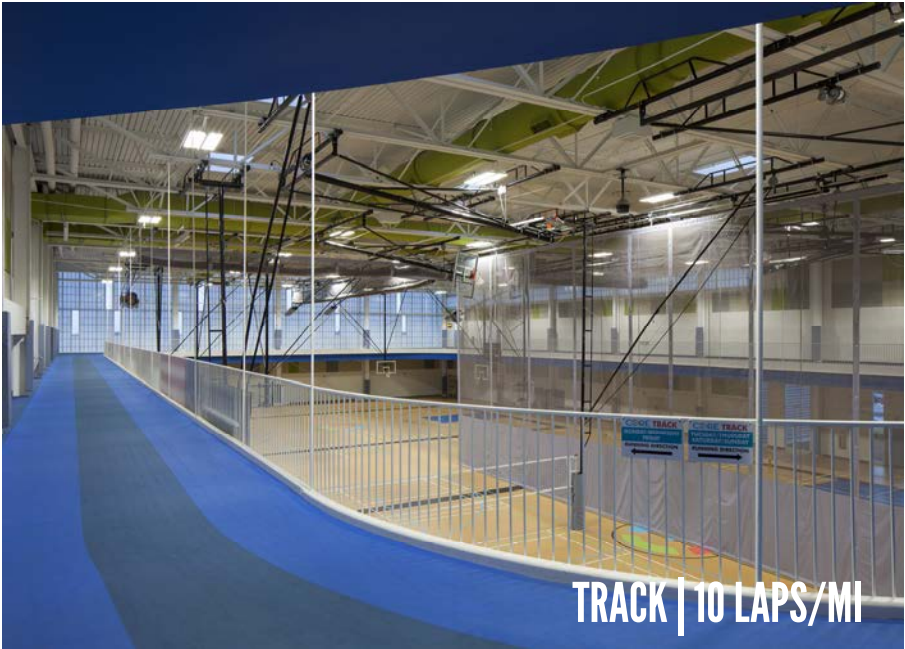


# GRAND JUNCTION CRC RECREATION SPACES

PROGRAM EXAMPLES



FITNESS & WEIGHTS



TRACK | 10 LAPS/MI



COURTS:  
3 BASKETBALL  
3 VOLLEYBALL  
9 PICKLEBALL



FITNESS STUDIO



GROUP FITNESS



# GRAND JUNCTION CRC RECREATION SPACES

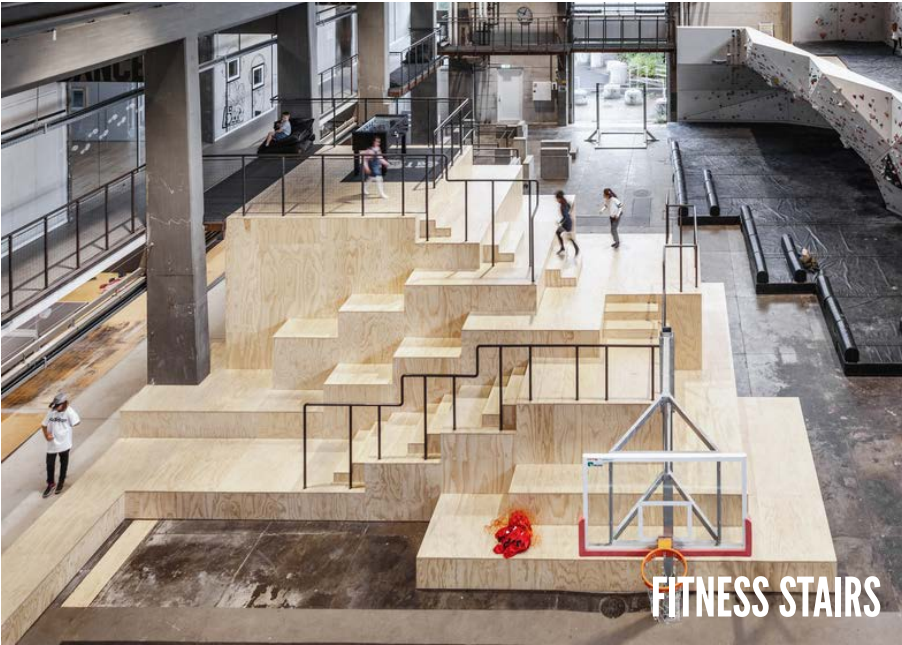
PROGRAM EXAMPLES



BOULDERING



CLIMBING WALL



FITNESS STAIRS



LOCKER ROOMS



GAME LOUNGE



# GRAND JUNCTION CRC COMMUNITY SPACES

PROGRAM EXAMPLES



SENIOR LOUNGE



OUTDOOR GATHERING SPACE



COMMUNITY MEETING ROOMS



CHILD WATCH



PARTY ROOMS





MAIN FLOOR 3D VIEW





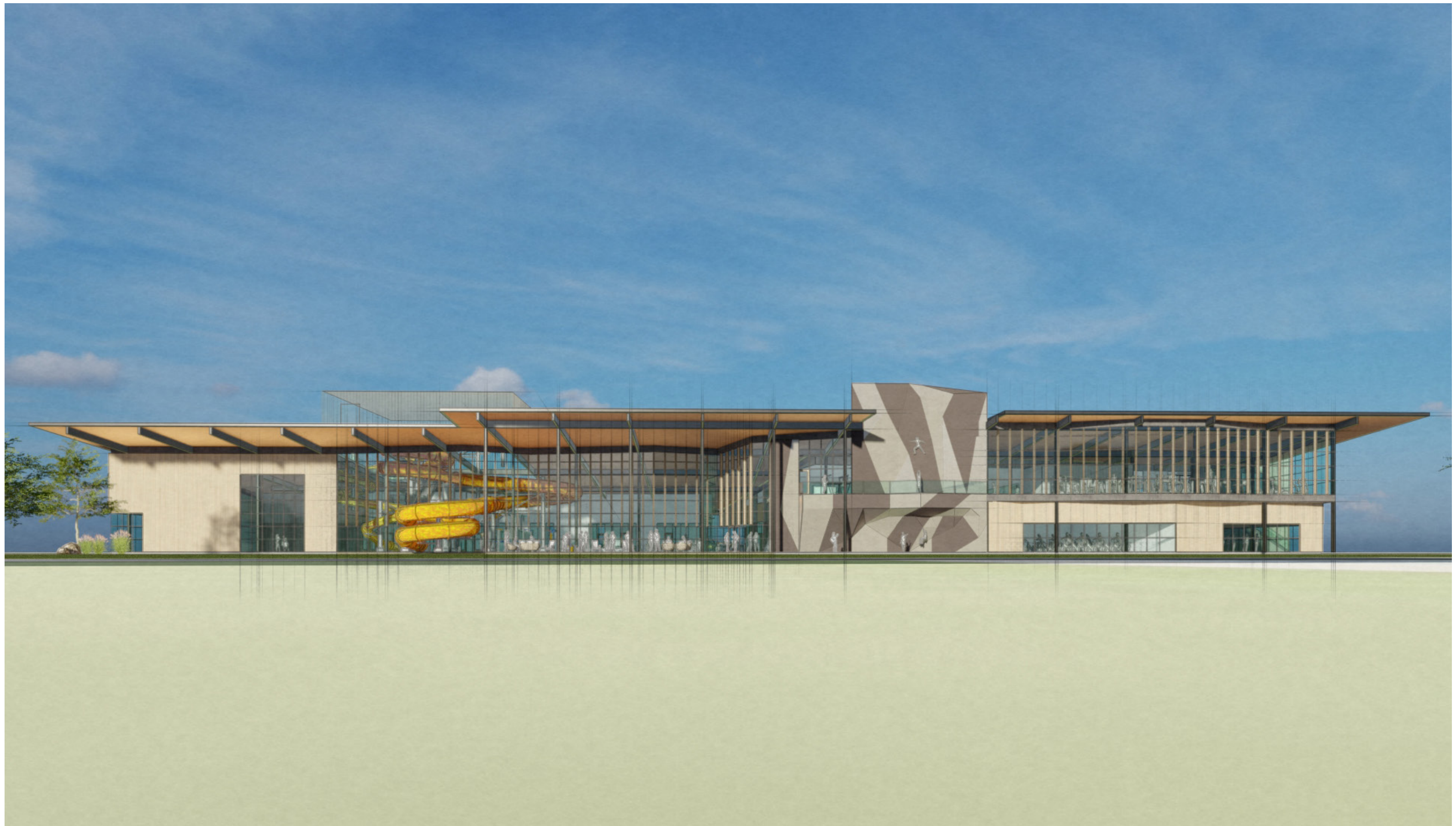
UPPER FLOOR 3D VIEW





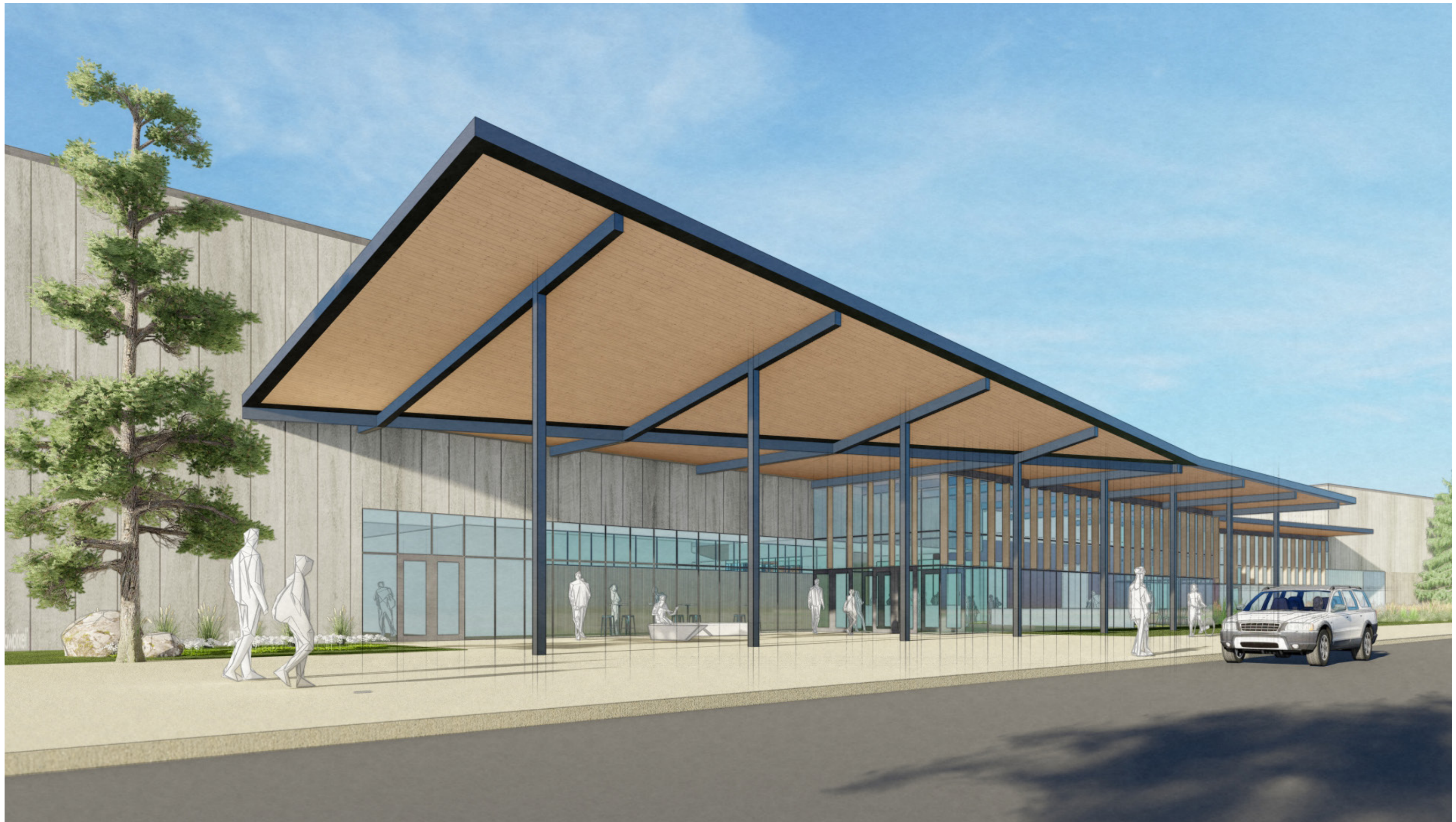
CONCEPTUAL WEST ELEVATION - VIEW LOOKING TOWARD MAIN ENTRY





CONCEPTUAL EAST ELEVATION - VIEW LOOKING TOWARDS POOL





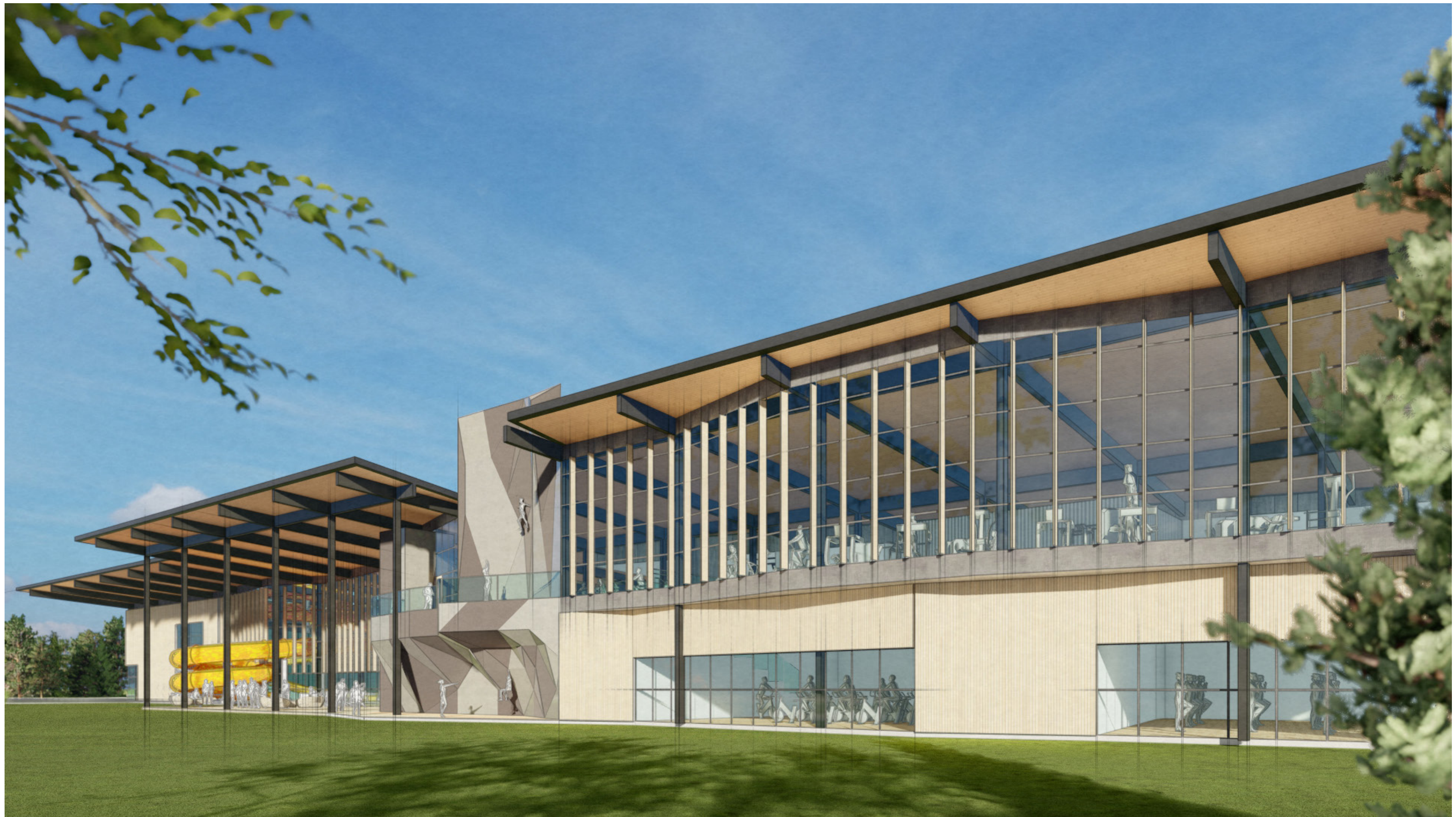
CONCEPTUAL EXTERIOR RENDERING LOOKING TOWARDS MAIN ENTRY





CONCEPTUAL EXTERIOR RENDERING LOOKING TOWARDS POOL





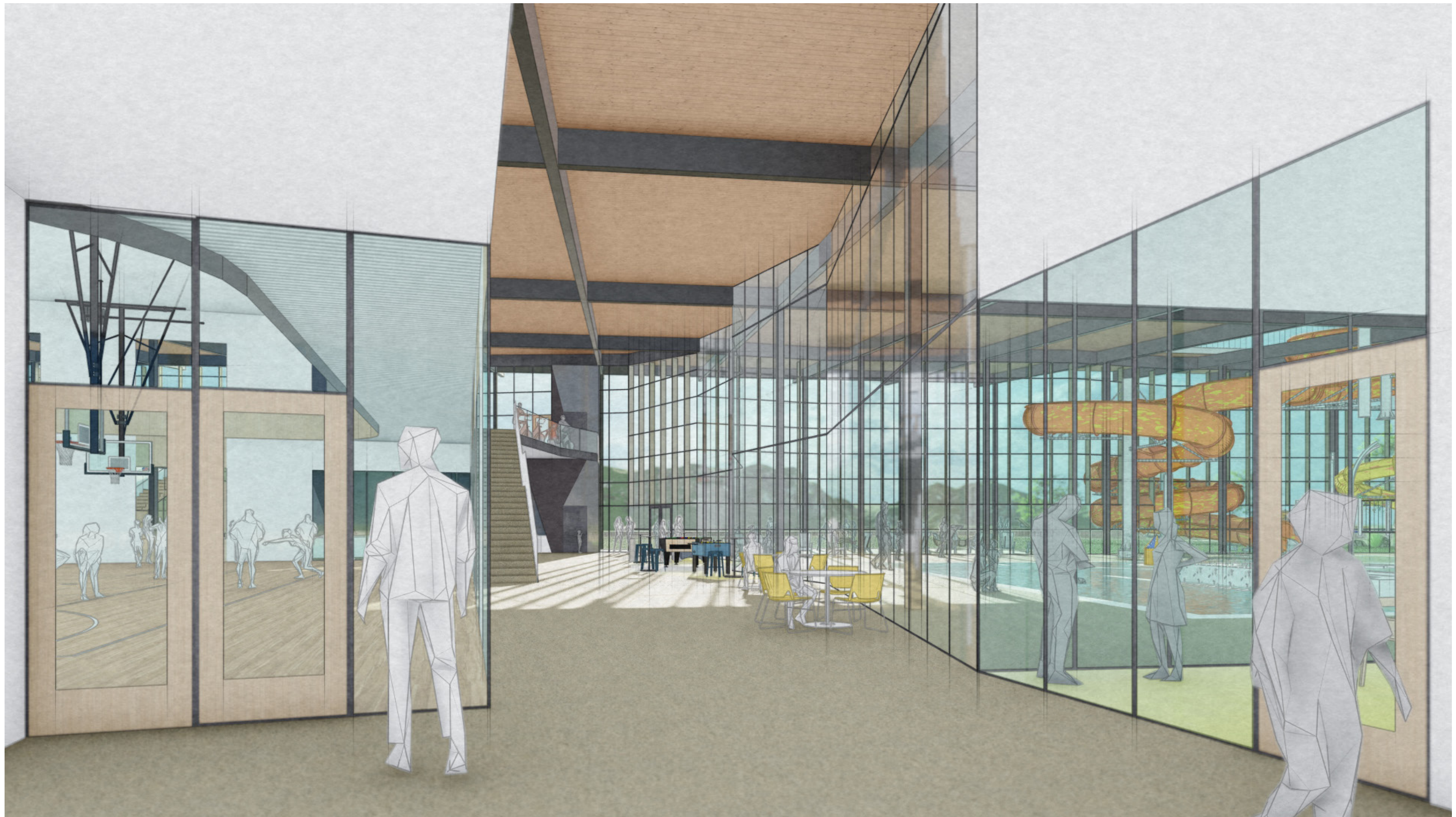
CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS FITNESS AND CLIMBING WALL





CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS FITNESS AND CLIMBING WALL





CONCEPTUAL INTERIOR RENDERING LOOKING TOWARDS GAMING LOUNGE AND POOL





CONCEPTUAL INTERIOR RENDERING - RECREATION ACTIVITY POOL



# WORK SESSION 3: CONCEPT DESIGN

## SITE DESIGN CONCEPT

The 2014 Matchett Park Master Plan identified a preliminary site for a community recreation center facility, situated along the southern edge of the park plan. The CRC site was intended to provide reasonable access from Patterson Road and potential future transit, take advantage of views, and create an identifiable, welcoming entry to the large park complex. Matchett is twice the size of Canyon View Park. The master plan also prioritized connectivity of the CRC to the other park facilities and programming.

The Matchett Park site is over 200 acres of largely undeveloped agricultural land, organized by a grid of north-south dirt access roads, flood irrigation ditches, and canals – this is generally the ‘develop-able’ acreage of the property. The northeast corner of the property is occupied by a natural drainage with winding and often deeply incised channels. This acreage has been identified as appropriate for limited development consisting of trail access, parking, soft-surface trails, and a variety of passive-use activities.

The 2014 master plan building site is set back from Patterson Road approximately 900’; the 2014 Master Plan had reserved approximately 20 acres along Patterson Road for two separate school sites. In the vicinity of the originally proposed site are 360-degree views to the Bookcliffs (north/northwest), Mt Garfield (northeast), the Grand Mesa (east/southeast), and the Colorado National Monument (west/southwest). The impressive off-site views become more dramatic with every vertical foot of gain.

Since the completion of the 2014 master plan, shown on this page, the acreage set aside for schools is no longer needed, and multi-modal access to the CRC has been identified by the community as a priority. The current conceptual site plan on page 40, shifts the CRC approximately 300’ to the south, improving connectivity to Patterson Road while maintaining connectivity to the future park improvements. Access to the CRC is via a new, central drive from Patterson Road, creating a north-south axis that will continue through the park. Secondary, signalized access is from the west at 28 1/4 and Hawthorne. At the intersection of the main entry drive and the CRC parking lot, the axis transitions through an entry plaza and monument sign, becoming a pedestrian spine that will continue north with future phases of the master plan. The pedestrian spine passes to the west of the CRC; at the main entry becoming a shaded plaza with trees, benches, and sculptural landforms evoking the varied landscapes visible in the off-site views. The pedestrian path continues, connecting to a future children’s playground north of the CRC. East of the building, a large lawn allows for indoor/outdoor CRC programs and passive use. Landforms frame views from the expansive east-facing glass, provides screening for the adjacent residential neighborhood, and serves to ground the CRC to the large, open site.





Entry Plaza



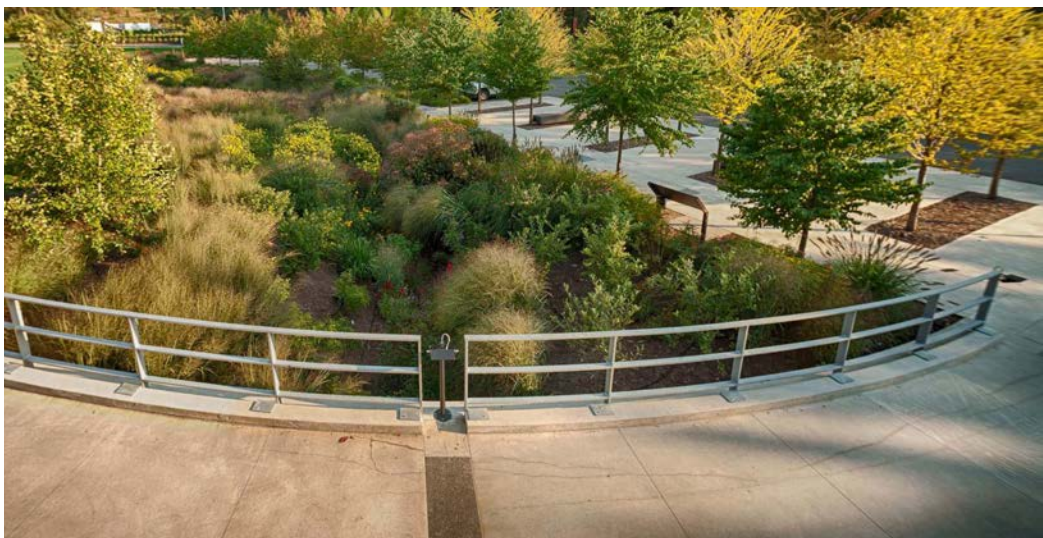
Playground



Pedestrian Promenade



Stormwater Detention







# CONCEPTUAL SITE PLAN

## A GATEWAY TO MATCHETT PARK

The plan to the left represents a conceptual plan. Everything included in the dashed red line is considered part of the initial project and includes the CRC building, site, and infrastructure.

The conceptual plan is driven by the organization of the 2014 Matchett Park Master Plan and the location of the CRC maintains connectivity to the Master Plan. The CRC will act as a gateway to the overall park and can be a catalyst for future development of the park. Directly in front of the CRC, the building connects to a pedestrian promenade that extends all the way through the park per the Master Plan.

Highlights include:

- Responds to organization of the 2014 Matchett Park Master Plan
- Maintains connectivity to the Master Plan
- Main CRC entry connected to North/South pedestrian spine
- Secondary access via 28 1/4 Road
- Off-site views of Bookcliffs, Mt. Garfield, Grand Mesa, Colorado National Monumen





CONCEPTUAL VIEW - ENTRY PERSPECTIVE







# SUSTAINABILITY

The design of the new Grand Junction Community Recreation Center aims to meet performance goals intended to reduce consumption of non-renewable resources, reduce CO2 emissions, and create a healthy environment through clear means that represent the values of the community. Sustainable design practices reduce the harmful effects that construction can have on the environment. Efforts to maximize the health and comfort of building users, and to improve building performance, is consistent with the project vision.

Sustainable design strategies are most effective when considered from the outset of a project. Allowing time for thoughtful study when the big gestures are being made results in a building configuration that takes prevailing winds, daylighting, views and ease of access into account.

Located in the arid west and next to the Colorado River, water conservation will be a priority for the project. Modern technology like greywater systems and regenerative media filtration are proposed to reduce water consumption and operational expenses. Greywater can either be used for subsurface irrigation or indoor toilet/urinal flushing. For the pools, a regenerative media filtration system can be installed to reduce backwash loss by 90%. Low flow fixtures and automatic sensors also reduce water consumption and will be included as part of the sustainable strategies.

In addition to the concepts above, other sustainable strategies will be adopted as the project is developed. Other items currently being considered for the project include:

- High-performance glazing systems and sunshades are proposed to allow for lots of natural light while also taking into account the need to modulate the potential impacts of the sun in warmer months.
- Use of low-VOC emitting materials, and careful selection of materials that do not contain chemicals of concern when and where possible will serve to provide good indoor air quality and a positive user experience.
- High efficiency mechanical systems such as chilled-water mechanical systems and geo-thermal heat pumps will be investigated to maximize energy efficiency and reduce overall energy consumption.
- Daylighting controls and occupancy sensors that limit use of artificial light when a space is not occupied.
- Solar hot-water heating system to reduce energy use and costs related to heating pools.
- Acoustic treatments designed as appropriate per space type will enhance user experience.
- Use of local building materials, and materials with recycled content, reduces CO2 emissions related to transportation of goods and supports the local economy.
- Use of power generating photovoltaic panels to reduce the overall energy consumed from the grid
- Solar reflective roof finishes to reduce unwanted solar heat gain.





# WORK SESSION 3: OPERATIONS

A detailed Operational Analysis was developed by BRS to review the basic operational parameters for the Grand Junction Community Recreation Center. City staff leadership and Parks and Recreation Department staff provided extensive input and guidance during development of the operational budget.

## OPERATING HOURS

Preliminarily, the CRC is expected to be open Sunday to Saturday for a total of 87.25 hours. It is expected that the center will have expanded hours for group rentals and after-hour programming. The hours of operation help inform the operational plans as a basis in which to calculate costs and estimate revenue.

## ADMISSION FEES

The CRC must provide a high-quality experience and must be affordable and financially accessible to the Grand Junction community at large. Pricing of fees reflects this commitment to affordable services. Projected admissions prices shown may be adjusted at the time of the center's opening.

All passes include access to the indoor leisure pool and water features/water slide, lap pool, therapy pool, fitness/weight area, elevated walk/jog track, games lounge, a wide array of introductory fitness classes, the climbing wall, family cabanas, and open gym times.

Revenue projections included the following assumptions:

- Child Watch will be offered as an annual membership, or a nominal fee for drop-in child watch.
- Basic fitness classes and basic water aerobics classes will be included with annual membership.

The CRC will provide the opportunity for Grand Junction Parks and Recreation Department to expand programming efforts in addition to providing rental opportunities.

# WHAT'S INCLUDED WITH ADMISSION:

- DROP IN: BASKETBALL, VOLLEYBALL, PICKLEBALL
- FITNESS AREA / CARDIO WORKOUT
- INDOOR WALK / JOG TRACK
- THERAPY / WELLNESS POOL
- OPEN SWIM / LAP LANES
- LEISURE POOL / WATER SLIDES / PLAY FEATURES
- FAMILY GAME LOUNGE
- CLIMBING WALL
- BASIC FITNESS CLASSES
- WATER AEROBICS CLASSES
- SENIOR ACTIVITIES / DEDICATED SENIOR LOUNGE

Daily Pass	Resident	Non-Resident
Youth (3-17 yr.)	\$5	\$6
Adult (18-59 yr.)	\$8	\$9
Senior (60 yr. +)	\$6	\$7
Family	N/A	N/A

Annual Pass Price per Month	Resident	Non-Resident
Youth (3-17 yr.)	\$20	\$24
Adult (18 – 59 yr.)	\$40	\$48
Senior (60 yr. +)	\$22	\$26.50
Family	\$68	\$72
Dual	\$52	\$62

Monday	5:45am to 8:00pm
Tuesday	5:45am to 8:00pm
Wednesday	5:45am to 8:00pm
Thursday	5:45am to 8:00pm
Friday	5:45am to 8:00pm
Saturday	8:00am to 6:00pm
Sunday	10:00am to 4:00pm

TOTAL WEEKLY HOURS 87.25

Grand Junction facilities now accept Silver Sneaker and Renew Active, which allow senior annual memberships paid by health insurance providers (e.g., United Health Care, Rocky Mountain Health Plans.)As an example of the conservative approach to the operational plan, 1200 members are projected through Renew Active and Silver Sneakers. Other comparable facilities such as Montrose have over 2000 active members

# WORK SESSION 3: OPERATIONS

- The operational plan was developed under the following assumptions:
- Operating expenses are based on the established \$70M / 83,000SF building program found in this report.
  - Wages and salaries are based on the City of Grand Junction’s projected salary and wages for 2026 and estimated benefits packages. In the spirit of being conservative in projections, it was important to estimate expenses using an inflationary increase to project at 2026 when the potential CRC would open. Also of note, revenues from fees were not inflated to a projected 2026 level. Instead, the fees used in this operating plan are at 2022 levels.
  - 4% is added to total expenses annually to cover future capital repair and replacement costs.
  - The operational plan is based on conservative expenses (high) and revenue (low) projections. This is an effort to under-promise to hopefully be in a position to over-deliver. Annual debt service is included in expenses.
  - Cannabis revenue will be used to cover the projected operational subsidy.

## EXPENSES

Staffing – Full-time and part-time staffing costs comprise most of the operating expenses. Salaries are inflated to 2026 with a conservative approach and include all benefits as well as the salary.

Supplies & Contractual Services – Supplies such as office, safety, marketing, program supplies (recreation, aquatics, childcare), pool chemicals and cleaning/janitorial supplies are included. Utilities account for most service expenses along with credit card fees, IT and contracted services among others.

Capital Repair & Replacement – The operating budget adds 4% to the total operation expense to cover future capital repair and replacement needs.

Annual Debt Service - \$4.3M in debt service is required to finance the CRC. This is the equivalent to a “mortgage” for the CRC. The proposed secondary funding mechanism, the 0.15% sales tax, is planned to sunset when this debt is paid off. Annual Cannabis revenue is projected to be \$2.5M of which \$1.3M will be used to subsidize operating expenses.

## REVENUE

Admission Fees: This revenue stream will cover the majority of operating revenues. Daily passes, punch passes, and annual passes will be offered to youth, adults, seniors and families. This includes individual, dual and family passes.

Other Fees: There will be multiple additional revenue streams that will come from rentals, child watch, swim lessons, aquatic programs, general youth and adult programs, birthday parties, rentals and contracted recreation programs.

Annual Operating Revenue: \$1.3M collected from annual cannabis revenue will be used annually to support CRC operations.

Annual Operating Expenses	
Total Staffing	\$ 2,420,000
Full-Time	\$ 999,000
Part-Time	\$ 1,421,000
Supplies	\$ 774,000
Contractual Services	\$ 203,000
Capital Repair & Replacement	\$ 136,000
Total Expenses	\$ 3,533,000

Annual Operating Revenues	
Admissions	\$ 1,919,000
Other Revenues: (e.g., programs, rentals, vending)	\$ 285,000
CRC Projected Operating Revenue	\$ 2,204,000
The subsidy required, projected at \$1,329,000, will be covered by the cannabis revenue.	



# ALTERNATIVE FUNDING

The City will look to secure additional funding sources to support the CRC, including but not limited to:

- Potential partnerships
- Grants e.g., Great Outdoors Colorado, El Pomar Foundation, Gates Family Foundation, Department of Energy Daniels Fund, Department of Local Affairs (DOLA), Anschutz Family Foundation, Boettcher Foundation, Bacon Family Foundation, Goodwin Foundation and others.

These funding sources can enhance the facility offerings or reduce the debt on the facility, but they typically provide less than 5% of the funding needed and are not guaranteed.

The City of Grand Junction, in partnership with the Grand Valley Parks and Recreation Foundation, is actively engaged with each of these organizations regarding a potential grant following the CRC election. Funders will often contribute after a project is approved by voters but not before.

Potential enhancements are shown dashed in blue on the site plan.

*Notes:*  
These funding options do not include additional potential contributions from potential partners and grants.

*These funding sources can reduce the debt and help pay it off earlier or enhance the facility. Because they are not guaranteed, these funding sources are not part of the funding plan.*

CRC BUILDING + INFRASTRUCTURE BASE PROJECT

OUTDOOR FACILITIES CONTINGENT ON ALTERNATIVE FUNDING





# WORK SESSION 3: RECOMMENDATION

## CONCEPTUAL DESIGN AND OPERATIONAL PLAN RECOMMENDATION

Work Session 3 provided all elements from the previous Work Sessions, including location and funding sources, to offer a complete “picture” of the proposed CRC concept design.

Feedback from Work Session 3 was favorable and positive of the overall concept design and operations plan.

Input was collected from:  
6 focus groups / 1 public community meeting  
135 community members / 94 comments collected

Themes gathered from Work Session 3 public input process:

- Community members praised the conceptual design images, many expressing enthusiasm for the project to move forward.
- Building efficiency concerns were noted and can be addressed through shading devices, performance glazing, building orientation and overhangs. Solar orientation and shading will be studied during design of the project.
- Scholarships will be available through the Parks & Recreation Department to ensure accessibility to the CRC for low-income families.

## OPERATIONAL PLAN RECOMMENDATION

The Parks and Recreation Advisory Board held a special meeting on August 26, 2022, to review all data regarding the operational plan and conceptual design of the the proposed CRC. PRAB reviewed the operational plan in detail and feel confident the numbers are conservative. After reviewing the public input comments and discussion among the Board, the Parks & Recreation Advisory Board unanimously voted to recommend to City Council the operational plan, the budget/financing plan and concept design as presented during the meeting.

9/26/22

Grand Junction City Council  
250 N 5th St  
Grand Junction, CO. 81501

Dear City Council

The CRC subcommittee of the Park and Rec Advisory Board (PRAB) met today to review the BRS consultant’s slide show presentation on the third phase of their work, focusing on operations, finance and conceptual design.

This meeting included a brief review of phase 1 and 2, where we recommended and you authorized the final decisions on location, size and secondary funding source (in addition to cannabis). We then went over their material on operations and finance, including suggested hours of operation, charges for city and county residents, the goal of balancing cost recovery with affordability, full and part time staff requirements, and how this CRC is intended to complement rather than compete with the private gyms and exercise facilities. We then took a “3-D tour” of the conceptual design and architectural features along with the site orientation. We delved into the finance detail to a great degree including reviewing operating costs including staffing, supplies etc. as well as operating revenue including a breakdown of all revenue sources from admissions and rentals etc. The public saw the big picture presentation of the operating plan but we closely reviewed the details. We feel confident the numbers are very conservative so that the CRC once built will exceed these projections.

After a discussion period on the above presentation and considering feedback from the 6 Focus Groups and the Public Forum, it was moved, seconded and unanimously passed that we recommend to council the adoption of the conceptual operational plan, the budget/financing plan and concept design as proposed during this meeting.

Moving forward, next month we will meet for potentially the last time to review the written documents covering all three phases of the BRS report, including any modifications between today and then and make our final recommendation to council regarding its adoption. We will then await the ballot language, be available to help the Campaign Committee, and would welcome a future role once the votes are in and the project hopefully moves onto the design and construction phase.

Thank you once again for entrusting PRAB with these incredibly important deliberations.

Sincerely

William Findlay MD (retired)  
PRAB Chairman



# FEASIBILITY STUDY: FINAL RECOMMENDATION

## FINAL PLAN CONSIDERATION

On November 1, 2022, the PRAB committee met yet again on the CRC to evaluate the final feasibility study plan. The PRAB committee reviewed the feasibility report. Upon review of the final report, PRAB unanimously voted to recommend adoption of the plan by City Council and to direct staff to draft ballot language for the April 04, 2023 election. The letter, included to the right, indicates the recommendation provided from PRAB to City Council.

11/1/2022

Grand Junction City Council  
250 N 5th St  
Grand Junction, CO, 81501

Dear City Council

The CRC PRAB subcommittee (Community Rec Center subcommittee of the Park and Rec Advisory Board) met today for its probable last meeting. We endeavored to complete the mission assigned to us by City Council - namely to work with Park and Rec staff, City Council and staff, BRS consulting, and the general public in order to digest all the information and data from the above sources and make recommendations to City Council regarding formal adoption of the CRC plan going forward.

To that end, our involvement started many months ago with our participation in the Park and Rec Open Space (PROS) master plan. This identified a CRC as the greatest need in GJ. Then, we were centrally involved with a feasibility study of how a CRC could fit into Lincoln Park - possible but some challenges were present. Next, we were involved in the CMU professors survey, which showed strong support for a CRC and willingness to fund it by a variety of choices. Finally, our work with BRS including the 3 sessions, leading to our recommendations to City Council at each critical juncture in the planning process.

Specifically, Session 1 evaluated CRC sites; we recommended, and council adopted Matchett Park as the preferred site. Session 2 looked at size and funding options; PRAB recommended the larger 83,000 sq ft /\$70M facility funded by cannabis tax revenue and supplemented by a 0.15% sales tax with a 30 year sunset. Thankfully, once again council adopted our choice. Session 3 included projected annual revenues and expenses, operations, and conceptual design with many graphs, tables, and data sets along with some 3D illustrations. We recommended that council adopt this last chapter of the planning process.

Finally, the last step in the CRC PRAB mission was to review the written report emanating from the 3 sessions, first in draft form, then after receiving input from many sources, the final version which we unanimously today voted to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the 4/4/23 election.

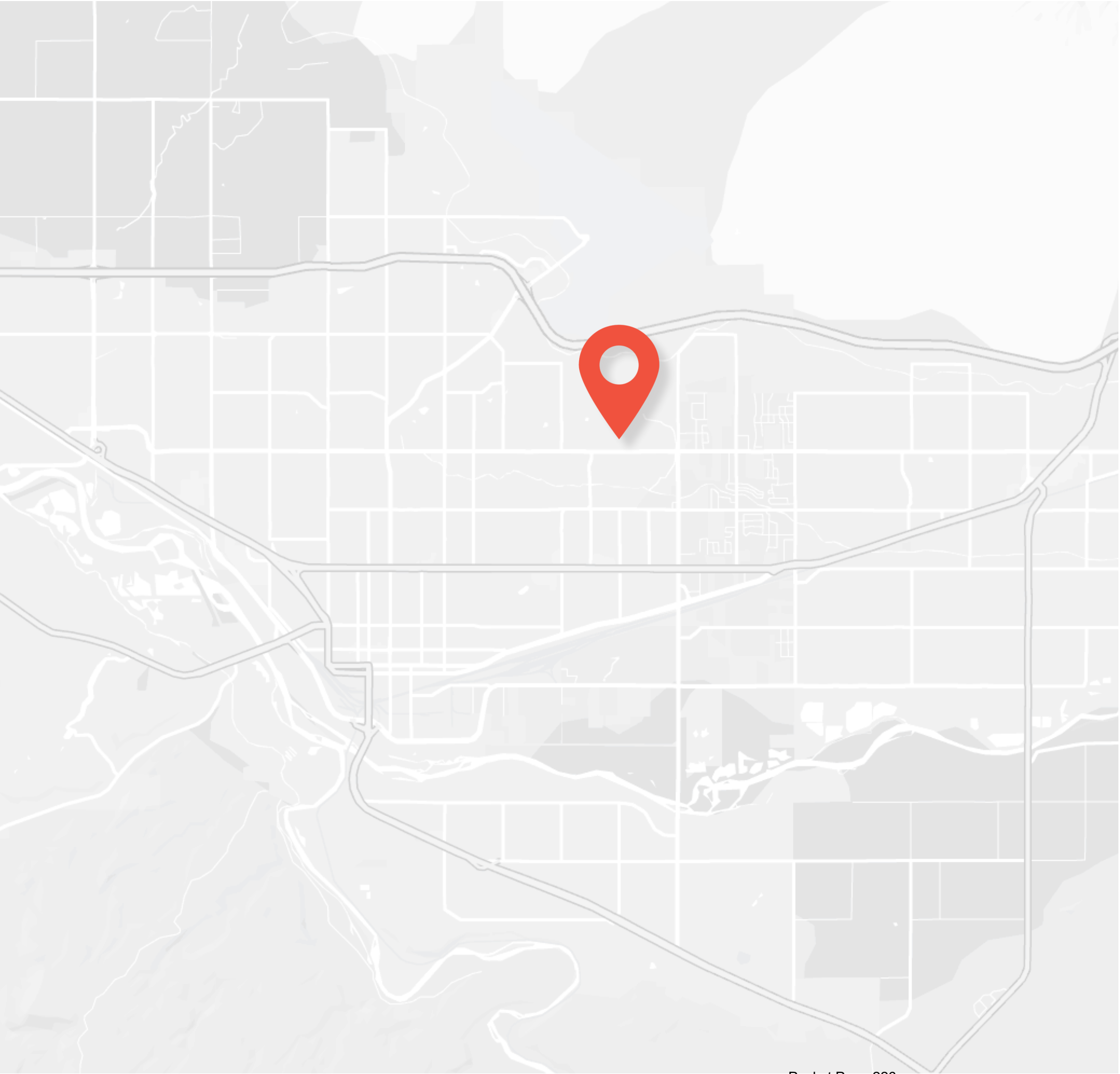
We understand that the Session 3 information has already been reviewed at a city council workshop and the final report will be likewise discussed at the next workshop on 11/14/22. We hope that council will support our recommendations on both Session 3 and the final report at its next official meeting on 11/16/22 and direct staff to draft specific ballot language. With this action, the CRC Campaign Committee can officially launch.

In closing, I want to thank all my fellow PRAB members for their participation and support of this entire process - including extra meetings, extended meetings, and reams of data and public comments to review. And after the hopefully successful vote on 4/4/23, we would be happy to entertain some future role if so requested by the council to continue supporting the success of this critical facility that Grand Junction is missing.

Sincerely



William Findlay MD (retired)  
CRC PRAB Subcommittee Chairman



**APPENDIX 1**  
WORK SESSION PRESENTATIONS



# GRAND JUNCTION

## COMMUNITY RECREATION CENTER

### FEASIBILITY STUDY | PHASE 2




CITY OF  
**Grand Junction**  
COLORADO  
PARKS & RECREATION

WORKSHOP #1 | JUNE 13 - 14, 2022




1


### YOUR TEAM




**CRAIG BOUCK**  
ARCHITECTURE  
PLANNING



**ANDY STEIN**  
RECREATION  
DESIGN



**JENNA KATSAROS**  
FACILITY  
PERFORMANCE  
ADVISOR



**JASON JAYNES**  
SITE DESIGN

2

### AGENDA

- Introductions
- Purpose of Phase 2 Study & Desired Outcomes
- Schedule Overview
- Process & Public Engagement
- Key Questions
- Input Opportunity

3

### PHASE 2 DELIVERABLES

**COMMUNITY INPUT** 3 PRAB Workshops | 3 Public Open Houses

**SITE SELECTION** Determine location: Lincoln or Matchett Park

**PROGRAM PRIORITIES** Confirm program elements and capacities

**DESIGN** Develop a conceptual design for building and site

**PROJECT BUDGET** conceptual level, TOTAL project cost

**BUSINESS PLAN** fee scenarios, revenue and expenses

4



5



2014 | MATCHETT PARK MASTER PLAN




2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

6



2021 | THE PARKS, RECREATION AND OPEN SPACE MASTER PLAN

**THE TOP PRIORITY OF THE MASTER PLAN IS A COMMUNITY RECREATION CENTER**

7



2014 | MATCHETT PARK MASTER PLAN



2018 | MATCHETT PARK COMMUNITY CENTER STUDY



2021 | THE PARKS, RECREATION & OPEN SPACE MASTER PLAN

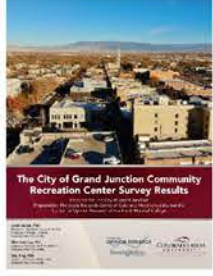


2021 | LINCOLN PARK COMMUNITY CENTER STUDY



2022 | CITY COMMUNITY CENTER SURVEY

8



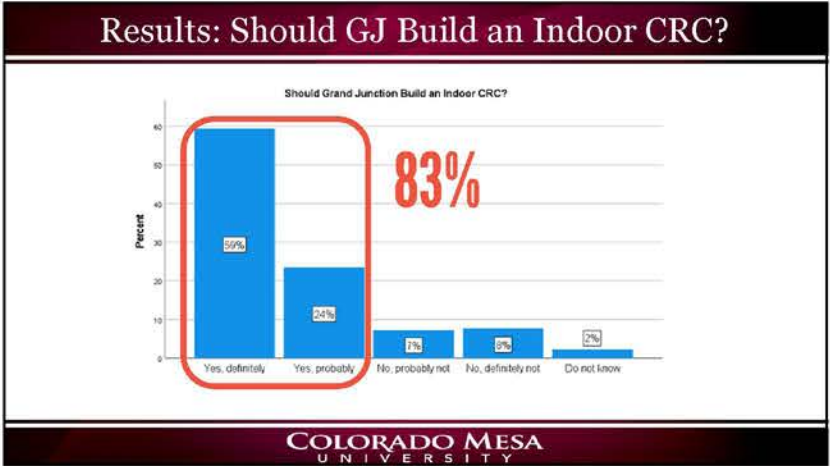
2022 | CITY SURVEY

**CONFIRMED MAJORITY SUPPORT FOR A COMMUNITY RECREATION CENTER**

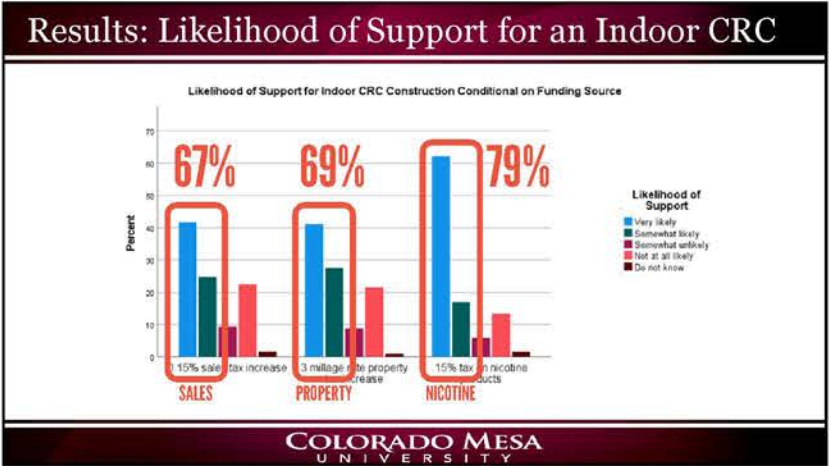
**CONFIRMED MAJORITY SUPPORT FOR A FUNDING METHOD IN ADDITION TO CANNABIS**

9





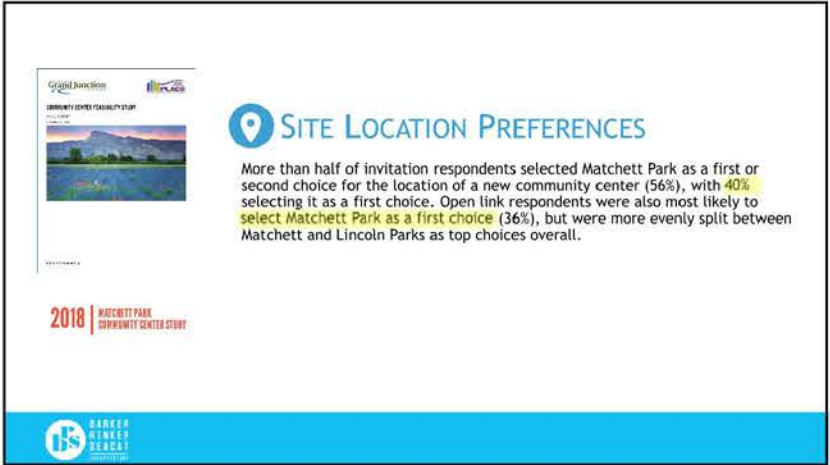
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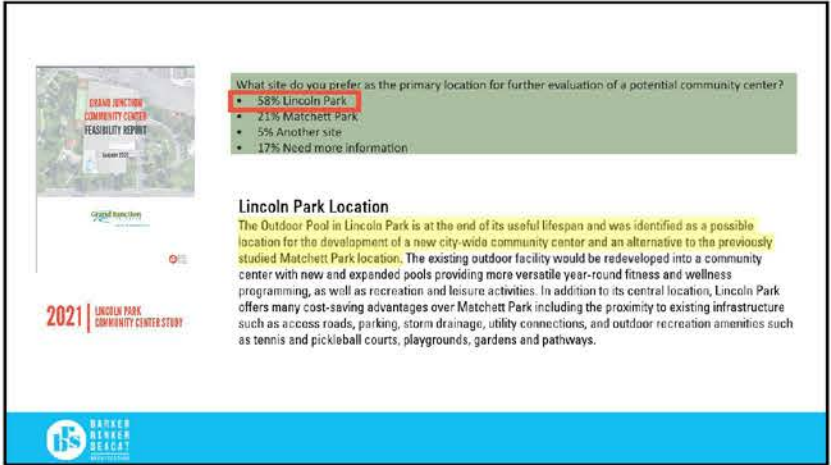
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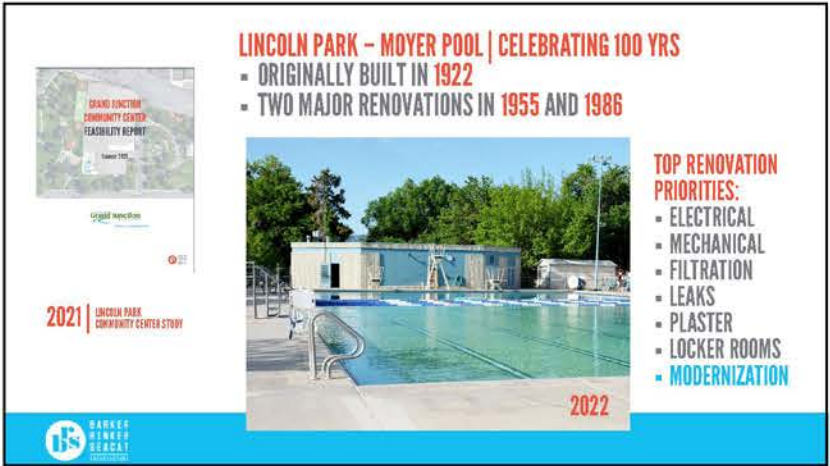
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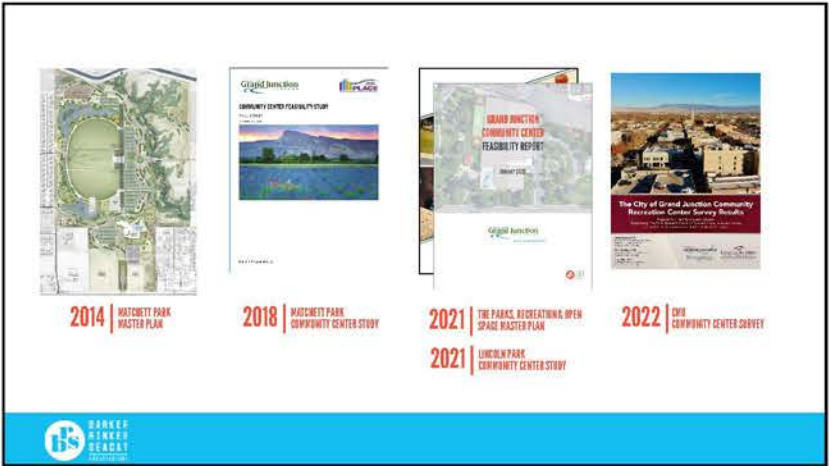
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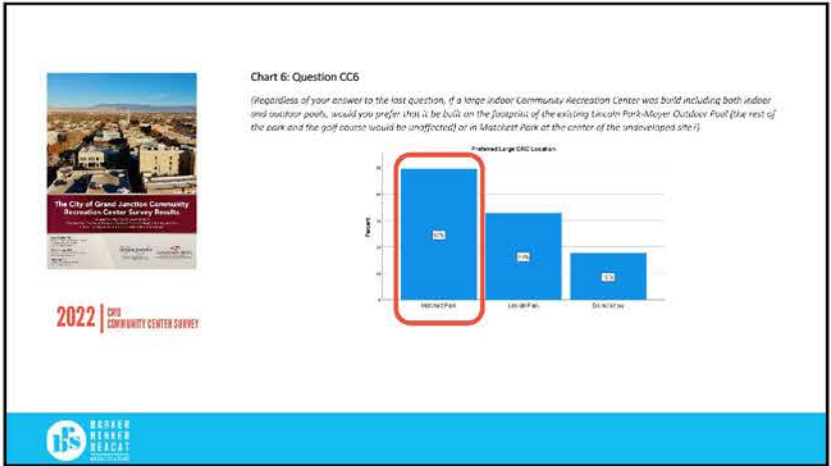
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16



17



18



**ORCHARD MESA POOL**

**MULTI-MILLION DOLLAR RENOVATION UNDERWAY**

**FUNDED WITH RESERVES**

**DESIGN: FALL 2022**

**CONSTRUCTION: 2023**





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# DEMOGRAPHICS

20


**PROXIMITY**

2026 Population within a 6-minute drive



Matchett Park / 50,400

Lincoln Park / 32,350




GRAND JUNCTION COMMUNITY RECREATION CENTER

21


**PROXIMITY**

2026 Population within 5 / 10 / 15-minute walk



Matchett Park: 90 / 1,400 / 2,440

Lincoln Park: 580 / 2,500 / 6,400



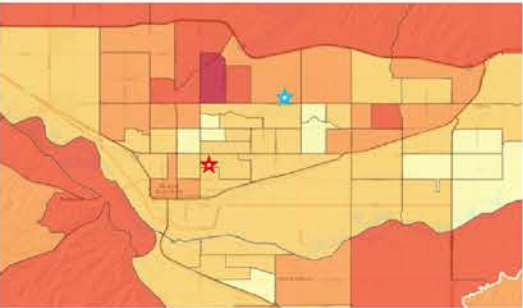
GRAND JUNCTION COMMUNITY RECREATION CENTER


22

**MEDIAN AGE**

2026 Median Age

- 68-75 yrs.
- 50-67 yrs.
- 42-49 yrs.
- 32-41 yrs.
- 19-32 yrs.





GRAND JUNCTION COMMUNITY RECREATION CENTER

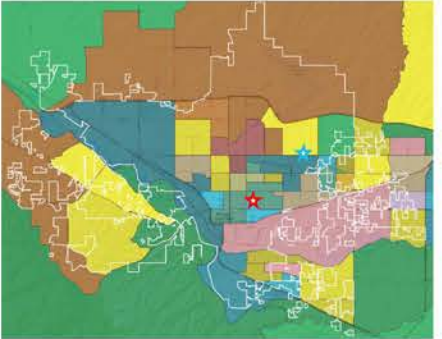
23


**UNDERSTANDING THE DEMOGRAPHIC LANDSCAPE:**

**TAPESTRIES**

People with similar interests & lifestyles live in similar neighborhoods

Based on demographics + socioeconomic data

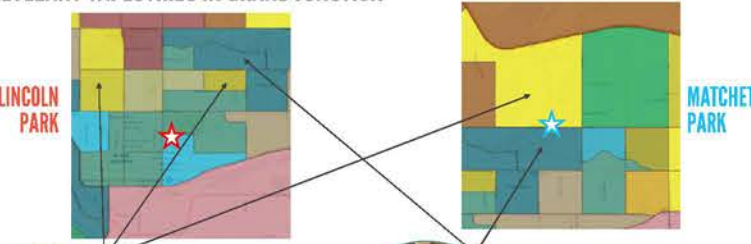




GRAND JUNCTION COMMUNITY RECREATION CENTER

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**PREVALENT TAPESTRIES IN GRAND JUNCTION**




**LINCOLN PARK**

- GEN X URBAN 22%
  - Gen X in middle age; fewer kids
  - Enjoy local parks / recreation activities
  - Physically active; work out regularly

**MATCHETT PARK**


- MIDDLE GROUND 25%
  - Thirtysomethings on a budget
  - Mainly singles or married w/out children
  - Balance long hours on Internet with time at the gym



GRAND JUNCTION COMMUNITY RECREATION CENTER

25

**OTHER TAPESTRIES: LINCOLN PARK**



**SENIOR STYLES 8%**

- Retirees w/smaller households
- Enjoy travel, reading, playing cards

**COLLEGE TOWNS 2%**

- Enrolled or work for college; busy schedules
- Enjoy backpacking, Pilates, Frisbee
- Bike / pedestrian friendly market
- CMU ~9,000 students

**MIDTOWN SINGLES 12%**


- Millennials; diverse and urban
- Mainly singles
- Walk or bike to work from rental unit

**FAMILY LANDSCAPES 5%**

- Young families w/traditional values
- Theme parks, family-oriented fun
- \*south of Riverside Pkwy / Business 70

Lincoln Park / Moyer Pool


Area shown ~1.5 Mile around Lincoln Park



GRAND JUNCTION COMMUNITY RECREATION CENTER

26

**OTHER TAPESTRIES: MATCHETT PARK**



**AFFLUENT ESTATES**

- Empty nesters in less crowded neighborhoods
- Sociable; find time to stay physically fit

**COZY COUNTRY LIVING**


- Older market, most without children
- Pursue physical fitness vigorously, as well as outdoor pursuits: camping/hiking/gardening

**RUSTIC OUTPOSTS**

- Couples & single-parent households
- Family-oriented, preserve traditions

Matchett Park

Area shown is ~1.5 Mile around Matchett side



GRAND JUNCTION COMMUNITY RECREATION CENTER

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28



29



30



31



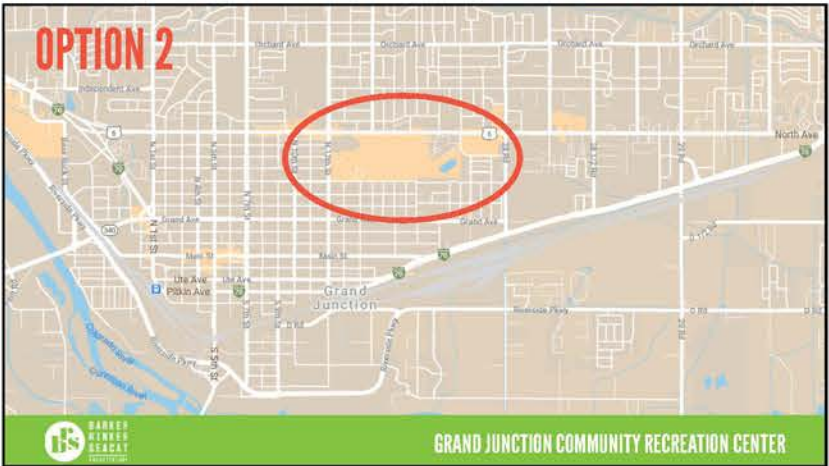
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33



34



35



36



OPTION 2

LINCOLN PARK

- THE OTHER TOP SITE IN 2018 FEASIBILITY.
  - MATCHETT UNSUCCESSFUL IN 2019.
- CENTRAL LOCATION
- EXISTING INFRASTRUCTURE
  - ~\$5M SITE COST VS. \$8M AT MATCHETT
- EXISTING DEVELOPED AREA
- MULTI-USE & MATURE PARK SYNERGY
- MOYER POOL REBUILD: 1922, 1955 & 1986



 GRAND JUNCTION COMMUNITY RECREATION CENTER

37

OPTION 2



79,000 SF  
COMMUNITY  
RECREATION  
CENTER

GRAND JUNCTION COMMUNITY CENTER | LINCOLN PARK

DRAFT CONCEPT PLAN | SITE PLAN

38

OPTION 2




- 415 EXISTING SPACES
- 180 NEW OVERFLOW SPACES AT PRACTICE FIELD
- 85 NEW SPACES WITH RESTRIPING OF EXISTING LOT
- 265 POTENTIAL NEW SPACES
- 680 TOTAL SPACES (+ NORTH OF STADIUM, WEST OF THE BANK, NEW OFFICES AND + AN SPACES OF ADJ. CHURCH)

 PARKING

GRAND JUNCTION COMMUNITY RECREATION CENTER

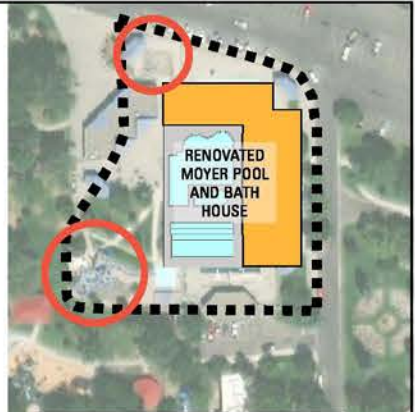
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OPTION 3



76,000 SF  
COMMUNITY  
RECREATION  
CENTER

NEW COMMUNITY RECREATION CENTER | MATCHETT PARK



RENOVATED  
MOYER POOL  
AND BATH  
HOUSE

MOYER POOL RENOVATION | LINCOLN PARK

40

PROGRAM &  
BUDGET

41

Program Option Comparisons		Matchett	Lincoln	Lincoln	Matchett	Moyer Pool
		2018	2021	2022	2022	2022
		\$F	96,000	70,000	79,000	76,000
			9,738	1,065	1,065	7,455
			31,326	19,297	27,899	18,507
			41,285	34,846	34,846	34,846
			1,350	0	0	0
			12,535	15,099	15,099	15,098

42

Program Option Comparisons		Matchett	Lincoln	Lincoln	Matchett	Moyer Pool
		2018	2021	2022	2022	2022
		\$F	96,000	70,000	79,000	76,000
			9,738	1,065	1,065	7,455
			3,420			2,968
			3,621			2,779
						644
			1,148			
			1,550	1,065	1,065	1,065
			1,050	800	800	800
			31,326	19,297	27,899	18,507
			41,285	34,846	34,846	34,846
			1,350	0	0	0
			12,535	15,099	15,099	15,098

43

Program Option Comparisons		Matchett	Lincoln	Lincoln	Matchett	Moyer Pool
		2018	2021	2022	2022	2022
		\$F	96,000	70,000	79,000	76,000
			9,738	1,065	1,065	7,455
			31,326	19,297	27,899	18,507
			41,285	34,846	34,846	34,846
			1,350	0	0	0
			12,535	15,099	15,099	15,098
						866
			17,348	13,178	13,178	13,178
			5,000	5,400	5,400	5,400
			900	936	936	936
			2,925	3,528	3,528	3,528
			900	1,200	1,200	1,200
			10,446	8,602	8,602	8,602
			3,375			3,375
						1,094
						(6,750)
						(6,000)
						2,340
						(10,500)
			41,285	34,846	34,846	34,846
			1,350	0	0	0
			12,535	15,099	15,099	15,098

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Program Option Comparisons		Matchett	Lincoln	Lincoln	Matchett	Moyer Pool
		2018	2021	2022	2022	2022
		\$F	96,000	70,000	79,000	76,000
			9,738	1,065	1,065	7,455
			31,326	19,297	27,899	18,507
			41,285	34,846	34,846	34,846
			1,350	0	0	0
			12,535	15,099	15,099	15,098
						4,760
			2,160			
			6,266	4,760	4,760	4,760
			1,000	800	800	800
			1,000	1,000	1,000	1,000
			1,500	1,800	1,800	1,800
			1,000	400	400	400
			3,038	4,680	4,680	4,680
			1,350	0	0	0
			12,535	15,099	15,099	15,098
			41,285	34,846	34,846	34,846
			1,350	0	0	0
			12,535	15,099	15,099	15,098

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Program Option Comparisons		Matchett 2018	Lincoln 2021	Lincoln 2022	Matchett 2022	Moyer Pool 2022
Community		96,000	70,000	79,000	76,000	13,000
Aquatics		9,738	1,065	1,065	7,455	0
Recreation		31,326	19,297	27,899	18,507	4,300
Partnering		41,285	34,846	34,846	34,846	0
Added Tenant Shell Space: Juvenile Diversion Program Wellness/Therapy Licensed Daycare		1,350	0	0	0	0
Support		12,535	15,099	15,099	15,058	9,195
Lobby Spaces		3,753	6,249	6,249	2,836	2,380
Fitness Support Spaces		266	6,015	6,015	6,207	6,015
Locker Rooms		3,892	2,836	2,836	6,015	800
Administrative Staff Areas		4,624	4,680	4,680	4,680	0
Group Exercise Studio (2)		3,038	0	0	0	0
Aerobics/Dance Studio (30 persons)		1,350	0	0	0	0
Partnering		12,535	15,099	15,099	15,058	9,195
Support						

46

GJCRC	Matchett 2018	Lincoln 2022	Matchett 2022	Moyer Pool 2022
Community	96,000	79,000	76,000	13,000
Aquatics	9,738	1,065	7,455	0
Recreation	31,326	27,899	18,507	4,300
Partnering	41,285	34,846	34,846	0
Support	1,350	0	0	0
	12,535	15,099	15,058	9,195

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# KEY QUESTIONS

48

### LOCATION

Should the 100 yr old, historic, outdoor, Lincoln Park Moyer Pool facility be renovated?

If **YES**:

- Should the renovated pool facility be maintained as a separate facility **in addition** to a new CRC facility at Matchett Park?

If **NO**:

- Should a single multipurpose CRC facility be constructed at the existing Moyer Pool **Lincoln Park** location?

OR

- Should a single multipurpose CRC facility be constructed at the **Matchett Park** location?
- And what should be done with Moyer Pool?

49

# INPUT

50

### SITE PREFERENCE

1

2

3

OPTION 1 | MATCHETT PARK

OPTION 2 | LINCOLN PARK

OPTION 3 | LINCOLN PARK

OPPORTUNITIES

CHALLENGES

OPPORTUNITIES

CHALLENGES

OPPORTUNITIES

CHALLENGES

51

### FIVE IMPORTANT QUESTIONS

1

2

3

4

5

AWAY

HERE

WHY

BE

NOT BE

1. HOW DO YOU DESCRIBE GRAND JUNCTION WHEN YOU ARE **AWAY** FROM HOME?

2. WHAT PLACES OR EVENTS MUST VISITORS EXPERIENCE WHEN THEY ARE **HERE**?

3. **WHY** DO YOU LIVE IN GRAND JUNCTION?

4. HOW DO YOU WANT TO **BE** PERCEIVED AS A COMMUNITY?

5. HOW DO YOU NOT WANT TO **BE** PERCEIVED AS A COMMUNITY?

52

### NEXT STEPS

WORKSHOP 1 | JUNE 14  
FOCUS GROUPS  
PRAB WORKSHOP  
PUBLIC OPEN HOUSE

WORKSHOP 2 | JULY 18 - 19  
COUNCIL WORK SESSION  
FOCUS GROUPS  
PRAB WORKSHOP  
PUBLIC OPEN HOUSE

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### THANK YOU

54



# GRAND JUNCTION

## COMMUNITY RECREATION CENTER

### FEASIBILITY STUDY

CITY OF

Grand Junction

COLORADO

PARKS & RECREATION

FOCUS GROUP & PUBLIC MEETINGS | JULY 18-19, 2022

BS

BARKER RINKER SEACAT

ARCHITECT

UHM

UTAH

HOUSING

MANAGEMENT

1

# AGENDA

WORK SESSION #2 | JULY 18

COUNCIL WORKSHOP

WORK SESSION #2 | JULY 19

FOCUS GROUPS

PRAB MEETING

FOCUS GROUPS

PUBLIC OPEN HOUSE

WORK SESSION #2 CONTENT:

- TWO PROJECT SIZE OPTIONS
- FUNDING OPTIONS
- PRELIMINARY PRO FORMAS
- CONCEPT DESIGN
  - BUILDING PLAN
  - SITE PLAN

2

# SITE SELECTION

3

WORKSHOP #1

SITE PREFERENCE

1

2

3

OPTION 1 | MATCHETT PARK

OPTION 2 | LINCOLN PARK

OPTION 3 | MATCHETT PARK OR LINCOLN PARK WITH PRAB

7 FOCUS GROUPS

1 COMMUNITY MEETING

127 COMMUNITY MEMBERS

400 COMMENTS COLLECTED

4

PRAB SITE RECOMMENDATION

MATCHETT PARK ON 6.22

1. Unanimous PRAB support for Matchett Park.

2. Opportunities for future expansion.

3. Catalyst for other Master Plan amenities.

4. Desire for a simple to understand, single issue ballot proposal

City Council Ratified PRAB's Recommendation and Approved of Matchett Park as the CRC site.

BS

BARKER RINKER SEACAT

ARCHITECT

GRAND JUNCTION COMMUNITY RECREATION CENTER

5

# PROJECT SCOPE

6

PROGRAM OPTIONS BASED ON FUNDING

\$55M | 65,000 SF CRC

\$4.5 M Revenue Required

- Cannabis Tax Revenue | \$2.5M
- Nicotine OR Sales OR Property Tax | \$2M
- \$3M used to finance \$55M
- \$1.3-1.5M used for operations

\$70M | 83,000 SF CRC

\$5.8 M Revenue Required

- Cannabis Tax Revenue | \$2.5M
- Nicotine OR Sales OR Property Tax | \$3.3M
- \$4.3M used to finance \$70M
- \$1-1.5M used for operations

Operational costs are conservatively approximated and will be refined further when a funding method and building size are selected.

The larger facility has the potential for higher cost recovery due to larger capacities in the gymnasium (30%), aquatics (50%) and fitness (60%).

7

PROGRAM OPTIONS BASED ON FUNDING

\$55M | 65,000 SF CRC

\$70M | 83,000 SF CRC

These funding options do not include additional potential contributions from:

- Potential partners
- Grants

Typically, <5% of project costs

These funding sources can enhance the facility offerings but are not guaranteed so not part of the funding plan

65,000 SF

X	X	Administration
X	X	Lobby and Support Spaces
X	X	Locker Spaces
X	X	Universal Changing Rooms
X	X	Child Watch - Short Term Babysitting
X	X	Teen / Game Lounge
X	X	Multi-Purpose Room
X	X	Party / Activity Room
X	X	Gym - 2 Middle or 1 High School Courts
X	X	Gym - 3 Middle or 1 High School Courts
X	X	Elevated Walk / Jog Track
X	X	13 Jacuzzis
X	X	11 Jacuzzis
X	X	1,000 Fitness & Weights
X	X	8,000 Fitness & Weights
X	X	30-36 Person Group Fitness / Dance Studio
X	X	30-36 Person Group Fitness / Dance Studio
X	X	10-12 Person Climbing Wall
X	X	Aquatics Support
X	X	4-Lane x 25-Yard Lap Pool
X	X	4,500 Recreation Activity Pool
X	X	6,000 Recreation Activity Pool
X	X	Water Slide
X	X	800 SF Therapy Pool / Spa
X	X	2,000 SF Therapy Pool / Spa
X	X	Potential Partner / Hospital Wellness Center

8

REGIONAL RECREATION CENTER FACILITY COMPARISONS

REGIONAL RECREATION FACILITY SIZE

Population

MONTROSE	20,600	86,100
DURANGO	19,200	71,800
DELTA	9,200	58,900
DUNSMITH	7,000	45,300
POHOTA	13,500	45,100

\$55M OPTION | 65,000 SF

\$70M OPTION | 83,000 SF

GRAND JUNCTION

POPULATION: 67,000

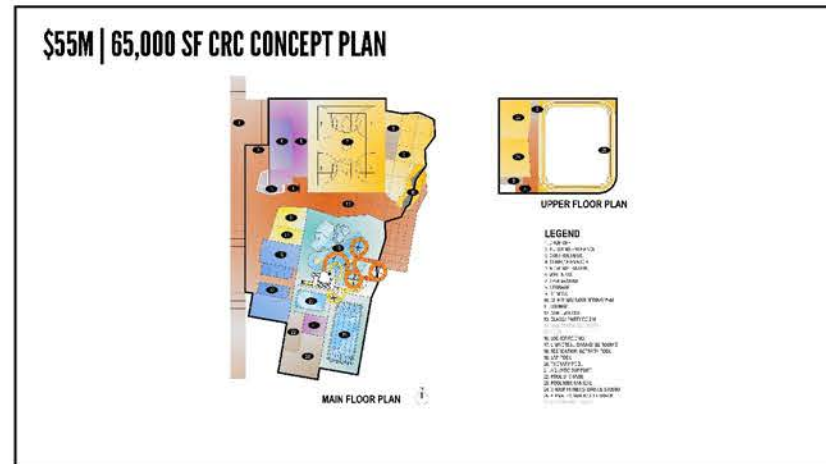
2021 Census

9

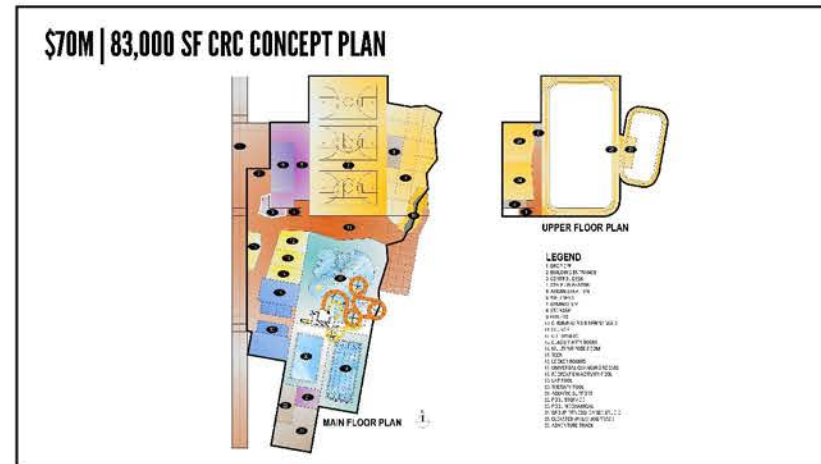
56 BARKER RINKER SEACAT ARCHITECTURE • GRAND JUNCTION FEASIBILITY STUDY • NOV 2022

Packet Page 233

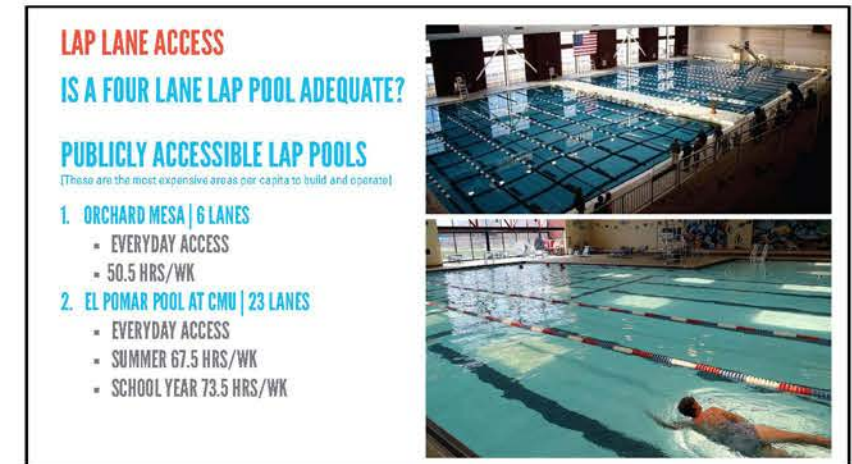
WORK SESSION 2 PRESENTATION



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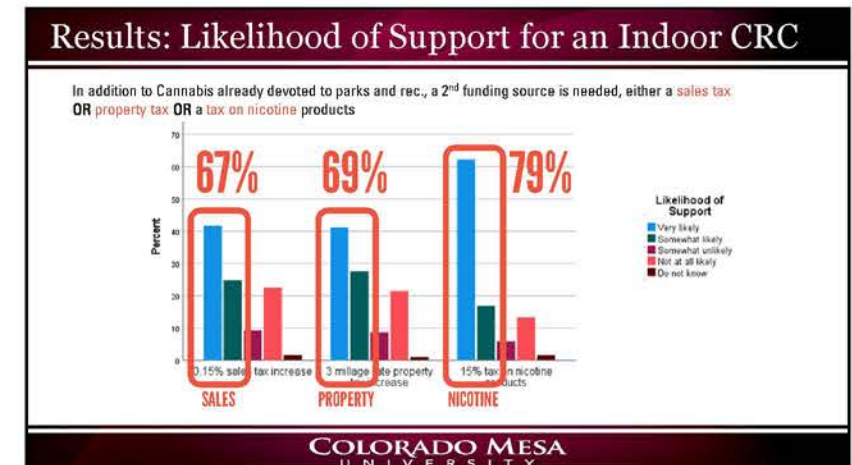
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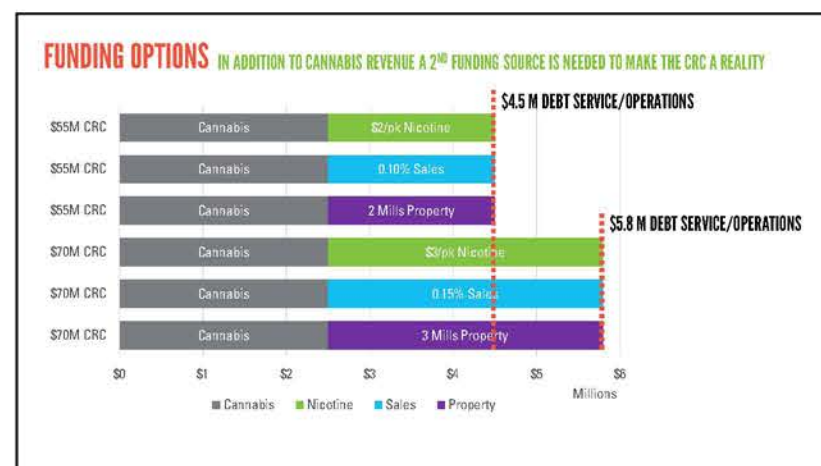
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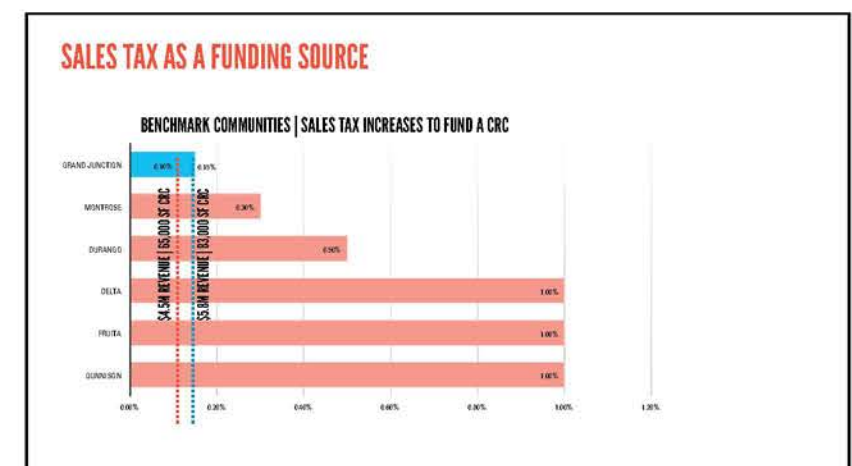
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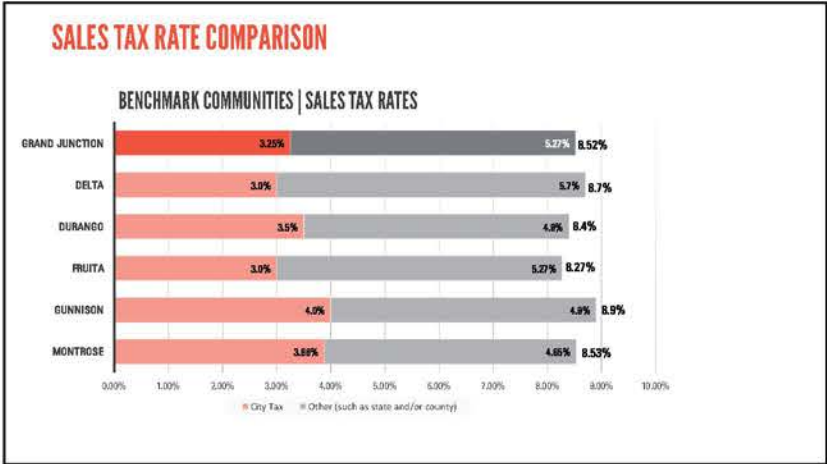


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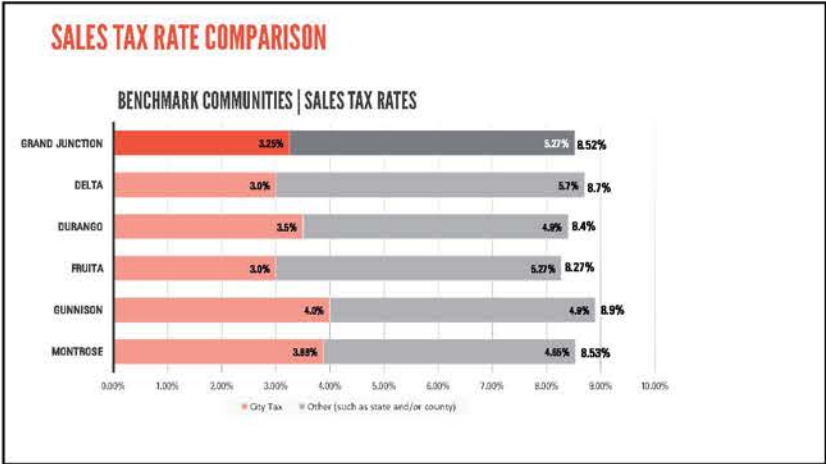


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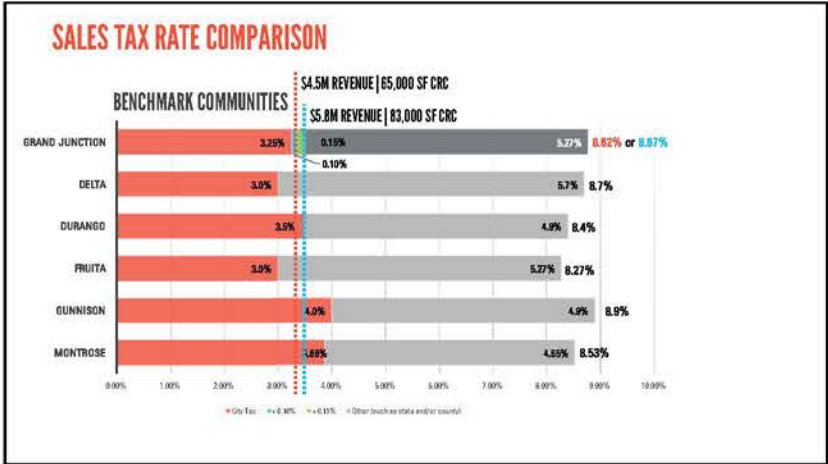




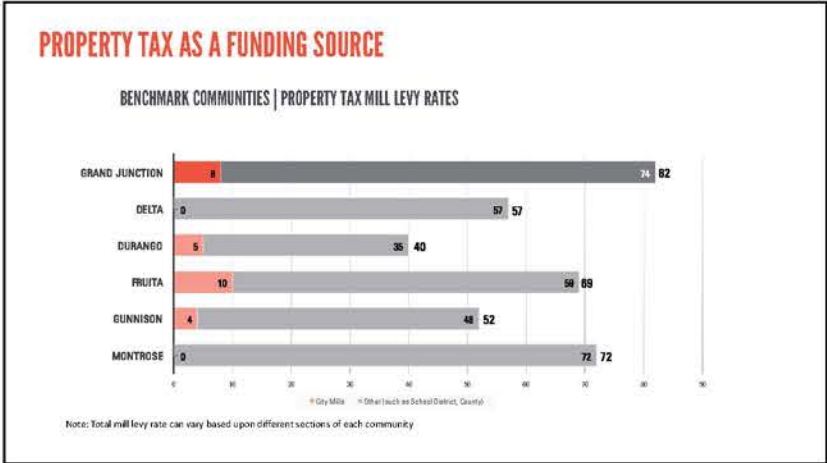
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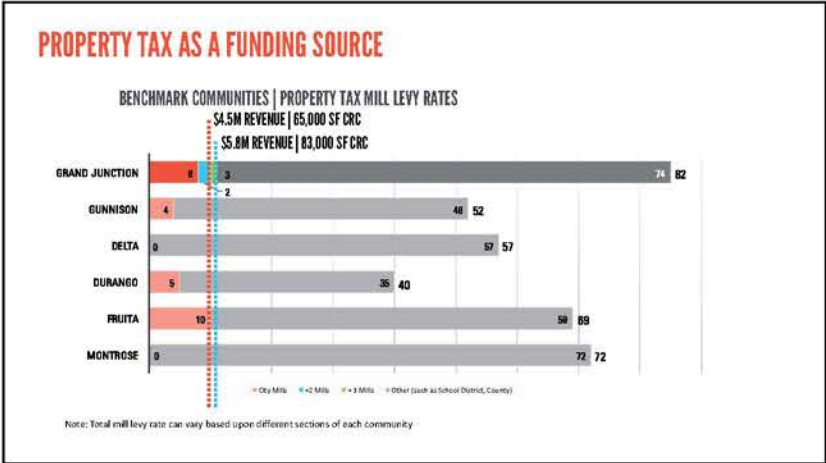
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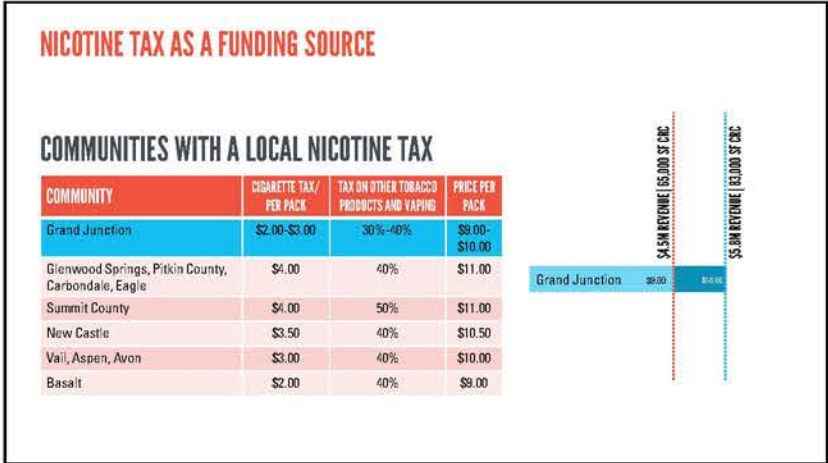
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### CRC COMPARISONS

**2019 BALLOT QUESTION**  
45% YES 55% NO

- 0.39% Sales tax increase
- Would have raised City Rate to 3.89% (with reads proposal would have been the highest in the region)
- \$79 M
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - CRC
  - 75 Acre Park
  - Orchard Mesa Pool

**2023 CONCEPT**

- Cannabis revenue + 0.10-0.15% sales tax OR 2-3 mill property tax OR \$2-\$3 tax per pack of cigarettes
- Raises City Rate to 3.35-3.40% (less than Gunnison and Montrose)
- \$70 M
- 1 Site - Matchett
- 1 Project
  - CRC

**SINCE 2019 BALLOT**

- First Responder Tax 0.5% for Fire and Police
- Road Improvements: \$70M in debt funding approved (no new taxes)
- New GJ High School: \$115M bond funding approved

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### STRENGTHS AND WEAKNESSES OF A NEEDED 2<sup>ND</sup> FUNDING SOURCE

**0.10% OR 0.15% SALES TAX**

**STRENGTHS**

- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

**WEAKNESSES**

- Revenues are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

**2 OR 3 MILL PROPERTY TAX**

**STRENGTHS**

- Common CRC funding method
- Stable funding source
- Survey indicated 69% very likely or somewhat likely to support

**WEAKNESSES**

- Due to Gallagher, businesses pay significantly more tax than residents
- Property tax has the financial burden fall on City residents while County residents free-ride

**\$2 OR \$3 PER PACK CIGARETTE TAX + NICOTINE TAX ON PRODUCTS SUCH AS VAPING, CHEW AND CIGARS**

**STRENGTHS**

- Survey indicated 79% very likely or somewhat likely to support
- Consumption taxes discourage unhealthy behavior and provide resources to benefit healthy lifestyles
- Reduces tax burden on typical public funding sources: property and sales taxes

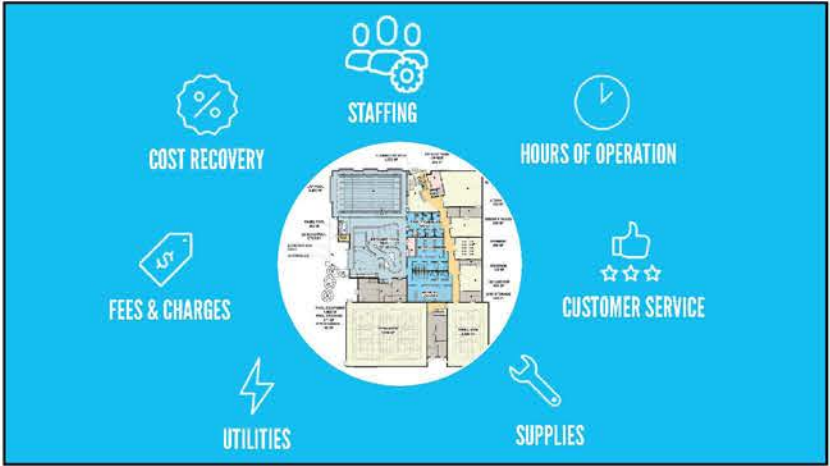
**WEAKNESSES**

- Demand is much more elastic than typical purchases and users may opt to purchase products outside the city limits
- More difficult to predict revenue than property or sales tax and financing interest rate may be higher

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# HOURS & FEES

27



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**COMPARABLE FACILITIES HOURS OF OPERATION**

Montrose Recreation Center	Hrs./Day	# Days	Total
Monday-Friday 5:30am to 8:00pm	14.5	5	72.5
Saturday 9:00am to 5:00pm	8	1	8
Sunday 11:00am to 4:00pm	5	1	5
<b>Total</b>	<b>7</b>	<b>7</b>	<b>85.5</b>

Durango Recreation Center	Hrs./Day	# Days	Total
Monday-Friday 5:45 am to 8:00pm	14.25	5	71.25
Saturday 9:00am to 6:00pm	9	1	9
Sunday 10:00am to 5:00pm	7	1	7
<b>Total</b>	<b>7</b>	<b>7</b>	<b>87.25</b>

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**COMPARABLE FACILITIES HOURS OF OPERATION**

Fruita Community Recreation Center	Hrs./Day	# Days	Total
Monday-Thursday 5:30am to 9:00pm	15.5	4	62
Friday 5:30am to 7:00pm	13.5	1	13.5
Saturday 7:00am to 6:00pm	11	1	11
Sunday 12:00pm-6:00pm	6	1	6
<b>Total</b>	<b>7</b>	<b>7</b>	<b>92.5</b>

30

**GRAND JUNCTION COMMUNITY RECREATION CENTER  
PROPOSED HOURS**

Grand Junction Community Recreation Center DRAFT	Hrs./Day	# Days	Total
Monday-Friday 5:45am to 8:00pm	14.25	5	71.25
Saturday 8:00am to 6:00pm	10	1	10
Sunday - 10:00am to 4:00pm	6	1	6
<b>Total</b>	<b>7</b>	<b>7</b>	<b>87.25</b>

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**COMPARABLE FEES – DAILY PASS**

Daily Pass Resident	Child	Youth	Adult	Senior	Daily Pass Non-Resident	Child	Youth	Adult	Senior
Fruita	\$4	\$5	\$7	\$6	Fruita	\$4	\$5	\$7	\$6
Montrose	Free	\$4.50	\$7	\$5.50	Montrose	Free	\$5.50	\$9	\$7.25
Durango	Free	\$6	\$7	\$6	Durango	Free	\$6	\$7	\$6

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**COMPARABLE FEES - ANNUAL PASS**

Price per Month/Annual Pass Residents	Child	Youth	Adult	Senior	Family*
Fruita	\$20	\$25	\$35	\$30	\$64
Montrose	\$15.42	\$22.08	\$28.33	\$18.75	\$51.25
Durango	Free	\$21.25	\$31.25	\$22	\$68

Price per Month/Annual Pass Non-Residents	Child	Youth	Adult	Senior	Family*
Fruita	\$22	\$27	\$37	\$33	\$69
Montrose	\$15.42	\$22.08	\$28.33	\$18.75	\$51.25
Durango	Free	\$21.25	\$31.25	\$22	\$68

\*Family of 4, up to (2) two adults

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- FEES & INCLUSIONS**
- In general, CRC activities included with Admission:
- Access to fitness area /cardio equipment
  - Access to walk / jog track
  - Drop-in gym activities: basketball, volleyball, pickleball
  - Access to Lifestyle pool, play features, water slides & therapy pool
  - Access to lap pool/open swim
  - Basic fitness classes
  - Basic water aerobics classes

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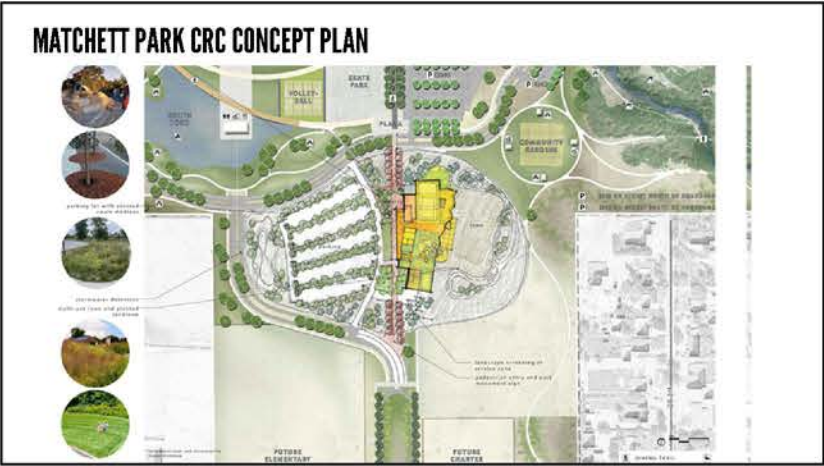
**CRC AT  
MATCHETT PARK**

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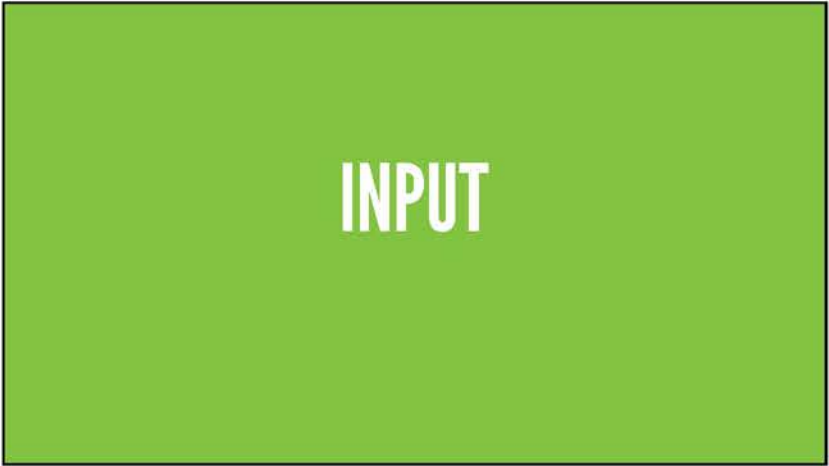


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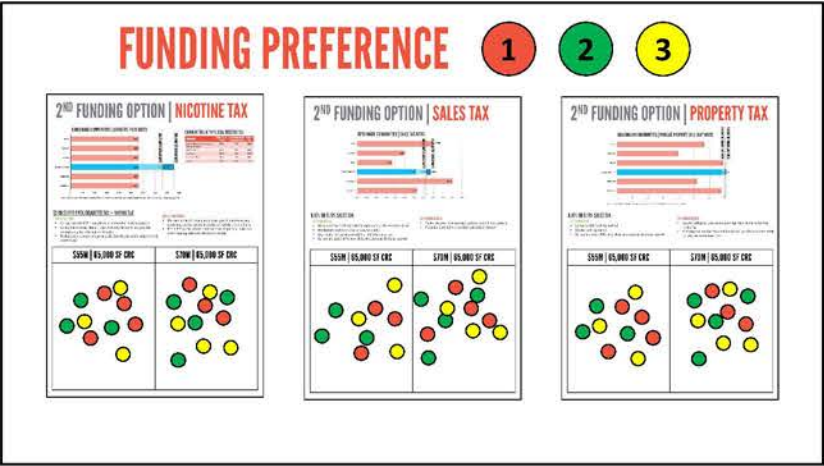




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- ### QUESTIONS
- HOW CAN THESE PLANS **BE ENHANCED?**
  - WHAT ARE **LESSONS LEARNED** FROM 2019?
  - **WHAT IS MISSING** FROM THIS EVOLVING PLAN?
  - WHAT **OUTDOOR FEATURES** SHOULD BE **PRIORITIZED** AT MATCHETT PARK?
  - WHAT **INDOOR FEATURES** SHOULD BE **PRIORITIZED** FOR FUTURE EXPANSION?

40

## NEXT STEPS

**DRAFT REPORT | AUG 22**

**WORK SESSION #3 | SEPT 6**  
REVIEW OF DRAFT REPORT

**WORK SESSION #4 | SEPT 19**  
▪ COUNCIL WORKSHOP

**WORK SESSION #4 | SEPT 20**  
▪ PRAB  
▪ PUBLIC MTG

**WORK SESSION #2 FOLLOW UP | AUG?**

- CONFIRM PROJECT SCOPE
- CONFIRM FUNDING STRATEGY
- CONFIRM KEY PROFORMA METRICS
- CONFIRM CONCEPT DESIGN
  - BUILDING PLAN
  - SITE PLAN

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## NEXT WORK SESSION SEPT 20

**LOCATION:**  
FAITH HEIGHTS CHURCH  
600 28 1/4 Rd, Grand Junction, CO 81506

**WORK SESSION #4 | SEPT 19**  
PRESENTATION OF REPORT

- COUNCIL WORKSHOP
- PRAB
- PUBLIC

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# GRAND JUNCTION

## COMMUNITY RECREATION CENTER

### FEASIBILITY STUDY

CITY OF

Grand Junction

COLORADO

PARKS & RECREATION

FOCUS GROUP & PUBLIC MEETINGS | SEPTEMBER 19 - 20, 2022

BS

BARKER RINKER SEACAT

ARCHITECTURE

UHM

UTAH

HOUSING

MANAGEMENT

1

# AGENDA

WORK SESSION #3 | SEPT 19

COUNCIL WORKSHOP

WORK SESSION #3 | SEPT 20

FOCUS GROUPS

PRAB MEETING

FOCUS GROUPS

PUBLIC OPEN HOUSE

WORK SESSION #3 CONTENT:

- PROJECT UPDATE
  - SIZE AND FEATURES
  - SECOND FUNDING SOURCE
- CONCEPT DESIGN UPDATE
  - SITE PLAN
  - BUILDING PLAN
  - DESIGN INSPIRATION
  - EXTERIOR DESIGN
- PRELIMINARY OPERATIONS PLAN

2

## PRAB SITE RECOMMENDATION

### MATCHETT PARK ON 6.22

- Unanimous PRAB support for Matchett Park.
- Opportunities for future expansion.
- Catalyst for other Master Plan amenities.
- Desire for a simple to understand, single issue ballot proposal

City Council Ratified PRAB's Recommendation and Approved of Matchett Park as the CRC site.



GRAND JUNCTION COMMUNITY RECREATION CENTER

3

WORKSHOP #2

FUNDING PREFERENCE

1

2

3

2<sup>ND</sup> FUNDING OPTION | NICOTINE TAX

2<sup>ND</sup> FUNDING OPTION | SALES TAX

2<sup>ND</sup> FUNDING OPTION | PROPERTY TAX

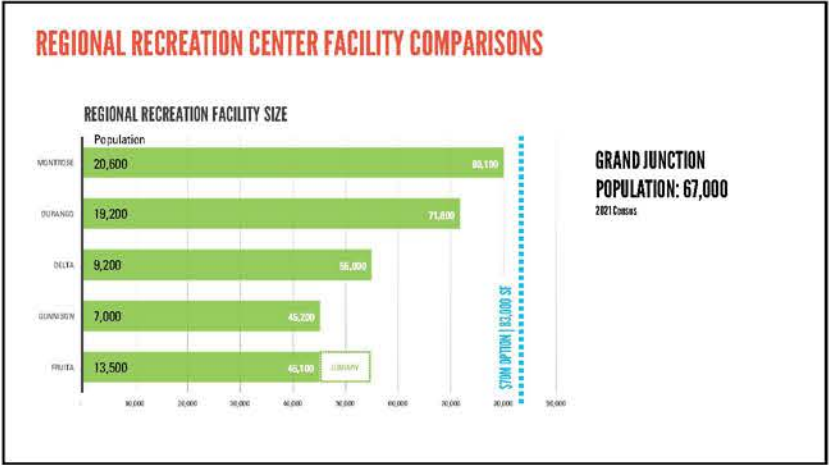
## 7 FOCUS GROUPS

## 1 COMMUNITY MEETING

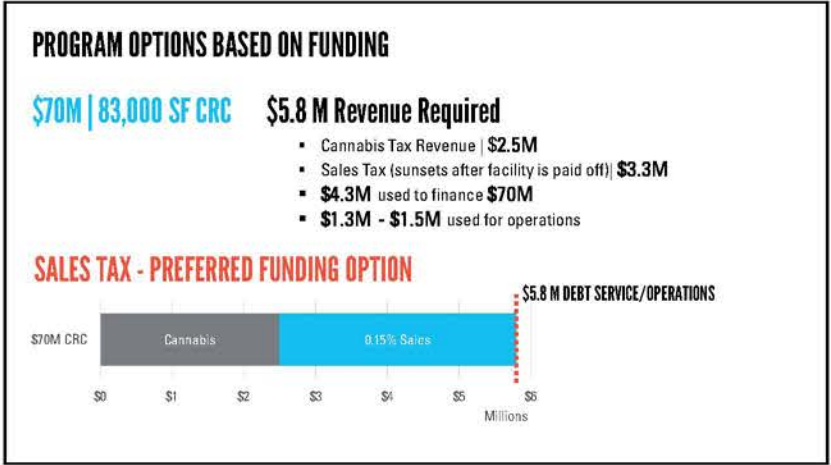
## 143 COMMUNITY MEMBERS

## 229 COMMENTS COLLECTED

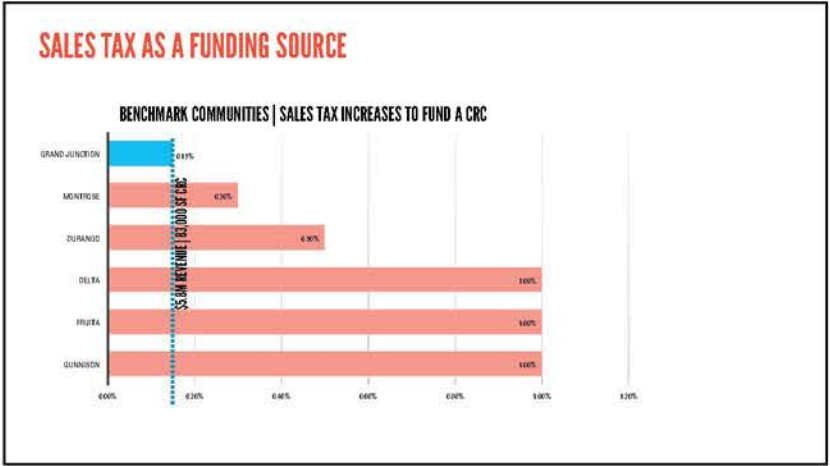
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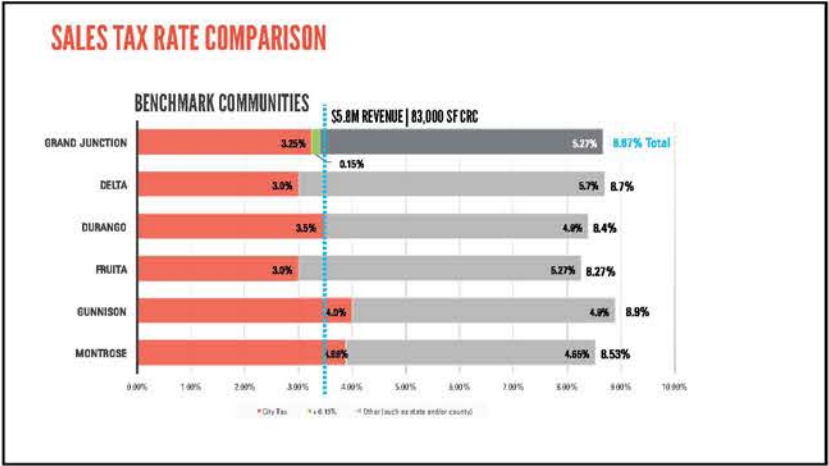
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### STRENGTHS AND WEAKNESSES | SALES TAX AS A 2<sup>ND</sup> FUNDING SOURCE

**0.15% SALES TAX**

**STRENGTHS**

- Most common CRC funding method, especially on the western slope
- City residents pay only about 30% of the total sales tax
- Survey indicated 67% very likely or somewhat likely to support

**WEAKNESSES**


- Revenues are more susceptible to economic fluctuations
- Potential sensitivity to sales tax increase

9



ADDITIONAL THEMES FROM COLLECTED COMMENTS

- Critical importance of sunset provision for 2<sup>nd</sup> funding source
- Concern that larger size CRC is still not large enough
  - Larger pool, larger gym, larger track, more community spaces desired
  - Many outdoor amenities desired to compliment site
- A robust education campaign about project to voters is essential

BARKER RINKER SEACAT ARCHITECTURE

GRAND JUNCTION COMMUNITY RECREATION CENTER

10


PRAB FUNDING RECOMMENDATION ON 8.17

Unanimous PRAB support for:

1. \$ 70M | 83,000 SF CRC

2. 0.15% Additional Sales Tax as a second funding source

City Council Ratified PRAB's Recommendation and Approved the larger facility and an additional 0.15% sales tax with a 30-year sunset provision as a second funding source

BARKER RINKER SEACAT ARCHITECTURE

GRAND JUNCTION COMMUNITY RECREATION CENTER

11

CRC COMPARISONS

2019 BALLOT QUESTION

45% YES 55% NO

- 0.39% Sales tax increase
- Would have raised City Rate to 3.89%  
(with roads proposal would have been the highest in the region)

2023 CONCEPT

- Cannabis revenue + 0.15% sales tax (with a sunset provision when facility if paid off)

- \$79 M
- 2 Sites - Matchett + Orchard Mesa
- 3 Projects
  - CRC
  - 75 Acre Park
  - Orchard Mesa Pool

- \$70 M
- 1 Site - Matchett
- 1 Project
  - CRC

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CRC COMPARISONS

2023 CONCEPT

- Cannabis revenue + 0.15% sales tax (with a sunset provision when facility if paid off)

SINCE 2019 BALLOT: COMMUNITY

- First Responder Tax: 0.5% for Fire and Police
- Road Improvements: \$70M in debt funding approved (no new taxes)
- New GJ High School: \$115M bond funding approved

SINCE 2019 BALLOT: PARKS & REC

- GJ Facilities now **Silver Sneakers** and **Renew Active** covered: health insurance pays for senior annual memberships
- **PROS Master Plan:** \$157M in priorities with CRC as the Top Priority.
- Grand Valley Parks & Rec. Foundation: plan for capital grant pursuit to pay off facility earlier:
  - DOLA
  - El Pomar
  - Daniels Fund
  - Gates Foundation
  - Boettcher
  - Anschutz Family Foundation

GoGo Grants are for outdoors only

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PROGRAM OPTIONS BASED ON FUNDING

\$70M | 83,000 SF CRC







\$70M	PROGRAM SPACE
X	Administration
X	Lobby and Support Spaces
X	Locker Spaces
X	Universal Changing Rooms
X	Child Watch - Short Term Babysitting
X	Teen / Game Lounge
X	Senior Lounge
X	Party / Activity Rooms
X	Community Rooms with Catering Kitchen
X	Gym - 3 Middle or 1 High School Courts
X	Elevated Walk / Jog Track
X	8,000 Fitness & Weights
X	30-35 Person Group Fitness / Dance Studio
X	30-35 Person Group Fitness / Dance Studio
X	10-12 Person Climbing & Bouldering Wall
X	Aquatics Support
X	4-Lane x 25-Yard Lap Pool
X	6,000 Recreation Activity Pool & Whirlpool
X	960 SF Therapy Pool / Spa

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GRAND JUNCTION CRC AQUATIC SPACES

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GRAND JUNCTION CRC RECREATION SPACES

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GRAND JUNCTION CRC RECREATION SPACES

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GRAND JUNCTION CRC COMMUNITY SPACES

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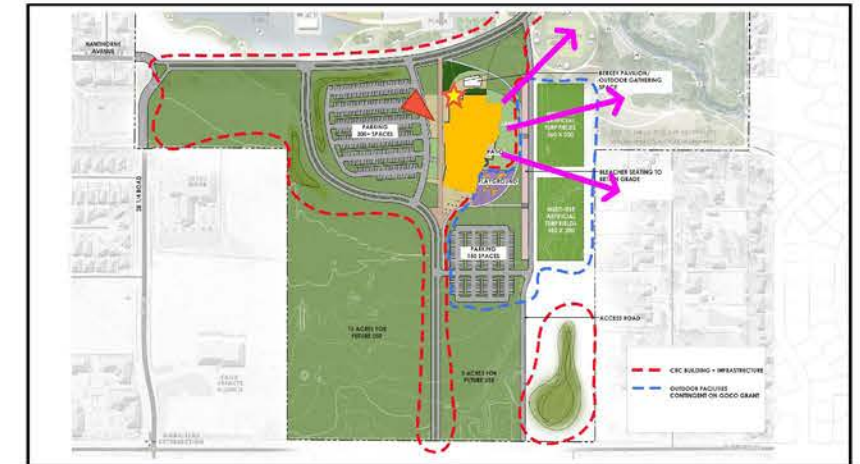




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## FACETED


Embracing many different aspects or features


### 5 QUESTIONS | PEOPLE

*Rural and urban*  
*Diverse ideas and people*  
*Modern meets western*  
*Inclusive*  
*Accepting of diversity*


- The people are **shaped by their environment**
- Having **many abilities** or a personality with **many sides**
- Accepting of **many different views** of the same thing
- **Reflective of the environment** all around us



BOOK CLIFFS

PERSPECTIVES

CHANGING

31

# CONVERGENCE

Flowing together, meeting or gathering at one point

## 5 QUESTIONS | PLACE

*Where mountains meet the desert*  
*Regional agriculture draw*  
*Arts and culture downtown*  
*Rural and urban*  
*Local hiking, biking, boating, fishing*  
*Vibrant small town that is growing*  
*Railroad and River*  
*Diverse ideas and people*  
*Modern meets western*

- A place created to encourage coming together

A merging of:

- Ideas + Perspectives
- Experiences
- Knowledge







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# CONVERGENCE

Flowing together, meeting or gathering at one point



RECREATION  
& FITNESS

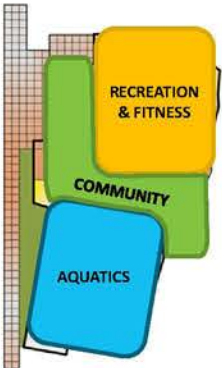
COMMUNITY

AQUATICS

33

# CONVERGENCE

Flowing together, meeting or gathering at one point



34

# MATCHETT PARK CRC CONCEPT PLAN

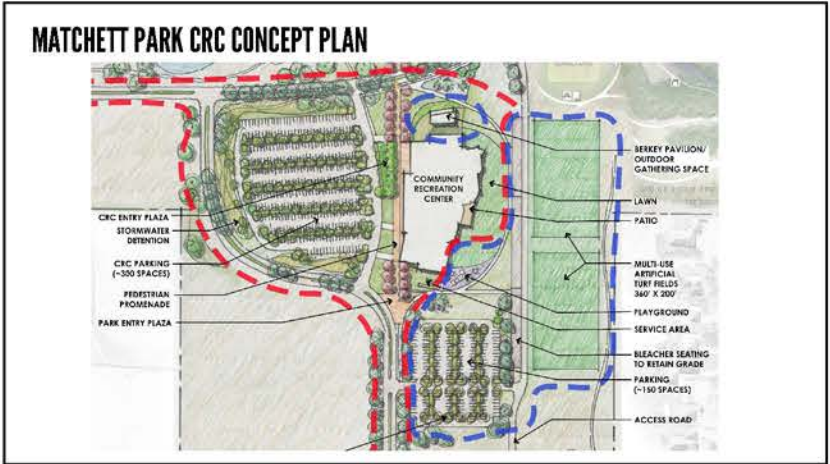
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# MATCHETT PARK CRC CONCEPT PLAN

The map illustrates the layout of Matchett Park CRC, featuring a central building labeled 'COMMUNITY CENTRE'. Surrounding the building are various outdoor facilities: a 'CRICKET PITCH' to the north, a 'TENNIS COURT' to the east, and a 'FOOTBALL FIELD' to the south. A 'PLAYGROUND' is located to the west of the building. The map also shows 'PARK DRIVE' and 'MAYOR STREET'. A legend indicates that red dashed lines represent 'CRC BOUNDARY - INFRASTRUCTURE' and blue dashed lines represent 'OUTDOOR FACILITIES CONFINEMENT OR BOUND BOUND'. A scale bar shows 0, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 67

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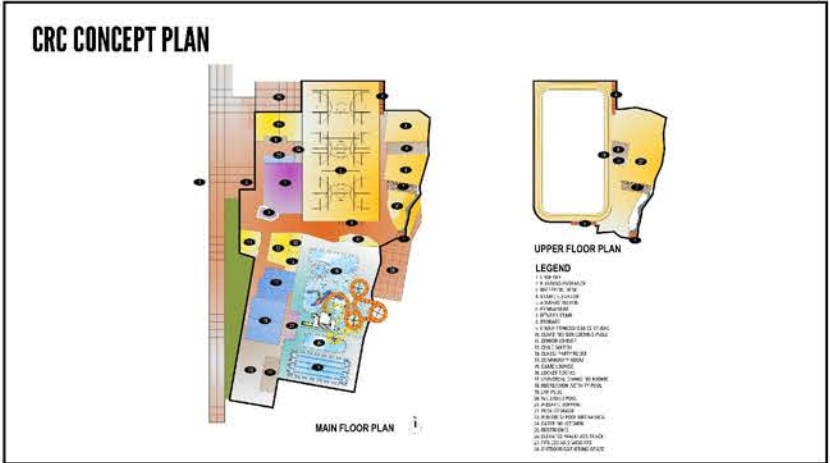
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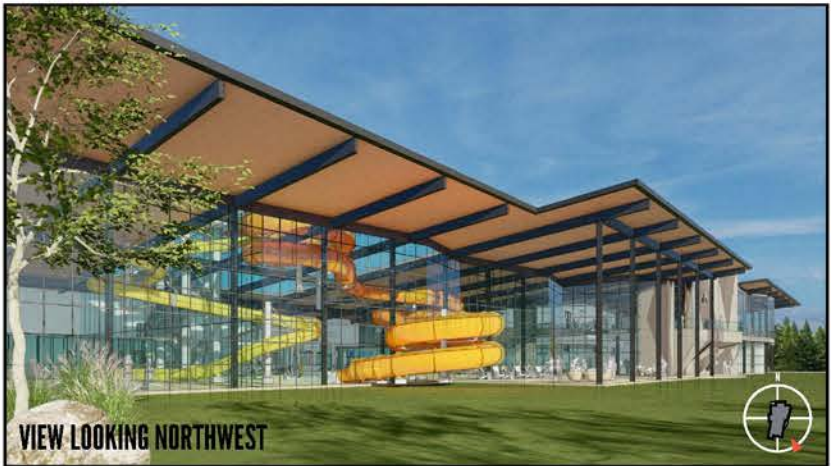
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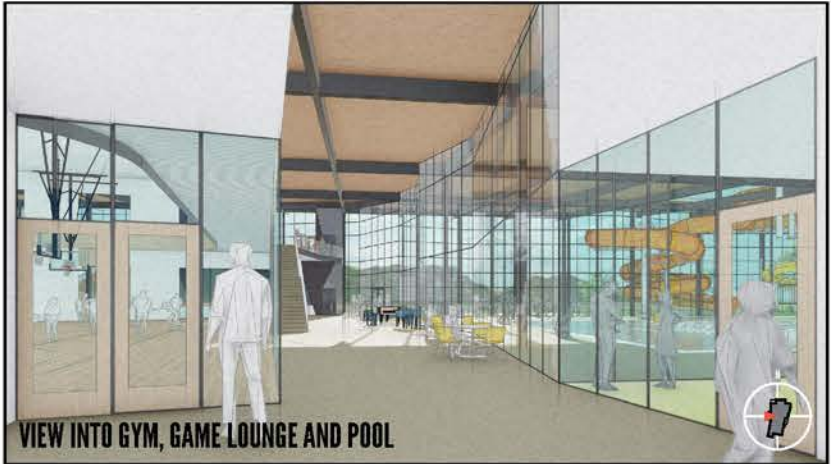




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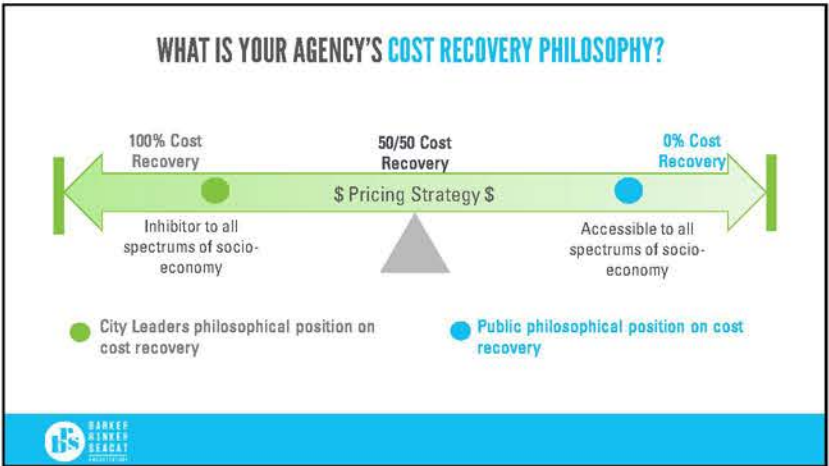
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**COST RECOVERY A PHILOSOPHICAL QUESTION**

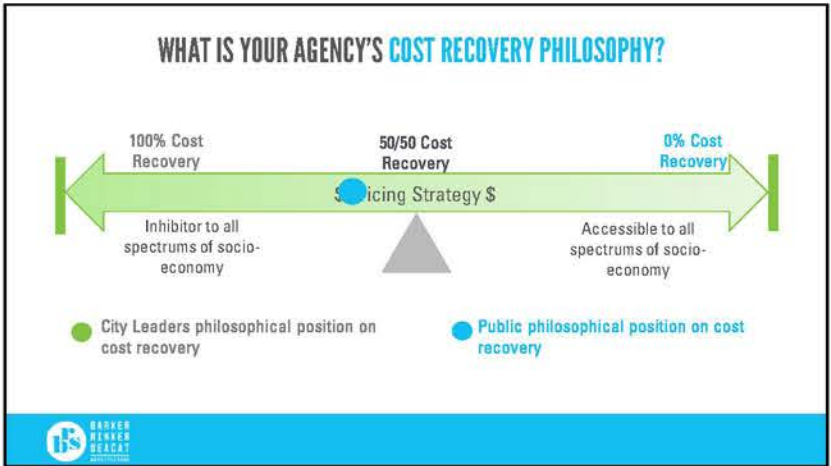
Cost recovery goals are determined by the agency and community philosophies on how tax dollars should be spent and what and who should be subsidized.



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### COST RECOVERY AND PROGRAM FLEXIBILITY

High-cost recovery philosophy/goals may allow for less program flexibility

- WEIGHTS/CARDIO
- LEISURE POOL
- GYMNASIUM
- WALK/JOG TRACK





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### COST RECOVERY AND PROGRAM FLEXIBILITY

Lower cost recovery philosophy/goals may allow for more program flexibility

- SENIOR SPECIFIC AREAS
- TEEN/YOUTH SPECIFIC AREAS
- CLASSROOMS
- LAP POOL





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### PROGRAM SUMMARY

- GYMNASIUM: 3 MS COURTS, ONE HIGH SCHOOL
- ELEVATED WALK/JOG TRACK
- GROUP FITNESS / DANCE STUDIO
- FITNESS AREA / CARDIO EQUIPMENT
- 10-12 PERSON CLIMBING WALL
- CHILD WATCH
- GAME LOUNGE
- PARTY / ACTIVITY ROOMS (2)
- COMMUNITY ROOM
- CATERING KITCHEN
- SENIOR LOUNGE
- 4 LANE LAP POOL
- LEISURE / LIFESTYLE POOL
- WATER SLIDE
- THERAPY POOL
- HOT TUB
- LOBBY & GATHERING SPACE
- ADMINISTRATION
- LOCKER SPACE
- UNIVERSAL CHANGING ROOMS



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### DRAFT CRC HOURS OF OPERATION

HOURS OF OPERATION	
Monday	5:45am to 8:00pm
Tuesday	5:45am to 8:00pm
Wednesday	5:45am to 8:00pm
Thursday	5:45am to 8:00pm
Friday	5:45am to 8:00pm
Saturday	8:00am to 6:00pm
Sunday	10:00am to 4:00pm
<b>TOTAL HOURS</b>	<b>87.25</b>



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### DRAFT CRC ADMISSION FEES

Daily Pass	Resident	Non-Resident	Annual Pass Price per Month	Resident	Non-Resident
Youth (3-17 yr.)	\$5	\$6	Youth (3-17 yr.)	\$20	\$24
Adult (18-59 yr.)	\$8	\$9	Adult (18 – 59 yr.)	\$40	\$48
Senior (60 yr. +)	\$6	\$7	Senior (60 yr. +)	\$22	\$26.50
Family	N/A	N/A	Family	\$68	\$72
			Dual	\$52	\$62



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### INCLUSIONS

CRC activities included with admission

Fitness area / Cardio Workout

Indoor Walk / Jog Track

Therapy / Wellness Pool

Open Swim Lap lanes

Lifestyle Pool Water Slides Play Features

Game Lounge

Climbing Wall

Drop-in: Basketball Volleyball Pickleball

Fitness Classes

Water Aerobics Classes


Senior Activities



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### DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		Annual Operating Revenues	
Total Staffing	\$ 2,420,000	Admissions	\$ 1,919,000
Full-Time	\$ 999,000	Other Revenues (e.g., programs, rentals, vending)	\$ 285,000
Part-Time	\$ 1,421,000	CRC Projected Operating Revenue	\$ 2,204,000
Supplies	\$ 774,000		
Contractual Services	\$ 203,000		
Capital Repair & Replacement	\$ 136,000		
Total Expenses	\$ 3,533,000		



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### QUESTIONS

- HOW CAN THESE PLANS BE ENHANCED?
- WHAT IS MISSING FROM THIS EVOLVING PLAN?
- WHAT IS MOST EXCITING ABOUT THE CURRENT DIRECTION?
- WHAT OUTDOOR FEATURES SHOULD BE PRIORITIZED AT MATCHETT PARK?



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### NEXT STEPS

PRAB MTG | **SEPT 26**

- OPERATIONAL PLAN
- DESIGN

COUNCIL MTG | **OCT 19**

- COUNCIL CONSIDERATION OF PRAB RECOMMENDATION

PRAB MTG | **NOV 1**

- FINAL PLAN REVIEW

COUNCIL MTG | **NOV 16**

- COUNCIL CONSIDERATION OF PRAB RECOMMENDATION

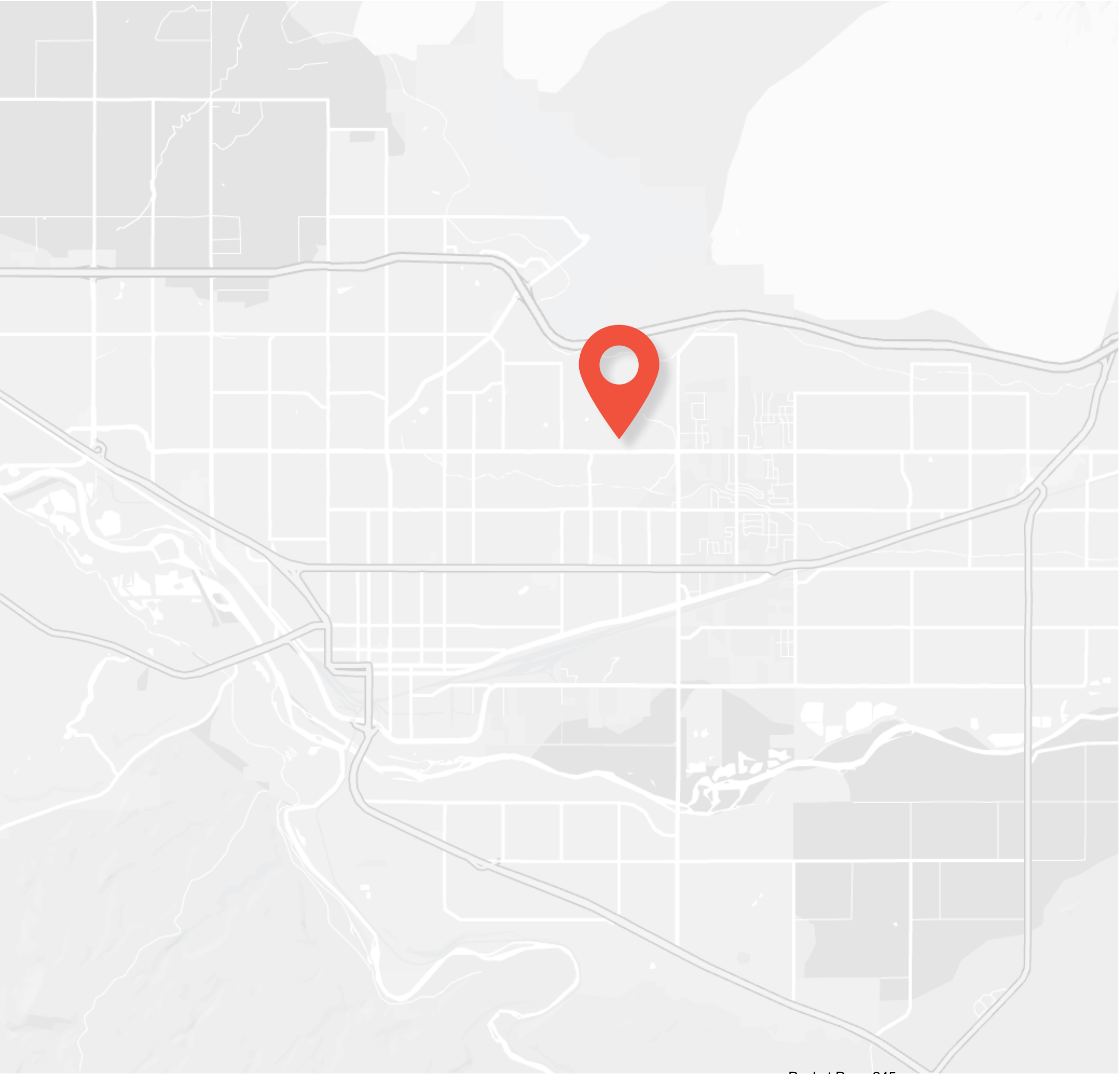
**SEPT 21 – NOV 16**

- CONFIRM KEY PROFORMA METRICS
- CONFIRM OPERATIONAL PLAN
- CONFIRM CONCEPT DESIGN



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**APPENDIX 2**  
OPERATIONAL PLAN FROM BARKER RINKER SEACAT

DRAFT CRC FEASIBILITY STUDY OPERATIONAL PLAN

Full Time Staff	\$ 919,000 - \$ 999,000
Part Time Staff	\$ 1,307,000 - \$ 1,421,000
Supplies	\$ 712,000 - \$ 774,000
Contractual Services	\$ 187,000 - \$ 203,000
Capital Repair / Replacement	\$ 125,000 - \$ 136,000
TOTAL CRC OPERATING EXPENSES	\$ 3,250,000 - \$ 3,533,000

Assumption  
Salaries based on anticipated  
cost-of-living adjustments &  
rates for FY26



DRAFT ADMISSION DETAIL

RESIDENTS

DAILY PASS	Price	# Sold	Annual Visits
Youth	\$5	10,800	10,800
Adult	\$8	11,000	11,000
Senior	\$6	12,000	12,000
Totals		33,800	33,800

PUNCH PASS (20)*	Price	# Sold	Annual Visits
Youth	\$90	450	9,000
Adult	\$144	400	8,000
Senior	\$108	450	9,000
Totals		1,300	26,000

ANNUAL PASS	Monthly	Annual	# Sold	Annual Visits
Youth	\$20	\$240	120	12,000
Adult	\$40	\$480	407	40,700
Senior	\$22	\$264	600	60,000
Family	\$68	\$816	800	80,000
Add'l Family	\$10	\$120	270	27,000
Dual	\$52	\$624	400	40,000
SilverSneakers/ ReNew Active	\$12	\$144	1200	57,600
Totals			3,797	317,300

NON-RESIDENTS

DAILY PASS	Price	# Sold	Annual Visits
Youth Non-Res	\$6	3,240	3,240
Adult Non-Res	\$9	3,300	3,300
Senior Non-Res	\$7	3,600	3,600
Totals			10,140

PUNCH PASS (20)*	Price	# Sold	Annual Visits
Youth Non-Res	\$108	25	500
Adult Non-Res	\$162	100	2,000
Senior Non-Res	\$126	75	1,500
Totals		200	4,000

ANNUAL PASS	Month	Annual	# Sold	Annual Visits
Youth	\$24	\$288	10	1,000
Adult	\$48	\$576	30	3,000
Senior	\$26.50	\$318	60	6,000
Family	\$72	\$864		
Dual	\$62	\$744		
Totals			100	10,000

Youth (3-17 yr.)  
Adult (18-59 yr.)  
Seniors (60+ yr.)

DRAFT ADMISSION DETAIL

Admission Revenue		
Daily Pass (11%)	\$ 214,000 -	\$ 231,000
Punch Pass (9%)	\$ 175,000 -	\$ 189,000
Annual Pass (80%)	\$ 1,530,000 -	\$ 1,652,000
Total Admission	\$ 1,919,000 -	\$ 2,071,000

<u>Total Annual Visits</u>
391,100 – 423,000
<u>Average Daily Visits</u>
1,100 – 1,200
<u>Annual Pass Holders</u>
6,700 – 7,200

DRAFT OTHER REVENUE

Other Revenue (e.g., programs, rentals, vending)	\$ 285,000 - \$ 308,000
Total Admissions Revenue	\$ 1,919,000 - \$ 2,071,000
<hr/>	
CRC PROJECTED TOTAL OPERATING REVENUE	\$ 2,204,000



DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		\$ 2,420,000
Full-Time	\$ 999,000	
Part-Time	\$ 1,421,000	
Supplies		\$ 774,000
Contractual Services		\$ 203,000
Capital Repair & Replacement		\$ 136,000
Total Expenses		\$ 3,533,000

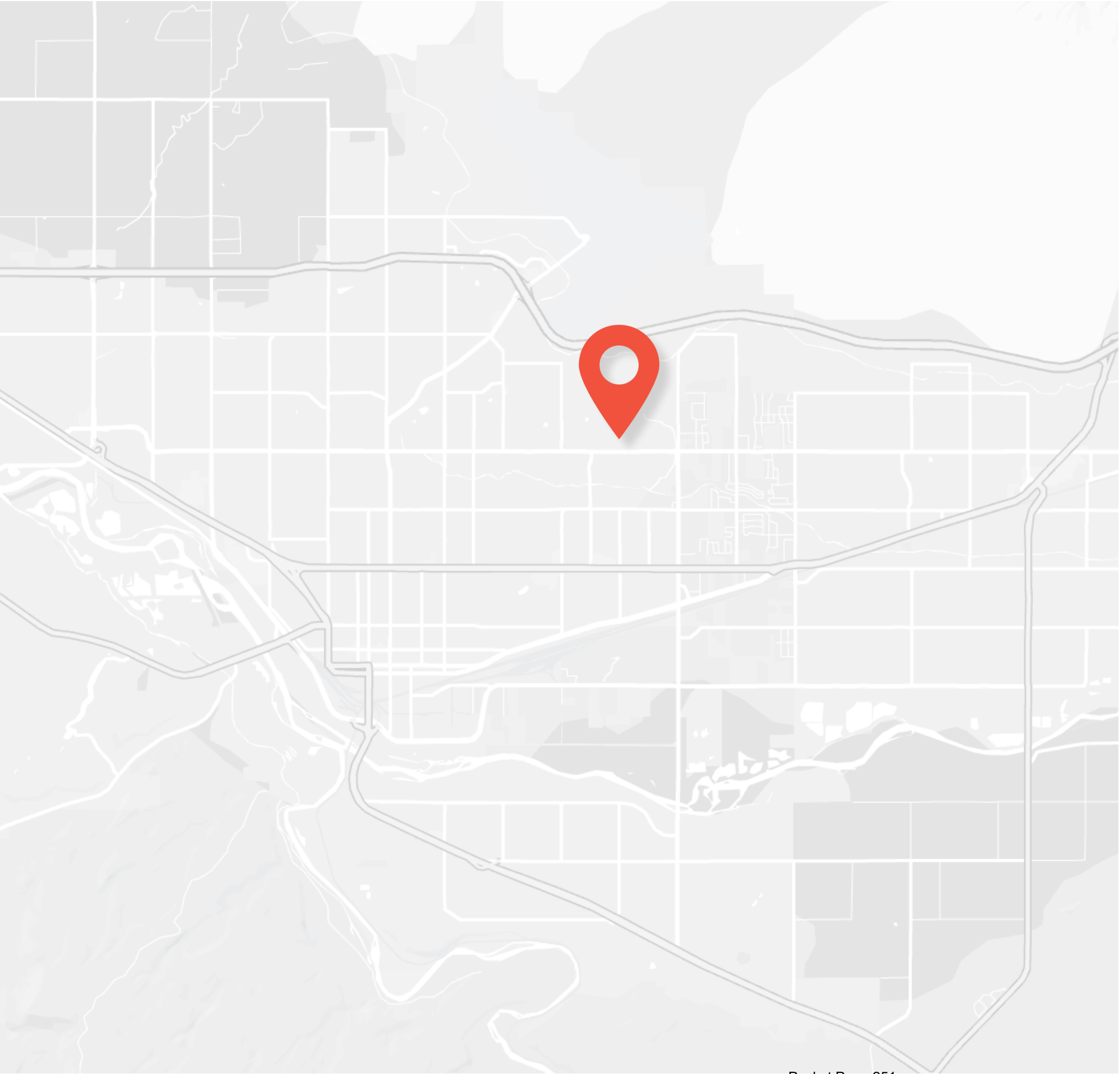
Annual Operating Revenues	
Admissions	\$ 1,919,000
Other Revenues (e.g., programs, rentals, vending)	\$ 285,000
CRC Projected Operating Revenue	\$ 2,204,000

DRAFT CRC OPERATIONAL PLAN SUMMARY

Annual Operating Expenses		
Total Staffing		\$ 2,420,000
Full-Time	\$ 999,000	
Part-Time	\$ 1,421,000	
Supplies		\$ 774,000
Contractual Services		\$ 203,000
Capital Repair & Replacement		\$ 136,000
Total Operating Expenses		\$ 3,533,000
Annual Debt Service		\$ 4,300,000
TOTAL EXPENSES		\$ 7,833,000

Annual Operating Revenues	
Admissions	\$ 1,919,000
Other Revenues (e.g., programs, rentals, vending)	\$ 285,000
CRC Projected Operating Revenue	\$ 2,204,000
Total Operating Expenses	\$ 3,533,000
Subsidy Without Annual Debt Service	\$ 1,329,000
Annual Debt Service	\$ 4,300,000
Subsidy With Annual Debt Service	\$ 5,629,000





**APPENDIX 3**  
PUBLIC COMMENTS\*

\*Note: The Public Comments found in Appendix 3 document the planning process but do not necessarily reflect approved items in the rest of the report. The rest of the report will serve as the road-map should the CRC attain full funding. The Public Comments in Appendix 3 provide additional record of the process that led to the full report.

# SUMMARY OF CRC FINANCING AND BUDGET FROM PARKS AND RECREATION ADVISORY BOARD (PRAB)

Note: PRAB was charged by City Council to guide and vet the CRC plan, including the financing. PRAB exerted great effort in evaluating the financing plan including crafting the summary table found below. This reflects the projected revenues and expenses in terms that helped members of PRAB in their evaluation of the CRC financing. This table is in alignment with the operational plan provided by Barker Rinker Seacat in Appendix 2.

## Estimated Annual Cash Inflows

## Estimated Annual Cash Outflows

Sales Tax (Proposed 0.15% tax increase)	\$ 3,300,000	Debt Service	\$ 4,300,000
Cannabis Tax	\$ 2,500,000	Operating Expenses	\$ 3,533,000
Admissions	\$ 1,919,000		
Other Revenues (programs, rentals, vending)	\$ 285,000		
Total Estimated Cash Inflows	\$ 8,004,000	Total Estimated Cash Outflows	\$ 7,833,000

NOTES:

- 1. The proposed sales tax increase of 0.15% will sunset after the CRC debt is paid off.
- 2. The Cannabis tax will continue after the CRC debt is paid off and subsidize operating expenses.



Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

- Groups**
- Group 1 | Focu 6/13 @ 3:30pm
  - Group 2 | Focu 6/14 @ 7:00am
  - Group 3 | Focu 6/14 @ 10:30am
  - Group 4 | Focu 6/14 @ 12pm
  - Group 5 | Focu 6/14 @ 2 pm
  - Group 6 | Focu 6/14 @ 3pm
  - Group 7 | Publi 6/14 @ 6pm

- QUESTIONS**
- 1 **How do you describe Grand Junction when you are AWAY from home?**
  - 2 **What places or events must visitors experience when they are HERE?**
  - 3 **Why to you live in Grand Junction?**
  - 4 **How do you want to BE perceived as a community?**
  - 5 **How to you NOT want to BE perceived as a community?**

Group	Question	Response
Group 1	1   AWAY	Great place to raise a family
Group 1	1   AWAY	Beautiful weather
Group 1	1   AWAY	Friendly People
Group 1	1   AWAY	Safe
Group 1	1   AWAY	Somewhere more people should spend time
Group 1	1   AWAY	Access to recreation in every compass direction
Group 1	1   AWAY	Sunny most of the time
Group 1	1   AWAY	Access to National Parks: Colorado, Utah, Wyoming
Group 1	1   AWAY	Good entertainment and shopping options
Group 1	1   AWAY	Great weather and great open space and trails
Group 2	1   AWAY	Warm winters
Group 2	1   AWAY	Fresh fruit
Group 2	1   AWAY	Great place to grow a family
Group 2	1   AWAY	Homeless issues
Group 2	1   AWAY	Kind of dirty
Group 2	1   AWAY	Lots of outdoor possibilities
Group 2	1   AWAY	Where the mountains and desert meet
Group 2	1   AWAY	Hot!
Group 2	1   AWAY	Biking and hiking
Group 2	1   AWAY	River floats
Group 2	1   AWAY	Hot, fun, lots to do all year round
Group 2	1   AWAY	Awesome growing season
Group 2	1   AWAY	Smaller population
Group 2	1   AWAY	Less competition for outdoor recreation
Group 2	1   AWAY	Junk town
Group 2	1   AWAY	Great place to live
Group 2	1   AWAY	Outdoor space with great access to nature
Group 2	1   AWAY	Always sunny with lots of outdoor recreation
Group 2	1   AWAY	Its not Denver
Group 2	1   AWAY	Not much of a night life
Group 2	1   AWAY	Hot summer
Group 2	1   AWAY	Cold winter
Group 2	1   AWAY	Decent cost of living

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	1   AWAY	Good size
Group 2	1   AWAY	Full of outdoorsy people with a high homeless and red population
Group 2	1   AWAY	Beautiful surroundings
Group 2	1   AWAY	Serious homeless and drug issues
Group 2	1   AWAY	Lacks top city amenities
Group 2	1   AWAY	Outdoorsy
Group 2	1   AWAY	Rural
Group 2	1   AWAY	Relaxed
Group 2	1   AWAY	Cheap cost of living
Group 2	1   AWAY	Central hub
Group 2	1   AWAY	Forest and desert landscape
Group 2	1   AWAY	I tell people this town its an essentially underwhelming place and very forgettable
Group 2	1   AWAY	The best thing to do when visiting is drive up, put gas and keep going.
Group 3	1   AWAY	Hot!
Group 3	1   AWAY	Great place to raise a family
Group 3	1   AWAY	Lots of outdoor activities
Group 3	1   AWAY	So much to do outside. So many events to choose from
Group 3	1   AWAY	Great place to live and work.
Group 3	1   AWAY	Great community engagement
Group 3	1   AWAY	You can drive anywhere in town in about 15 minutes
Group 3	1   AWAY	Adjacent to everything (good!)
Group 3	1   AWAY	High desert
Group 3	1   AWAY	Love the Grand Mesa, Monument and surrounding areas
Group 3	1   AWAY	Great outdoor opportunities
Group 4	1   AWAY	Gateway to outdoor recreation all year
Group 4	1   AWAY	Horticulture: peaches and wine, unique to Colorado
Group 4	1   AWAY	Great recreational opportunities
Group 4	1   AWAY	Agriculture: peaches and wine
Group 4	1   AWAY	Strong art community
Group 5	1   AWAY	Best slope of Colorado
Group 5	1   AWAY	Wonderful access to outdoors but lacking nice, modern community amenities
Group 5	1   AWAY	Along I-70 Corridor
Group 5	1   AWAY	30 miles east of Utah boarder
Group 5	1   AWAY	Outdoor recreation
Group 5	1   AWAY	Short drive from biking and hiking in Fruita or wine country in Palisade
Group 5	1   AWAY	Art on Main Street and opportunities for art community
Group 5	1   AWAY	Lots of special events
Group 7	1   AWAY	Nice community, no recreation center YET!
Group 7	1   AWAY	Healthy
Group 7	1   AWAY	Outdoor and indoor opportunity
Group 7	1   AWAY	Vibrant, growing
Group 7	1   AWAY	Wide variety of options available
Group 7	1   AWAY	Good location for sight seeing. Lots of interesting sites to visit
Group 7	1   AWAY	Small enough to be friendly and big enough for housing, jobs and entertainment
Group 7	1   AWAY	A great place for outdoor activities. Ski in the morning, bike in the evening
Group 7	1   AWAY	The cost of living is high and you pay for the opportunity to play and live in a shack as a trade off
Group 7	1   AWAY	A growing city with friendly people, a great college and lots of recreation opportunities
Group 7	1   AWAY	Beautiful area, spectacular! But, way to conservative (taken 40 years to build a rec center)
Group 7	1   AWAY	Grand Junction is the best place in the Rocky Mountains to live if you like outdoor recreation with mountains, canyons and rivers
Group 7	1   AWAY	Best climate plus good cultural amenities with CMU, Avalon, Library, Symphony and Art Center



Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	1	AWAY	Really cool outdoor recreation but not enough family spaces, especially in summer
Group 7	1	AWAY	Safe haven nestled in a river valley between mountains
Group 7	1	AWAY	High desert, rural, small, urban, innovative trends
Group 7	1	AWAY	Great place to get away from typical urban grid.
Group 7	1	AWAY	Lots to do outside
Group 7	1	AWAY	When I am away, I would describe this as a beautiful area, close to lots of outdoor recreation.
Group 7	1	AWAY	A fairly pretty town
Group 7	1	AWAY	Wonderful downtown area
Group 7	1	AWAY	Art and music proliferates
Group 7	1	AWAY	Fruit and wine
Group 7	1	AWAY	Not really as progressive in some areas as I would like to see
Group 7	1	AWAY	Visitors have commented on all the loud pickup trucks
Group 7	1	AWAY	Great weather
Group 7	1	AWAY	It is close to Fruita
Group 7	1	AWAY	Grand Junction has a multitude of outdoor recreation opportunities and facilities, but very limited indoor recreation
Group 7	1	AWAY	Wonderful weather
Group 7	1	AWAY	Great golf
Group 7	1	AWAY	Great wineries
Group 7	1	AWAY	Great festivals
Group 7	1	AWAY	Great outdoor activity
Group 7	1	AWAY	Growing restaurant situation
Group 7	1	AWAY	Desert lands with unique lands surrounding it
Group 7	1	AWAY	Great weather
Group 7	1	AWAY	Lots of recreational activities on large amount of public land
Group 7	1	AWAY	Growing?? Not sure what that will bring
Group 7	1	AWAY	Great weather
Group 7	1	AWAY	I use to describe Grand Junction as a small town and perfect temperature, but now I describe it as growing extremely quickly an heat is becoming an issue
Group 7	1	AWAY	Great mountain biking
Group 7	1	AWAY	Affordable skiing
Group 7	1	AWAY	Beautiful views
Group 7	1	AWAY	At risk is we don't plan well...
Group 7	1	AWAY	Great outdoor recreation
Group 7	1	AWAY	Beautiful
Group 7	1	AWAY	Up and coming
Group 7	1	AWAY	Friendly
Group 1	2	HERE	Palisade
Group 1	2	HERE	Fruita
Group 1	2	HERE	Monument
Group 1	2	HERE	Glenwood Springs
Group 1	2	HERE	Utah National Parks
Group 1	2	HERE	Downtown
Group 1	2	HERE	Golf courses
Group 1	2	HERE	Bike paths
Group 1	2	HERE	Trails
Group 1	2	HERE	Outdoors
Group 1	2	HERE	Views
Group 1	2	HERE	People
Group 1	2	HERE	Beer
Group 1	2	HERE	Orchard
Group 1	2	HERE	Wine
Group 1	2	HERE	Festivals

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 1	2	HERE	Some culture
Group 1	2	HERE	Downtown shopping and dining
Group 1	2	HERE	Monument
Group 1	2	HERE	Grand Mesa
Group 1	2	HERE	CMU
Group 1	2	HERE	Grand Mesa
Group 1	2	HERE	Downtown Grand Junction
Group 1	2	HERE	Palisade
Group 1	2	HERE	Fruita
Group 1	2	HERE	Rivers
Group 1	2	HERE	Trails
Group 2	2	HERE	The best places and things to see about this town is seeing it in the rearview
Group 2	2	HERE	Downtown
Group 2	2	HERE	Distilleries and wineries
Group 2	2	HERE	Las Colonias
Group 2	2	HERE	Beautiful downtown
Group 2	2	HERE	The Monument
Group 2	2	HERE	Lunch Loops
Group 2	2	HERE	Kindred Reserve
Group 2	2	HERE	Grand Mesa
Group 2	2	HERE	Colorado River
Group 2	2	HERE	Colorado Plateau
Group 2	2	HERE	Grand Mesa
Group 2	2	HERE	The river
Group 2	2	HERE	Downtown
Group 2	2	HERE	Unawep
Group 2	2	HERE	Lunch Loops
Group 2	2	HERE	Mt. Garfield
Group 2	2	HERE	Grand Mesa
Group 2	2	HERE	Las Colonias
Group 2	2	HERE	Lincoln Park
Group 2	2	HERE	Main Street
Group 2	2	HERE	Lunch Loops
Group 2	2	HERE	River Trail
Group 2	2	HERE	Kindred Reserve
Group 2	2	HERE	The wine
Group 2	2	HERE	Colorado National Monument
Group 2	2	HERE	Grand Mesa
Group 2	2	HERE	Floating the river
Group 2	2	HERE	Colorado National Monument
Group 2	2	HERE	Downtown
Group 2	2	HERE	The natural surroundings
Group 2	2	HERE	Mesa
Group 2	2	HERE	Monument
Group 2	2	HERE	Gateway
Group 2	2	HERE	Enstrom's
Group 2	2	HERE	Colorado Monument
Group 2	2	HERE	Mesa
Group 2	2	HERE	Moab
Group 2	2	HERE	Wineries
Group 2	2	HERE	Monument
Group 2	2	HERE	Mesa
Group 2	2	HERE	Monument
Group 2	2	HERE	Bookcliffs



Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 2	2	HERE	Southwest Arborfest
Group 2	2	HERE	Juco
Group 2	2	HERE	Mesa Grand
Group 4	2	HERE	Golf 9 month a year
Group 4	2	HERE	Colorado Monument
Group 4	2	HERE	Grand Mesa
Group 4	2	HERE	Colorado National Monument
Group 4	2	HERE	Grand Mesa
Group 4	2	HERE	Wine tours
Group 4	2	HERE	Art galleries
Group 5	2	HERE	Grand Junction Rockies game
Group 5	2	HERE	Las Colonias Amlo
Group 5	2	HERE	Colorado National Monument
Group 5	2	HERE	Rivers
Group 5	2	HERE	Wineries
Group 5	2	HERE	Mountain bike trails
Group 5	2	HERE	Main Street
Group 5	2	HERE	Downtown
Group 5	2	HERE	Colorado National Monument
Group 5	2	HERE	So many breweries
Group 5	2	HERE	Grand Mesa
Group 5	2	HERE	Colorado National Monument
Group 5	2	HERE	Fruita: Trails, mountain biking, hot tamales
Group 5	2	HERE	Palisade: orchards and vineyards
Group 5	2	HERE	Colorado RFT
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Downtown
Group 7	2	HERE	Downtown art
Group 7	2	HERE	River rafting
Group 7	2	HERE	Concerts outside
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Palisade
Group 7	2	HERE	Downtown
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Biking
Group 7	2	HERE	Breweries
Group 7	2	HERE	Wineries
Group 7	2	HERE	River Front
Group 7	2	HERE	CMU
Group 7	2	HERE	Views
Group 7	2	HERE	Mountain biking areas
Group 7	2	HERE	Wineries an agriculture in Palisade area
Group 7	2	HERE	Outdoors and incredible Colorado National Monument
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Bookcliffs
Group 7	2	HERE	Natural areas with minimal light pollution
Group 7	2	HERE	Downtown
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Local trails
Group 7	2	HERE	Vineyards
Group 7	2	HERE	Float the river
Group 7	2	HERE	Drinks on the patio at Devil's Kitchen
Group 7	2	HERE	Hike the Monument

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | 5 Question Responses

Group 7	2	HERE	Ride Kokopelli
Group 7	2	HERE	Eat outside downtown
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	River front
Group 7	2	HERE	Biking
Group 7	2	HERE	Hiking
Group 7	2	HERE	Wineries
Group 7	2	HERE	Great restaurants
Group 7	2	HERE	Skiing - cross country and downhill
Group 7	2	HERE	Visitors should all see the fruit and wine areas, downtown Grand Junction and Fruita
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Art on the corner
Group 7	2	HERE	River front
Group 7	2	HERE	Monument
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Enstrom's
Group 7	2	HERE	Downtown
Group 7	2	HERE	River front
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Downtown
Group 7	2	HERE	Downtown
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Downtown
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Colorado National Monument - amazing place!
Group 7	2	HERE	Rafting Snake Canyon
Group 7	2	HERE	Black Canyon
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Baseball games
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Downtown Grand Junction
Group 7	2	HERE	Hiking trails
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Palisade peaches
Group 7	2	HERE	Palisade wine
Group 7	2	HERE	Ski
Group 7	2	HERE	Golf
Group 7	2	HERE	Bike
Group 7	2	HERE	Wine
Group 7	2	HERE	River front trail
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Fruita Badlands
Group 7	2	HERE	Downtown walking in Grand Junction
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Lunch Loops trails
Group 7	2	HERE	Vineyards and Breweries
Group 7	2	HERE	Food at Bin 707, Taco Party, Pêche, Hot Tomatoes
Group 7	2	HERE	Trails
Group 7	2	HERE	Playgrounds



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Group 7	2	HERE	Downtown
Group 7	2	HERE	Colorado National Monument
Group 7	2	HERE	Grand Mesa
Group 7	2	HERE	Festivals
Group 7	2	HERE	Palisade fruit
Group 7	2	HERE	Palisade wine
Group 1	3	WHY	Recreation opportunities
Group 1	3	WHY	Community
Group 1	3	WHY	Open space
Group 1	3	WHY	Lack of crowding
Group 1	3	WHY	Recreation opportunities
Group 1	3	WHY	Hiking
Group 1	3	WHY	Biking
Group 1	3	WHY	Kayaking
Group 1	3	WHY	Pickleball
Group 1	3	WHY	Golf
Group 1	3	WHY	Skiing
Group 1	3	WHY	Weather
Group 1	3	WHY	Recreation
Group 1	3	WHY	Economy
Group 1	3	WHY	Challenges
Group 1	3	WHY	Easy to get places
Group 1	3	WHY	My family lives here
Group 2	3	WHY	Outdoor recreation and beauty
Group 2	3	WHY	Outdoor recreation
Group 2	3	WHY	Raise kids
Group 2	3	WHY	Less people
Group 2	3	WHY	Outdoor recreation
Group 2	3	WHY	a job opportunity
Group 2	3	WHY	I was born here and didn't take my jar or dirt
Group 2	3	WHY	My wife isn't ready to move
Group 2	3	WHY	Less crowded
Group 2	3	WHY	Its not Denver
Group 2	3	WHY	Outdoor access
Group 2	3	WHY	There is so much to do all year round and central to all the great things Colorado and Utah has to offer
Group 2	3	WHY	Mountains
Group 2	3	WHY	Outdoor adventure
Group 2	3	WHY	Its vicinity to the natural areas that surround it.
Group 2	3	WHY	More affordable than the front range
Group 2	3	WHY	I only live in the valley because of a free house and dying grandmother
Group 2	3	WHY	Great location
Group 2	3	WHY	Job opportunities
Group 2	3	WHY	Friendly community
Group 2	3	WHY	Family
Group 2	3	WHY	I don't have to shovel snow
Group 2	3	WHY	Outdoor space and nature
Group 2	3	WHY	Climate - spring and fall
Group 2	3	WHY	Growing flowers, trees
Group 2	3	WHY	Fresh fruit
Group 2	3	WHY	Skiing
Group 2	3	WHY	Hiking
Group 2	3	WHY	Mild winters
Group 2	3	WHY	Born and raised

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Group 2	3	WHY	Keep in mind we are growing and becoming a large city
Group 2	3	WHY	Less crowded
Group 3	3	WHY	Space and choice of activities
Group 3	3	WHY	Great job
Group 3	3	WHY	Great place to raise a family
Group 3	3	WHY	Safe
Group 3	3	WHY	Raise my son in a smaller town
Group 3	3	WHY	Less rain
Group 3	3	WHY	its home. I grew up here
Group 3	3	WHY	Cheaper to live compared to other Colorado towns
Group 3	3	WHY	Small town feel with unlimited outdoor recreation opportunities
Group 3	3	WHY	Good "western" town
Group 3	3	WHY	People are kind and polite (generally)
Group 3	3	WHY	Outdoor opportunities
Group 3	3	WHY	Great for family
Group 3	3	WHY	Great place to live and work.
Group 3	3	WHY	Many outdoor opportunities
Group 3	3	WHY	Nature focus
Group 3	3	WHY	Views
Group 4	3	WHY	Weather
Group 4	3	WHY	Protected government land all around
Group 4	3	WHY	Hospitals
Group 4	3	WHY	CMU
Group 4	3	WHY	Fewer people
Group 4	3	WHY	Grew up here
Group 4	3	WHY	Kids and Grandkids are here
Group 7	3	WHY	Weather
Group 7	3	WHY	Nice family town
Group 7	3	WHY	Great outdoor opportunities
Group 7	3	WHY	Fine professional opportunities for me
Group 7	3	WHY	Moved here while with BLM saw no reason to leave
Group 7	3	WHY	I came because of a job, stayed to raise a family. Now this is home
Group 7	3	WHY	It's easy to live here, easy to get around
Group 7	3	WHY	Streets are well planned
Group 7	3	WHY	I'd like to be perceived as a progressive city! Not so conservative and tight fisted
Group 7	3	WHY	Smaller community
Group 7	3	WHY	Worked 28 years at MSC/CMU. Retired in 2016.
Group 7	3	WHY	Own home here
Group 7	3	WHY	Green space
Group 7	3	WHY	Smaller community
Group 7	3	WHY	Weather
Group 7	3	WHY	Access to outdoor spaces
Group 7	3	WHY	Great golf
Group 7	3	WHY	Size
Group 7	3	WHY	Beauty
Group 7	3	WHY	The potential
Group 7	3	WHY	Outdoor recreation
Group 7	3	WHY	Less traffic
Group 7	3	WHY	Outdoor opportunities
Group 7	3	WHY	Friendly folks
Group 7	3	WHY	Access to outdoor activities
Group 7	3	WHY	Proximity to family
Group 7	3	WHY	Outdoor recreation
Group 7	3	WHY	Lower congestion/traffic



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Group 7	3	WHY	Cultural activities (symphony, CMU, theatre, etc.)
Group 7	3	WHY	Moved here in 1992 as an adult with young kids. Great, safe place to raise them. And then stayed!
Group 7	3	WHY	My business and roots are here
Group 7	3	WHY	Best small city in Colorado
Group 7	3	WHY	The Colorado National Monument is a blessing for hiking and biking plus 2hrs t to the best mountains and canyons in the West
Group 7	3	WHY	Affordable (relative to other places in Colorado) with great outdoor recreation activities an access
Group 7	3	WHY	Offers lots of recreating
Group 7	3	WHY	Small town feel
Group 7	3	WHY	Mostly friendly
Group 7	3	WHY	Surrounding towns an recreation access
Group 7	3	WHY	Lived in Grand Junction all my life, 61 years
Group 7	3	WHY	I moved here to create a working studio near my residence as a professional visual artist
Group 7	3	WHY	Affordable western slope community
Group 7	3	WHY	I value the public lands and the variety of land that is here
Group 7	3	WHY	Friends an neighbors are a draw
Group 1	4	BE	Hospitable
Group 1	4	BE	Progressive
Group 1	4	BE	Supportive of the health and fitness of the community
Group 1	4	BE	Up and coming
Group 1	4	BE	Great place to raise a family
Group 1	4	BE	Supportive of schools, recreation and core services
Group 1	4	BE	Growing with opportunities
Group 1	4	BE	Outdoor and recreation focused
Group 1	4	BE	Inviting
Group 1	4	BE	Hospitable
Group 1	4	BE	Up and coming
Group 1	4	BE	Open minded
Group 2	4	BE	Outdoor access capital
Group 2	4	BE	Healthy
Group 2	4	BE	Family oriented
Group 2	4	BE	Involved community
Group 2	4	BE	Welcoming and providing a good outdoor park and recreation experience for the people
Group 2	4	BE	Clean and caring
Group 2	4	BE	I don't want to be perceived as a part of this community
Group 2	4	BE	Adventurous
Group 2	4	BE	Outdoor
Group 2	4	BE	Unique
Group 2	4	BE	Progressive
Group 2	4	BE	Outdoorsy
Group 2	4	BE	Connected
Group 2	4	BE	Healthy
Group 2	4	BE	Happy
Group 2	4	BE	Fun Junction
Group 2	4	BE	Keeping up the times
Group 2	4	BE	Looking toward the future
Group 2	4	BE	Sustainable
Group 2	4	BE	Altruistic
Group 2	4	BE	Sensible
Group 2	4	BE	Outdoor natural space focused community

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Group 2	4	BE	Safe
Group 2	4	BE	Clean
Group 2	4	BE	Lots of trees and gardening
Group 2	4	BE	Fort Collins like
Group 2	4	BE	Lots of trails
Group 2	4	BE	Integrated with nature
Group 2	4	BE	Beautiful
Group 2	4	BE	No homeless ruining everything!
Group 3	4	BE	Progressive and open
Group 3	4	BE	We care about what we have
Group 3	4	BE	Safe
Group 3	4	BE	Family oriented
Group 3	4	BE	Progressive and inclusive
Group 3	4	BE	Kind
Group 3	4	BE	Forward thinking
Group 3	4	BE	Modern meets western
Group 3	4	BE	Active
Group 3	4	BE	Involved
Group 3	4	BE	Innovative and forward thinking
Group 3	4	BE	Safe
Group 3	4	BE	Family friendly
Group 3	4	BE	Adaptive
Group 3	4	BE	Fun
Group 4	4	BE	Outdoor recreation mecca
Group 4	4	BE	Progressive area that encourages cultural development
Group 5	4	BE	Welcoming, high quality of life
Group 5	4	BE	Invest in quality of life of residents
Group 5	4	BE	Dog friendly
Group 5	4	BE	Family friendly
Group 5	4	BE	Bicycle friendly
Group 5	4	BE	Easy to bike commute or walk places
Group 5	4	BE	Outdoor adventure
Group 5	4	BE	Opportunities to get-away without going far
Group 5	4	BE	Family friendly
Group 7	4	BE	More open to positive change like building a recreation center NOW!
Group 7	4	BE	Best in the west
Group 7	4	BE	Invest in our community
Group 7	4	BE	Care
Group 7	4	BE	Inclusive
Group 7	4	BE	Diverse
Group 7	4	BE	Friendly
Group 7	4	BE	Invest in our community
Group 7	4	BE	A community open to new ideas and free of rigid political views
Group 7	4	BE	Values open space and keeping it green
Group 7	4	BE	Active, energetic, fun, accessible
Group 7	4	BE	Friendly
Group 7	4	BE	Has lots of opportunities
Group 7	4	BE	Invested in our community
Group 7	4	BE	Active lifestyle
Group 7	4	BE	Livable
Group 7	4	BE	One who cares about all people an provides space for them for all opportunities
Group 7	4	BE	One that cares for and supports all of its residents, not just the affluent
Group 7	4	BE	Healthy
Group 7	4	BE	Vibrant



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Group 7	4	BE	Progressive forward thinking and planning
Group 7	4	BE	Engaged community spirit
Group 7	4	BE	Open space
Group 7	4	BE	View of Grand Mesa, no building to block it
Group 7	4	BE	I've sadly grown a bit complacent an discouraged by politics and always voting "no" on community valued spaces - library, recreation center - but hopeful!
Group 7	4	BE	Community - There is the potential here for a caring, supportive community that respects others, who are different.
Group 7	4	BE	I want Grand Junction to be a place that highly values children, cares for them, supports them and works as a Village to help them grow in all ways.
Group 7	4	BE	As a community who preserves our resources of dark skies at night!!
Group 7	4	BE	A community that supports quality of life and opportunity for al
Group 7	4	BE	Open, welcoming, diverse (need more diversity)
Group 7	4	BE	Friendly
Group 7	4	BE	Progressive
Group 7	4	BE	Progressive
Group 7	4	BE	Inclusive
Group 7	4	BE	Opportunistic
Group 7	4	BE	Supportive to those who give as much as they take
Group 7	4	BE	Progressive
Group 7	4	BE	Livable
Group 7	4	BE	Friendly
Group 7	4	BE	Open to all
Group 7	4	BE	Friendly
Group 7	4	BE	Progressive
Group 7	4	BE	Forward thinking
Group 7	4	BE	More progressive
Group 7	4	BE	More inclusive
Group 7	4	BE	More focus on better quality of life for all residents
Group 7	4	BE	Progressive schools
Group 7	4	BE	Lots of open space
Group 7	4	BE	Preserve our views!
Group 1	5	NOT BE	Want everything without paying for it
Group 1	5	NOT BE	Closed minded and uneducated
Group 1	5	NOT BE	Behind the times
Group 1	5	NOT BE	As going back in time 20 years like I felt when I first moved here
Group 1	5	NOT BE	Closed minded and uneducated
Group 1	5	NOT BE	Not welcoming to those who don't look like them
Group 1	5	NOT BE	Racist
Group 2	5	NOT BE	As a community of the homeless. Its killing this town
Group 2	5	NOT BE	The Rednecks of Colorado
Group 2	5	NOT BE	Gun toting fools
Group 2	5	NOT BE	Junk town
Group 2	5	NOT BE	Homeless / Dirty community
Group 2	5	NOT BE	Redneck, homeless, dirty, drug community
Group 2	5	NOT BE	I don't want to be perceived as apart of this community
Group 2	5	NOT BE	Meth capital
Group 2	5	NOT BE	No walkability
Group 2	5	NOT BE	A community that won't help those in need
Group 2	5	NOT BE	Homeless and drugs taking over nice areas. Don't cater to their needs
Group 2	5	NOT BE	Older community that complains about noise from youth activity areas
Group 2	5	NOT BE	A drug and homeless community
Group 2	5	NOT BE	Drugs and un-housed
Group 2	5	NOT BE	A place that bums take over and get free handouts

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Group 2	5	NOT BE	Not taken care of beauty
Group 2	5	NOT BE	Stagnant, unfriendly and unsafe
Group 2	5	NOT BE	Boring and lame
Group 2	5	NOT BE	How can Grand Junction not have one recreation center?
Group 3	5	NOT BE	Non-inclusive and too conservative
Group 3	5	NOT BE	Racist
Group 3	5	NOT BE	Hateful
Group 3	5	NOT BE	Closed minded community
Group 3	5	NOT BE	Segregated (Riverside, Redlands, etc. ) being "being this type of people"
Group 3	5	NOT BE	Short-sighted
Group 3	5	NOT BE	Racist
Group 3	5	NOT BE	Sexist
Group 3	5	NOT BE	Bigoted
Group 3	5	NOT BE	Phobic
Group 3	5	NOT BE	Against our own self interest
Group 3	5	NOT BE	That we don't invest in ourselves (community and resources)
Group 3	5	NOT BE	One dimensional (politically, religiously and culturally)
Group 3	5	NOT BE	Homeless and drug problems
Group 4	5	NOT BE	No Taj Mahal
Group 5	5	NOT BE	Adverse to change
Group 5	5	NOT BE	Cheap
Group 5	5	NOT BE	Only interested in profits for private sector
Group 5	5	NOT BE	Head in the sand
Group 5	5	NOT BE	Conservative and non-tolerant
Group 5	5	NOT BE	Blue collar
Group 5	5	NOT BE	Place that wants to see a lot of growth
Group 7	5	NOT BE	Down valley trash
Group 7	5	NOT BE	Backwards and cheap and selfish
Group 7	5	NOT BE	Snobbish
Group 7	5	NOT BE	Racist
Group 7	5	NOT BE	Closed minded
Group 7	5	NOT BE	Stuck in the past
Group 7	5	NOT BE	Junk town
Group 7	5	NOT BE	Developments everywhere. Leave open space!
Group 7	5	NOT BE	Conservative
Group 7	5	NOT BE	Narrow minded
Group 7	5	NOT BE	Racist
Group 7	5	NOT BE	Gun loving
Group 7	5	NOT BE	Trashy
Group 7	5	NOT BE	Cheap
Group 7	5	NOT BE	Republican big lie
Group 7	5	NOT BE	Dishonest
Group 7	5	NOT BE	Mean spirited place
Group 7	5	NOT BE	Overly conservative
Group 7	5	NOT BE	Racist
Group 7	5	NOT BE	Close minded
Group 7	5	NOT BE	Value money over community or people
Group 7	5	NOT BE	Too conservative
Group 7	5	NOT BE	Extreme conservative!
Group 7	5	NOT BE	Want to bury Grand Junction nickname of "Grand Junkyard"
Group 7	5	NOT BE	A community that cares more about growth and less about infrastructure. CRC is a need
Group 7	5	NOT BE	I don't want to continue to be perceived as a community who refuse to support basic services such as community recreation opportunities



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Group 7	5	NOT BE	Slovenly
Group 7	5	NOT BE	Rundown
Group 7	5	NOT BE	Congested
Group 7	5	NOT BE	Backward
Group 7	5	NOT BE	A community of 65,000 with NO community recreation center is backward
Group 7	5	NOT BE	Bigoted, racially divided, hostile to others an uncaring
Group 7	5	NOT BE	Small minded
Group 7	5	NOT BE	Bad education system
Group 7	5	NOT BE	Still truing to build a Rec Center in 2079!
Group 7	5	NOT BE	Cheap
Group 7	5	NOT BE	Junk town
Group 7	5	NOT BE	Keep open space. Stop trying to grow. We don't have the water.
Group 7	5	NOT BE	Make the city better for those who are here
Group 7	5	NOT BE	Clean up "Junk town"
Group 7	5	NOT BE	Noise ordinance
Group 7	5	NOT BE	Pickups blowing smoke
Group 7	5	NOT BE	Too much focus on growth
Group 7	5	NOT BE	Would love for Grand Junction to be seen as innovative, healthy, diverse and progressive
Group 7	5	NOT BE	An ultra conservative community with too many Dumbasses who embarrass and shame our City and region.
Group 7	5	NOT BE	Moderates need to speak up more
Group 7	5	NOT BE	Light polluted if inappropriate lighting is used at the new recreation center (Colorado should have dark skies
Group 7	5	NOT BE	Cheap
Group 7	5	NOT BE	Stuck in the past
Group 7	5	NOT BE	Not interested in our community

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Groups		
Group 1   Focus Group 1		6/13 @ 3:30pm
Group 2   Focus Group 2		6/14 @ 7:00am
Group 3   Focus Group 3		6/14 @ 10:30am
Group 4   Focus Group 4		6/14 @ 12pm
Group 5   Focus Group 5		6/14 @ 2 pm
Group 6   Focus Group 6		6/14 @ 3pm
Group 7   Public Forum (55 attendees)		6/14 @ 6pm

Option 3 Hybrid		
	OPPORTUNITIES	CHALLENGES
GROUP 1	Best of both worlds	Year round space
		Maintain multiple pools
		Useable new multipurpose rooms. Barn is not great.
	More opportunities for recreation	Moyer Pool is a valuable asset that needs to be preserved. Splitting pool resources between a Matchett recreation center and a downsized Moyer Pool is diluting the value of the recreation center project.
	Kick start Matchett development	Need to renovate barn. Old and outdated facility
		Costs
		Focus on top priority - CRC - Not Moyer Pool
		No story has been built about Moyer pool needing a renovation
GROUP 2	Lots of people walk to Lincoln to swim on free day	Not sure if Seniors at Senior Rec want to be at Matchett. They like downtown
	Keep resources current and decrease crowding	Community support for funding two projects
	Addresses more issues	Need to still address some upgrades on buildings at Lincoln Park
	Addresses both community desires for renovations	Need pool maintenance person/crew. Should not fall on Lincoln Park Stadium Crew
	Room for expansion and sports fields	
GROUP 3	Putting everything at Matchett starts long term process	Staffing "two" facilities
	Outdoor pool is a draw AND a crown jewel	Cost for two locations
	Two locations meets both location needs	Most expensive
	Accessible for more people	Barn needs love too
	I think there is value in having an outdoor pool	Staffing with lifeguards
	Maintain a great aquatics facility at Lincoln Park	Parking with all the large events JuCo etc.,
	Two areas of Grand Junction served with aquatic opportunities	
	Burn down the recreation office for Fire Dept training	
	Modernization	
	More programmable	
	Best bang to serve our most diverse populations and affluent populations	
	Historical value of Lincoln Park Moyer Pool is important	

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Option 3 Hybrid		
OPPORTUNITIES		CHALLENGES
	Shows a need for two facilities in the community	
	Great compromise for community	
	Makes Lincoln Park Moyer safer by moving building streetside	
	Update existing Lincoln Park Pool and get a new facility	
GROUP 4	Driving is part of our culture so access is OK. Does not need to be walkable	We don't like to be taxed
	My kids learned to swim at Moyer and Orchard Mesa pools, so we shouldn't lose this.	Concerned about Lincoln Park barn. The building is rickety
		Dividing recreation opportunities could mean fewer total users and higher general overhead.
GROUP 5	Checks all the boxes	No lap swimming during the winter?
	Widespread options makes our community more attractive	Not sure if it is affordable - citizens may not approve tax increase
	Matchett has room for expansion and addressing a much needed update to Moyer pool	Too complicated, will elicit "Taj Mahal" opposition
	Recreation opportunities in two different parts of town. Double the accessibility.	Different interests and activities at each facility. Will a pass serve all, or do people have to buy separate passes?
		Cost of staffing two additional facilities in addition to existing programming spaces and parks maintenance.
		Will invite "lets just renovate the pool and forget the CRC" opposition. This isn't about the pool. Its about the CRC
GROUP 6		
	No Comments	
GROUP 7	Seems to have a better chance at the ballot	Wish we had this option earlier in the process
	This community really needs more water (pools). CMU is not the facility for a community this size	Moyer needs to continue free swim for the community
	As long as we have an indoor pool!	The indoor pool size needs to be comprable to what the Fruita Rec Center provides with especially the indoor portion
	Like option to keep expanding at Matchett as we'll grow - we will need the space!	A more complicated ballot measure that might turn off voters
	Need more services/parks on th North side of town	Voters will percieve it as too big, too expensive, like the Matchett and Orchard Mesa ballot measure
	As long as we have an indoor pool!	Two facilities will increase cost and make if potentially harder to get passed by voters
	A wider breadth of the community will be reached with this option!	In the 2019 community center campaign, there were also improvements to Orchard Mesa Pool included in the measure. This discouraged some voters. 2022 feasibility study said most preferred one facility, not multiple.
	Maximizes use of both locations	Will prompt questions abvout why not one now and the other later, threatening confusion and more delay (possible defeat)
	Lincoln Park and Las Colonias serve central locaiton, need more	Two entry fees

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Option 3 Hybrid		
OPPORTUNITIES		CHALLENGES
	Serves more of the community and gives something to more of the people	Just like last time
	More opportunities for expansion without overwhelming Lincoln Park	Voters turned down doing Matchett and Orchard Mesa, why would they go for this?
	Jump starts further development at Matchett	There is significant distrust in the community when the City asks for a tax increase, gets a no from voters, then finds the funds to build (Example: Police Station, Convention Center, Orchard Mesa Pool) Moyer Pool should be revnovated without asking an additional tax increase.
	May get more support on vote with something for everyone	Congestion and parking. More friendly paths from parking to access buildings
	Need to be year round swimming indoor/outdoor	Buildout time differences
	Serves the most people	Too confusing for a ballot measure. Will lose again!
	Gives/keeps access for both areas of city - as we grow there should be multiple opportunities to recreate	Keep Moyer an repair as needed, regardless of any recreation center
	Two pool locaitons is a good idea	An additonal option at this late date in the CRC discussion will just add confusion
	Keep historic site intact while also offering a "new" site	Over use at Lincoln site
	Satisfy all demographic needs with two locations	Lost opportunity to add amentiy for City
GROUP 7	Improve existing buildings and improve beloved pool for family needs. Ad more outdoor training equipment around the park area for exercise opportunities	Don't see any challenges other than cost
	Updates a pool and uses both opportunities	Almost twice as much spent on non-rec support space as other two options considered
	North side of the city needs community gathering places. This would solve this	"Half a loaf" at each location
	Commits to the preservation of Moyer Pool	Need indoor lap pool
	A pro position of this option is related to "saving" Moyer Pool. If the complete Matchett CRC could be fully funded PLUS maintaining and improving an existing asset this is a win/win	Can Matchett Park maintain more "open space" elements with this option?
	I just want this option to include full aquatics indoor at Matchett (not partial)	The most recent survey indicated little interest in building multiple facilities
	Lincoln park is already wonderful. This way we get to spread the wonderful around.	
	Keeps a great outdoor pool option at Lincoln while still adding needed amenties at Matchett with room to grow	
	Helps ensure the whole community has access to recreation space	
	I like two facilities to spread out services and make the city great!	
	Recreation in multiple sites in the community.	
	Access for people who live in different parts of the community	
	Avoids over congenstion not only in regards to parking and traffic but also congestion of activities at Lincoln Park	



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GROUP 7

Option 3  
Hybrid

OPPORTUNITIES	CHALLENGES
Ultimately, this option may be the best for Grand Junction as Matchett will allow space to expand. Lincoln will not. No parking already	
Has more versatility of options, able to accommodate future growth while maintaining a historic site	

Groups

Group 1   Focus Group 1	6/13 @ 3:30pm
Group 2   Focus Group 2	6/14 @ 7:00am
Group 3   Focus Group 3	6/14 @ 10:30am
Group 4   Focus Group 4	6/14 @ 12pm
Group 5   Focus Group 5	6/14 @ 2 pm
Group 6   Focus Group 6	6/14 @ 3pm
Group 7   Public Forum (55 attendees)	6/14 @ 6pm

Option 2  
Lincoln Park

	OPPORTUNITIES	CHALLENGES
GROUP 1	NONE	Need more spaces for recreation
		Don't put everything at Lincoln Park
		Lack of parking
		A recreation center at Lincoln Park will eliminate an outdoor pool option in the city. A recreation center pool will not be compensation for the loss of an outdoor pool.
		Access with major events
		Parking issue at Lincoln Park
		Land locked
		Renovated pool. Orchard Mesa challenge
		No!
		Diversify resources.
		Why does everything go to a park?
		Expansion?
		Lincoln Park is maxed out and frequently crowded to a point where activities get limited access. Additional parking does not solve that problem.
GROUP 2	Infrastructure is already there	Median home value makes it hard for young families to live in the area
	Stuff	Too many facilities in one location
		Removal of mature, established trees!!!
		Loss of canopy cover
		Crowded with other activities and not enough access
		Parking and traffic nightmare
		Distribution of service
		Traffic control
		Parking is already an issue as well as
		Parking during any sporting event
		Folks will want access during all business hours
		Traffic congestion
		Activity competition
		Why shouldn't Grand Junction have more? Focusing on Lincoln park charges a destination but isn't adding a new destination of unique value.
		Parking, decreased outdoor pool space

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Option 2 Lincoln Park		
GROUP 2	OPPORTUNITIES	CHALLENGES
		Pressure of parking will put pressure on Lincoln Park green space to covert any natural space to more hardscape
		Too busy. Would ruin the feel of the park
		The mature trees at Lincoln Park are the one element increasing value and not needing renovation. Any Lincoln Park development will lead to tree loss. Since 2011, the Lincoln Park census block has had a canopy increase of zero percent.
GROUP 3	More affordable	Land locked
	Least expensive	Less flexibility
	Well known to the community already	A lot of competition with Lincoln Park events and regular daily use
	Central part of Lincoln Park Historical District	Busy
		Parking!
		Dilution of historical nature of park and original intent of pool at Lincoln Park
		Parking at the Lincoln Park complex
GROUP 4		Not enough parking. Sports events take a whole lot and no room for others
	Great central location near downtown	Parking spaces
	Close to shopping and food	Number of events at Lincoln Park
	Build on existing Moyer Pool site to save mature trees	Parking
GROUP 5		Disruption of current activities
		Land locked, no room to grow
GROUP 6		CRC supporters have vocalized the possibility of active opposition to a plan at Lincoln
	No Comments	
GROUP 7		
	Easier to access on foot/bike	Too crowded now!
	Please keep the name of the pool at Lincoln Moyer Pool. Mr. Moyer's generosity should be remembered!	Parking would need to be designated for CRC or it will fill during events
	As long as we have an indoor pool	What is the "timeline" or ability for this location to expand? (compared to the rest)
	Close proximity for many people	I am very concerned about what will happen to Matchett if Lincoln is chosen. Will it be sold?
	It would be nice but here needs to be a bigger one	Already feels complete - would be a smaller impact for the community
	Using space and buildings that are here an need to be updated	Moyer needs to continue to have free swim
	Great location central to tapestries	Neighboring residential areas already impacted by overflow parking!!
	North Auc and this area really needs help	The Lincoln Park barn is currently not a very easy-to-access community meeting space, as one should have in the CRC
	The walkability and demographics slide are very informative. It takes Lincoln Park from a "no" to a close 2nd	Limited growth opportunities

Grand Junction CRC - Phase 2 | Workshop 1 June 13 14, 2022 | Site Option Comments

Option 2 Lincoln Park		
GROUP 7	OPPORTUNITIES	CHALLENGES
	Be sure to ad arts preservation and creation space to the facility. Even if just hallways and offices for display areas	This has the most space and future planning challenges
	To use the City funds properly to build update and maintain what we already have we should use only the Lincoln Park site	No room to expand!!
	Preserve history	Limited growth potential
	Invest in the downtown area. One step towards getting rid of golf course	No room for future expansion
	Easy access to downtown	Congestion and traffic accessing Lincoln Park especially during sports events is a concern
	Turn golf course into multi-use housing. Golf = lots of water and only a few people served.	Parking is difficult
	Centrally located in the community	This option would "kick a hornet's nest" of focused opposition unnecessarily
		Leave the north and east sides of town without recreation space
		Although I live within easy walking distance: parking is a challenge during stadium events
		Parking is already a nightmare when there are ball games, etc. Where would people park to use a recreation center too.
		People already park all over the neighborhood and it's a problem for the neighbors
		Parking limits
		Traffic already an issue
		No room for growth
		Land locked
		Never enough parking and 200+ extra spots won't do it
		Over congestion for parking, traffic and most of all conflicting activities and schedules for the events
		Center of town with CMU, Lincoln Park is already too congested
		Parking
		Congestion
		I like the idea of Lincoln Park IF traffic is controlled and parking is NOT on neighborhood streets
		Not enough parking! Either build a large underground on of forget it. We neighbors are weary of all CARS parking on streets - Dangerous!!!
		Confined space - no room for expand
		Keep Lincoln Barn and Pool BUT improve and maintain both
		Congestion, traffic and parking
		Downtown traffic will only get worse.
		Matchett will actually improve due to the 29 road, I-70 interchange
		Parking will never work



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GROUP 7

Option 2  
Lincoln Park

OPPORTUNITIES	CHALLENGES
	No room for expansion
	Never enough parking at Lincoln
	Parking
	Parking limits
	Loss of a great summer pool/ outdoor amenity
	Parking during athletic activities and sporting events is crowded now. Don't add CRC to the chaos

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Groups

Group 1   Focus Group 1	6/13 @ 3:30pm
Group 2   Focus Group 2	6/14 @ 7:00am
Group 3   Focus Group 3	6/14 @ 10:30am
Group 4   Focus Group 4	6/14 @ 12pm
Group 5   Focus Group 5	6/14 @ 2 pm
Group 6   Focus Group 6	6/14 @ 3pm
Group 7   Public Forum (55 attendees)	6/14 @ 6pm

Option 1  
Matchett Park

	OPPORTUNITIES	CHALLENGES
GROUP 1	New pool and accompanying facilities	2019 Unsuccessful because of ballot language
		Access for socio-disadvantaged
		Ease of getting to (no bike paths)
	Grand Junction has a habit of concentrating recreation facilities in locations. The community would be better served by diversifying those resources in multiple locations. Providing more opportunities to residents city-wide	To sell Matchett facility to the community: Propose access options like buses from schools. Convince the community there will be benefits even to those who don't use it. Like reduced crime and social issues with kids programs.
	Kick start Matchett development	
	Sport tourism opportunities	
	Creating new opportunities in an area significantly lacking them currently	
	Matchett is a blank slate so all the amenities can be current in equipment and technology	
	Lincoln would rely on old infrastructure	
	Infrastructure for future growth in Grand Junction	
GROUP 2	New road!	Leases to public
	Blank slate	Traffic access points
	Easier access for other parts of the Valley	New road
	Add amenities to neglected area	
	Chance to move Matchett forward	
	Blank slate	
	Beautification of an area that needs it	
	Lincoln Park is fine as is	
	Dump all our resources into one, big beautiful place for the EAST side of town, please!	
	Matchett needs a spark to ignite change there. Recreation Center needs to be that spark.	
	Matchett needs to be activated and when 29 Road expands to the Hwy, it will be easy to access.	
	Room for expansion	
	Room for amenities	
	Western Slope Grand Valley pretty	
	Drive over the Mesa	
	Gov Job and Family	
	Clean and safe	

GROUP 3	Anything at Matchett opens outdoor space opportunities	What to do with Lincoln Park Moyer Pool?
	More room	Infrastructure
	Open palette to design as needed	A lot more expensive
	All brand new facility	No love for Lincoln Park Pool
	A recreation center would be a catalyst for more courts, fields and playgrounds	Lincoln Park Pool?
	Development of Matchett is important. That side of town needs more	Doesn't address aging Lincoln Park Pool
	A "Home" for Recreation Staff	We are already spending money on updating an indoor pool
GROUP 4	Blank slate building	NONE
	No sentimentality for the location	
	Undeveloped space	
	Use of currently unoccupied space	
GROUP 5	Honors survey results	Far drive for many
	Plenty of room to grow in size of facility and also kickstarts field/open space development	Would have to drive to get there
	Will be easily accessible with 29 road interchange	Not bike or pedestrian friendly
	Flexible room to grow	Patterson has a lot of traffic
	Could diversify demographics in this area down the road	Attraction to his facility may take time
	More outdoor space for walking, biking, running and disc golf	Still a long way for Redlands and North residents
	Shows the city have long term vision - isn't continually focusing on already developed areas	
	Design that could expand over the years (room for growth)	
GROUP 6		
	No Comments	
GROUP 7	If we can only do one, do Matchett. It jumpstarts the whole park	If Matchett is not a park, are you going to fill it with houses? That's bad!
	Very good access for whole community	If Lincoln Park is selected what is the plan for Matchett Park?
	Location to a lot of present day Grand Junction. It is on the east edge	Access
	Growth for future	Need courts at least to be viable
	Adding to city in a different location from Lincoln	Fort Collins believes in leaving some open space for quality of life
	Do it right the first time	Must consider transportation for low income folks in ongoing list
	Room to expand with field, etc.	Please let's leave some open space like Matchett Park. Not develop all vacant land.
	Plenty of parking	How/When would Lincoln be renovated if Matchett is chosen? Would funding for this be more difficult?
	Opportunity to kick start a long delayed development	Reroute community transportation
	Close to where I live	Traffic flow
	Finally this neighborhood can have a park and amenities for exercising and being outdoors	Keep open space
	The importance of offering recreation option in areas outside of the center of town.	Patterson traffic not very walkable for children at present, so should not be only site
	It is too congested in town.	"Partnering" needs to be more defined, who?, buildings, groups at night?
	There is room for variety and expansion as the city grows.	Open space at Matchett
	Brand new slate to be designed just as is wanted. Able to be at least as comparable to Fruita's recreation center.	Removed from the heart of the city

GROUP 7	Lots of room for growth	Would the "nature" trail aspect of the park be completely removed?
	Easy access	Need to further maintain Moyer pool
	Cleanest option	Need bike paths and walkable paths to be developed and public transit
	Already in the conversation	Too expensive
	Will lead to more on this unused site	Far from where I live
	If Matchett was so popular then why are we having the meeting at Lincoln Park	Far from the current energy of the city
	Futsal court as an amenity in the gym	Matchett Park seems very far away if you live near downtown
	Matchet can become a spectacular park. The recreation center will anchor it!	Maintenance on indoor pool is HUGE
	Money already on books from sale of Burkey Park for Matchett Park could be used to help develop the outside	Patterson access
	Room to grow the facility and park around it	Park hours - Lighting? Late in evening?
GROUP 7	When 29 road interchange goes in, that will increase access for Matchett Park (just hp off I-70!)	Limited public transportation
	We need Lincoln because we know that the budget is \$3-5 M but there will be cost over-runs, especially with inflation	Access from all areas of the community may necessitate staying here all day
	Opportunity for growth	Not as walkable/bikeable (but potential for public transit?)
	Room for everything we need	More expensive
	Let's look to the future	Patterson access - busy and getting busier
	I would love to see Grand Junction as a progressive city	Traffic on Patterson is horrible
	I love roundabouts	No infrastructure
	Lots of room for growth	Does not have plan for Moyer Pool renovation
	Easy access	Increased traffic on Patterson
	A positive impact for low-income young families who live in Clifton!	Farther from center of town
	Great bike paths already serving this Matchett Park site accessible to bike and walk. I do this daily.	Still need to deal with Moyer Pool maintenance issues
	Room to grow	Fix/Update Lincoln Pool. Kids not able to get out to Matchett
	New infrastructure	Too much noise and traffic on Patterson
	Lots of room to grow and easier to access for people living on east end of town/county	
	Future growth	
	Jump starts Matchett Park after decades of delays	
	Honors the Matchett families hopes and plans when the site was given to the city	
	Lots of space for tennis (disappearing from the rest of town)	
	Funders (i.e. GOCO) more excited about helping create a new amenity that about restoring/redeveloping an existing one	
	Many different recreation options that may change over time	
	I like Matchett because it's close to those who need services most. Also, proximity to I-70	
	Lots of options for comprehensive center at the Matchett site	
	Easier access from I-70 and Patterson Road - can handle larger volume of visitors with less negative impact	



Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

Groups		
Group 1   Focus Group 1	7/18 @ 3:30	
Group 2   Focus Group 2	7/19 @ 7:00am	
Group 3   Focus Group 3	7/19 @ 8:30am	
Group 4   Focus Group 4	7/19 @ 10:30am	
Group 5   Focus Group 5	7/19 @ 12pm	
Group 6   Focus Group 6	7/19 @ 2pm	
Group 7   Focus Group 7	7/19 @ 3pm	
Group 8   Public Forum (48 attendees)	7/19 @ 6pm	

	How can these plans be enhanced?	What are lessons learned from 2019?
GROUP 1	Sales tax is the best option to tap non-resident funding. This needs to be made clear in the campaign.	Lessons from 2019: marketing campaign was not strong enough. Advertising was very weak. Need billboards and yard signs, major media ads
	Larger site will attract more use and revenue. Smaller site will either not get expanded or expanded at much higher cost.	
GROUP 2	Majority of GJ voters will fall into older population and assume that group will be more open to a nicotine tax versus sales or property tax; it is viewed as negative impact to health/not direct \$\$ impact to voter population	No comments
	GJ has an affordable housing issue. We should NOT increase property tax.	
	Solar panels on top of the center	
	Make it as sustainable as possible for longevity sake	
	Traffic light at entrance?	
GROUP 3	Efficient room for maintenance staff and equipment	
	Having community partnerships & some programming will be key to "sell" beyond a fun and potentially frivolous place	Sunset. Simple ballot language. One location
	All kids up to age 14 free	Sunset!
	Make free place for kids of a certain age, e.g., Middle school residents	Do not put on ballot without sunset clause!
		Absolutely need a sunset on any tax
		Sunset all tax provisions
GROUP 4	Tell the story of the sales tax benefitting city residents over county!	No comments
	Emphasize how sustainability, green building, solar, green roof?	
	Emphasize how little RESIDENTS pay sales tax	
	Job creation as part of the story	
GROUP 5	Sunset of tax should be included	
	No comments	No comments
GROUP 6		
	Have the Hispanic community participate and translators available	No comments
	Look for grants and another way to get funds not only from property tax or sales tax. We already pay too much.	
	More marketing to Hispanic community about this project, a lot of people don't know about this great opportunity.	

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

GROUP 7	Evolving plan: Transportation - accessibility: multi-modal, Patterson safer for bike and peds. Transit connection to CRD. Bike parking at CRC and other areas in park	Talk more about mental health and importance of places for youth to connect; importance of SAFE spaces for social connections for all demographics: seniors and teens
	Unstructured space and drop-in activities. Many people can't commit to specific time on consistent basis	
	Sales tax + add a VRBO or Air BnB Tax and a 10-lane pool	
GROUP 8	Changing room that are kid friendly, family rooms with changing tables and areas in the mens locker room for changing tables	Lessons learned: Bipartisan support is essential. Sales tax total cannot approach 10%.
	You mentioned the view from the field - don't lose that!	Bipartisan support is essential.
	Nicotine tax will generate controversy. Increase in property values already generating "sticker shock" re property taxes. Use sales tax!	#1 lesson: City Council must assert itself! City administration screwed it up dreadfully in 2019.
	Have pending 29 Road change been taken into account?	What campaigning will be done to encourage the fiscally conservative voter to engage and approve a tax?
	Why not pull CRC closer to Patterson? Seems we're leaving "dead space" re the school site. Moving might create options further north.	
	I would like to see the funds from the sale of Burkey Park be used for a future pavilion on the park site to be used for music, etc.	
	To expect \$\$ from Community hospital and St. Mary's, you have to have the biggest therapy pool with the 83,000SF	
	Run the track around a larger 2nd floor - such as Montrose has!	
	Nicotine tax is a bad idea. Too easily avoided by buying outside the city. Too many smokers are low income. Need better way to do this.	
	On the website: Not so deep to find info on it (the project). Thanks for invite to meeting.	
	Suggestions: Lounge area included games for check-out (board games, tables to play on, waiting space for parents). Air hockey, ping pong, foosball.	
	Add something different and unique. This is basic design like all rec centers. Ideas include barre, hot yoga, meditation friendly, spin, pole exercise, etc. Ping pong, indoor soccer and indoor volleyball.	
	CRC needs to be labeled bigger. Not anachronism. Use glossary.	
	Keep prices as low as possible. Do research on what families can afford as well as cover operational costs.	
	Please DO NOT relocate the site closer to Patterson.	
	I think you need to consider expanding the city bike and trail system so all areas of the city can bike safely to the rec center location.	
	Enhance track to be 11 laps/mile is far too many. Hamilton Rec Center track is extended to 4 laps per miles. Walking track must have 3 lanes with one reserved for running.	
	Will we plan safe bike lanes/paths to the CRC?	

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

<b>Groups</b>		
Group 1   Focus Group 1	7/18 @ 3:30	
Group 2   Focus Group 2	7/19 @ 7:00am	
Group 3   Focus Group 3	7/19 @ 8:30am	
Group 4   Focus Group 4	7/19 @ 10:30am	
Group 5   Focus Group 5	7/19 @ 12pm	
Group 6   Focus Group 6	7/19 @ 2pm	
Group 7   Focus Group 7	7/19 @ 3pm	
Group 8   Public Forum (48 attendees	7/19 @ 6pm	

	What is missing from this evolving plan?	What Outdoor Features should be prioritized at Matchett
GROUP 1	What activities would be available for older adults? Currently there is not a lot of programming for older adults.	Future outdoor amenities should expand court sports like tennis and pickleball to give community broader access.
	Outdoor and activities for young children and teens.	Future expansion: splash playground
	What is missing? Youth sporting fields/courts	Outdoor features: Artificial turf fields: baseball/soccer combo
GROUP 2	No comments	Consider adding in a more defined open space NE of the Rec Center with improved single track trails and disc golf. Added improvements with lower costs with rec based focus.
		No ash trees
		Crosswalk overpass, walk bike connection over I-70, canal and Patterson
		Need more sports fields
		Outdoor sports fields to take pressure off of CV
		Trail connections?
GROUP 3	Missing: slide of what is included in costs	Features at the park: regional tourist ideas like carousel or farm/pony rides, something to make it a tourist draw and bring in \$\$
	Vision for partnerships	Outside pickle ball courts
	Revenue ideas	Play areas outside the fee area
	Show travel times and multimodal access	Playground
		Bouldering wall
		Outdoor feature priority: tennis courts
		Outdoor hiking trails around facility, leave some natural, as is
		Make sure there is an indoor AND outdoor pool
		Outdoor eating area
		Outdoor pool
		Outdoor gathering and seating space
GROUP 4	Safe bike routes. Patterson has zero shoulder on the side of the road	Outdoor tennis/pickleball/pool/multi-purpose fields
		More outdoor fields and pickleball
		Community gardens
		Food truck/outdoor event set-up and hook-ups
		Outdoor stage and covered area for programming and rental income
GROUP 5	No comments	No comments
GROUP 6	How are people getting there? Coordinate with GV Transit/multi modal access	Outdoor picnic /reservations for use of shelters
		Prioritize bike/ped mobility in and around the park
		Allow mixed use zoning in surrounding areas

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

GROUP 7	Ramp entry in therapy pool for elderly. Larger competitive pool. Climbing wall is a lower priority.	Fields for sports, basketball courts.Walking track outside. Playground options for toddlers/babies and older children. Pickleball
	8-lane pool built for competition. CMU is MAXED out.	Field spaces for sports
	Pools cannot be "expanded" easily. Build it large to accommodate needs in advance. They will come!	Skate park (modern version) is a common request
	Teen options (not necessarily programming, but flexible activities)	Outdoor soccer and lacrosse fields are a big need!
	Education space: safety, outdoor education, first aid/CPR, bike safety. Consider traffic garden.	Shade options over playground and other area. Other parks are too hot in the summer
		Field space, trails, nature areas, outdoor courts, skate park, gardens
		Lots of tree canopy outside
GROUP 8	GJ has a need for a 150-200 person even/meeting facility that could be rented.	Walking trails are nice. No more pickleball courts - as community, we have enough!
	Concerned about lack of safe access via bikes for teen who can't drive/transit in general at the site.	Outdoor lawn space, Outdoor equipment that can be checked-out at the CRC: croquet, bocce bil, badminton, corn hole, etc.
	Include space for arts - theater? Craft spaces, music lessons	Safe bike lanes to / from the Center
	A hot tub please	Keep disc golf
	Missing: 2-3 racquetball courts. Indoor skateboard / bike park	After facility, next phase is fields
	Add lazy river - walking pool.	Keep the disc golf course
	CRC amenities: hot tub, sauna, Kid free zones, changing tables in mens and womens locker rooms, family restrooms, indoor play place, basic equipment rental, racquets/balls/towels/swim diapers for purchase	Outdoor pickleball courts for the fastest growing sport in America
	Art component	Integrate indoor CRC with spring/summer/fall outdoor tennis & pickleball courts.
	Kids play. Teen space. Indoor pickleball courts. Outdoor picklebal courts	More thought into putting in a tennis court? Pickleball courts
	Child care space. Good road access especially if sports fields are added later.	Playing fields (other fields re Canyon View already overcrowded). Walking paths.
	8 (at the least) lap lanes	Outdoor pickleball courts (fastest growing sport in USA)
	8 lap lanes or ability to create that many	2nd priority: fields: soccer, lacrosse. These bring the most people into park for exposure.
	By the time the facility opens we will need 3 x's the number of pickleball courts	Trails/walking paths + dog friendly!
	Classes for kids - year round. Snack bar to encourage longer stays.	Outdoor priority: oval around grassy area
	Lack of off-road access to Matchett Park. Very unsafe and inaccessible to majority of kids.	Outdoor soccer fields, pickleball courts
	I would LOVE to have a lazy river. It is especially good exercise for seniors!	Outdoor skate park / pump track. Even better if they have shade cover.
	Yoga facilities and meeting rooms.	Soccer fields (leagues). Pickleball courts.
	Drop-in child care be included at low cost and be quality and safe	Outdoor walking paths. Other fields
	Must have lazy river in pool.	Walkways and paths. Outdiir picnic area. Balifields.
	Indoor rock climbing that included n price. Low cost and kid accessible	Trails
	Include nutrition education, stand, dietician access, cooking classes.	Include a pool (inside and outside)
	Include both indoor and outdoor pool.	Trails are most important
	Community connection classes	Outdoor pickleball courts
	Child care options?	Does bicycle park duplicate CMU pump track?
	Include a place for the arts (music, arts/crafts, etc). Will there be an online platform for reservations? Current method is prohibitive because you have to call. It would be nice to reserve and pay online.	Year round basketball, track, tennis, volleyball, soccer, swim, pickleball, racquet
	Safe access to location via bike/foot. Kids care / staffed space for parents who want to work out.	Indoor/outdoor enclosed play area - sensory wave
	Are we considering adaptive features like at Canyon View?	Enhance outside tennis courts, pickleball courts.



Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

Groups		
Group 1   Focus Group 1	7/18 @ 3:30	
Group 2   Focus Group 2	7/19 @ 7:00am	
Group 3   Focus Group 3	7/19 @ 8:30am	
Group 4   Focus Group 4	7/19 @ 10:30am	
Group 5   Focus Group 5	7/19 @ 12pm	
Group 6   Focus Group 6	7/19 @ 2pm	
Group 7   Focus Group 7	7/19 @ 3pm	
Group 8   Public Forum (48 attendees)	7/19 @ 6pm	

	What indoor features should be prioritized for future	General Comments/Concerns
GROUP 1	Indoor amenities becoming popular in other cities: 1) kids ninja challenge type activity rooms. 2) e-gym equipment: German made weight circuit machines activated by users wristband to preset machine	What can young child participate in? What activities? Will there be sufficient multi-generational programs?
	Indoor features: Baseball cages, soccer fields	
GROUP 2	Lazy river	Can there be a location to grow and store 500 cannabis? They are currently grown and stored in the house at Matchett.
	Pool as large as possible	New storage location for Joe's boxes of seeds
	Lazy river in aquatics	Is staffing being considered for outside facilities and maintenance or only the rec center?
		Dedicated maintenance staff?
GROUP 3	Indoor warm water is key. Divergence program co-op/mental health	Tabor has changed since 2019. City "De-Bruced" in 2020 and keep excess funds without voter approval
	Keep warm water pool as big as possible	Can there be a County level nicotine tax?
	Game room- pool table, ping pong	Sin tax - soda instead of nicotine
	More meeting space	
	Indoor track	
	Indoor features to consider - games space	
	Extra feature: room for partnership, such as St. Mary's or community hospital with the therapy pool	
	Indoor features: Game room - pool tables, foosball, air hockey, ping pong	
GROUP 4	Theme the aquatics area - make it a destination	Open the center earlier and stay open later
	More community meeting/party room (quinceaneras)	Stay open later, especially on weekends, for teens to have safe, fun, engaged activities
	Aquatics theming: pirates, old west, dinosaurs, whitewater adventure	Repurpose a closed grocery store (1st St) or corp office (Star Teck) and turn it into courts for basketball/volleyball
	Storage space; multi-faceted gym	Liquor license
GROUP 5	More multi-purpose rooms, arts and music dedicated facilities	Use Aspen Rec Center as example: ice rink, rock wall, snack shack
	No comments	No comments
GROUP 6	More indoor projects. Weather is changing a lot and too hold and cold to be outside.	Concern that nicotine is not a stable enough tax.
	Indoor soccer field that way we can have soccer all year long	
	Prioritize bike parking	

Grand Junction CRC - Phase 2 | Workshop 2 July 18 19, 2022 | Funding Option Comments

GROUP 7	Multi-purpose space to be used as a meeting space for 90+ people. Possibly use room dividers w/classroom. Meeting space for weekly service groups (Lions, Rotary, etc.)	Multi-facility pass option for CRC + Orchard Mesa + Lincoln Pool
	Pickleball; more swim lanes; larger shallow area in leisure pool for young children	Conceptual ideas on how the additional spaces in 83,000sf will be used, i.e., teens?
	Indoor aquatics - lap pool, therapy, leisure. Indoor track. Fitness area. Teen area. Programming space. Gymnasium.	Businesses pay 7 x's higher rate for property tax.
	Large meeting space	Competition pool at CMU is a capacity.
		What happens with Lincoln Park?
GROUP 8	Indoor play place like Kids plex but smaller for hot summer days with no swamp cooler	Raising sales tax will use up potential revenue source of other projects. Psychological resistance to sales tax over 10%
		Utilities - solar power is now competitive. Room in park for a huge collector/battery source.
		Will Lincoln Park Pool still be taken care of?
		Explore partnering with WCCC Community Ed Classes for wellness programs
		Online presence and ease of online membership and reservations
		Rec Center, especially off of Patterson. Thank you for working on a Community Rec Center.
		Matchett Park is the best choice by far! Lincoln Park is crowded, overdeveloped and limited.
		I live in Grand View Addition. I am concerned with traffic thru our neighborhood.
		None. Do not build.
		Please \$70M facility. Modest revenue needed from GJ for a much better facility, smart leveraging of funds.
		In 1982 Mesa County Voters approved a 2% sales tax which is still being collected and a portion of which was to go towards Rec Centers in Clifton, Redlands and Fruita.
		Lincoln Park would be ideal location.
		Sales tax is regressive. Nicotine tax stimulates the Black Market.
		Fruita pool is used for physical therapy. Ask VA hospital community and St. Marys to partner.
		Lincoln Park should be considered and maintained as an outdoor option for pools.
		Hamilton Center admission fee for general public is \$8 and is much better in all respects. 6 laps/mile, 23 swim lanes. Entrance fee must be <\$6.
		Class offerings: Finance, cooking, future planing/end of life planning, grief counseling
		I am glad to see the 2014 Matchett Park map being utilized.
		I like how the new building is situated on the existing Matchett Park site.
		Build the building first - pool, fitness rooms, yoga.
		Building is first.
		CRC is the perfect anchor project for Matchett Park! Related development will explode and only Matchett can accommodate.
		Do not shut down pool at Lincoln park. It is invaluable to the community.
		Grants and partnering corporations: St. Mary's, Community, VA, Lottery Dolairs, Hilltop, Nursin g Homes, Homeschoolers, Riverside Education Center, 5K fundraiser, project for college students to fundraise, Las Colonias
		I support the Matchett park location but I am VERY concerned about what will happen to Lincoln park. Worried it will fall into disrepair and become an eyesore. Are there plans to keep it up?

Grand Junction CRC - Phase 2 | Workshop 3 September 19 20, 2022 | Preliminary Plan Comments

Groups		
Group 1   Focus Group 1	9/19 @ 2:30	
Group 2   Focus Group 2	9/20 @ 7:00am	
Group 3   Focus Group 3	9/20 @ 8:30am	
Group 4   Focus Group 4	9/20 @ 9:45am	
Group 5   Focus Group 5	9/20 @ 12pm	
Group 6   Focus Group 6	9/20 @ 2pm	
Group 7   Public Forum (66 attendees)	9/20 @ 6pm	

	How can these plans be enhanced?	What is missing from this evolving plan?
GROUP 1	A lot of people are afraid the disc golf course there will be affected	
	What about families just under threshold for scholarships? How to make it accessible for them?	
	Explore discounts and other options	
GROUP 2	I see no storage rooms or maintenance staff area inside. Will need lots of storage	Where will the utility rooms be? Storage for supplies and resources
	Is there a city employee discount?	Missing: Parks maintenance staff for landscape
	Ninja coure, ropes course	Why no outdoor landscape staff?
	Dog obstacle course inside	Bike accessibility and lockers for bikes
	Sound dampering panels for community space	Sustainability options
	Small children warm pool, like a wading pool	Indoor air rifle
	Indoor or outdoor archery range	Priority access and pricing for groups?
GROUP 3	Consider changing proposed parking from level ground (usable for fields) to closer to Patterson	
	Ensure city transportation access into the center area	
	Alternative energy sources and local company products (i.e., glass)	
	Bus / bike access added	
	Covered bike parking	
	Bus stop out front	
	Explain cost estimating	
	Concern it will be too crowded/too busy	
GROUP 4	What other ballot measures may go forward? Do not want to compete.	
	Partnering with the VA for use. Therapy space is at a premium.	
	Need to show how Matchett Park is centrally located in GJ	
	Desire to include nutrition classes	
	Need to show and plan for integration of amenities, including trails, now before development occurs south of CRC. If it's not shown, developers will not do it.	
GROUP 5	No Comments	No Comments
GROUP 6	Coffee, smoothie, or healthy snack options	
	Explain total project budget, soft costs, etc.	
	Can there be an outside portion to the pool or an outside hot tub area?	
	Explain the intention behind the cost recovery, e.g., accessibility	
	Note which soft costs are for the park vs. CRC	
	Access - dedicated transportation should be shown on the site	
	Is it accessible enough for lower income families, esp. family rate	
	Silver Sneakers for non-residents too?	
	Focus on lap pool renovation at Orchard Mesa	
	Why not move it even further south?	

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GROUP 7	How much energy savings will there be? Solar? Geothermal?	Talk more to the seniors that are less active to see what they would like.
	How will lighting be sensitive to the loss of dark sky? The lighting at the Hawthorne extension to 28 1/4 Rd has shown that the city is not sensitive to peripheral light shining back in to Grand View subdivision and destroying the dark sky view to the east (Grand Mesa)	24 hour gym section?
	With all the positivities in favor of approval, why not bump the sales tax to 0.19%? This would provide greater flex for initial building and much less competing projects already. 0.15% to 0.19% isn't 'scary'	Please consider incorporating comfortable places for moms to breastfeed. Semi-private spaces: quiet, high backed seats, pony walls, strategically placed plants, nooks, space for stroller, near indoor play space for toddler siblings. If any questions, Julie Davis 703.627.2132 juliett.davis@gmail.com
	So they don't hit each other, width of lap lanes - request 9.375 feet wide - total of 37.5 ft. wide pool - allows comfortable lap swimming for leisure lap and competitive lap swimmers. This 9.375 ft wide lane is consistent with the width of an Olympic pool that is 50m x 25 yard with 8 lanes.	I hope that one staff person would be specifically for senior activities to include outings planned for them which would require a large van or small coach for transportation like I know Montrose has. I feel that seniors have been ignored by the Parks & Rec Dept. I presume there would be walking paths on the property. I love the building and site - Matchett.
	Can the necessary energy (heat and cooling) be new and maybe grant-funded as examples of how community buildings should work?	Caregivers and Alzheimers support groups. Water savings
	Be thoughtful of the homes in the area around the park!	Food! Coffee/shakes/etc need to provide space for future shops (Clubs, hospitals can do it in the lobby) Not just vending machines/food trucks
	There are lots of windows inside creating spaces of high visual stimulation. Are there places for persons that require lower visual stimulation to recreate?	
	Possible to keep consistent pool depth in lap pool? 6 to 9 ft? This allows lap swimmers, plus synchronized swimming, water polo and underwater hockey. Under 6 ft disallows these! Plus this adds rental income!	
	With all the great kids' areas with the lazy river, slides, zero depth; I'd recommend forgoing diving board! It doesn't add much, is a big liability, and takes away from lap swim by adding more staff to remove/replace lane lines.	
	Can seniors have pot-lucks in the community areas?	
	Keep new traffic off Hawthorne Ave.	
	This beautiful building must be built with the best materials for longevity and the best HVAC tech in the world!	
	Energy efficient? Solar?	
	Any issues with possibly too much solar gain from east windows? Utility costs? Comfort?	
	Charge for overnight lockers. Swim lessons, pickleball \$\$\$	
	Revenue - sell more Silver Sneakers, etc. Advertisement in "The Beacon" etc. Lots of seniors here!	
	It's our views you are blocking	
	With no County contribution?	
	New lights on 28 1/4 Rd by Hawthorne are too bright and invasive	
	Solar from Day 1	



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Groups	
Group 1   Focus Group 1	9/19 @ 2:30
Group 2   Focus Group 2	9/20 @ 7:00am
Group 3   Focus Group 3	9/20 @ 8:30am
Group 4   Focus Group 4	9/20 @ 9:45am
Group 5   Focus Group 5	9/20 @ 12pm
Group 6   Focus Group 6	9/20 @ 2pm
Group 7   Public Forum (66 attendees)	9/20 @ 6pm

	What is most exciting about the current direction?	What Outdoor Features should be prioritized at Matchett
GROUP 1		Make sure outdoor landscaping doesn't include things that can be thrown at the windows
		Food truck parking with utilities
		Prioritize multipurpose fields
		Make sure there is shade outside: playgrounds, trees, shade sails, etc.
		Outdoor amphitheater to host outdoor concerts/events, theatre, movies, shade for events, can help w/cost recovery too
		Public request received for tennis courts
GROUP 2	Excited for opportunities for more programming	Dog park or dog training indoors at CRC
	Excited about the pool with rock wall	Outdoor pet area
		Area for quiet recreation - yoga, hammocks
		Skate park: teens and 20's engagement
		Splash pad
GROUP 3		Outdoor gathering, meeting, social, snacking/eating, community space in the front of the building
		More community spaces in the park, close to the CRC
GROUP 4		Need to show and plan for integration of amenities, including trails, now before development occurs south of CRC. If it's not shown, developers will not do it.
GROUP 5	No Comments	No Comments
GROUP 6	Love the variety of places that open to the outside!	

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GROUP 7	Thank you for all your hard work and extensive research! It's just wonderful. Let's do it!	Bike/ ped trail to east, west and canal
	Great presentation!	Outdoor additions: basketball courts, soccer fields (6), walking trails, downlight to preserve dark sky
	Good plan, reasonable daily entry fees	Outdoor pool
	Bummed the track with activities is gone but the rest is awesome!	Space for farmers market \$\$
	Outstanding	
	Love the CRC concept for GJ. Very excited! Thanks and hope this passes easily.	
	Fabulous. Let's build it! Use funds from Berkey Park sale for the blue dotted space funding	

**Grand Junction CRC - Work Session One Public Comments**

## Option 1.

**Omar Bou-Matar**

Lincoln Park is great, but it doesn't have sufficient parking for the many events that it is home to. Thanks for soliciting community participation! And - should it be possible to expand the Lincoln Park-Moyer Pool, I'd be all in favor of that. Keep up the great work in all the ways that you're doing.

**Eric Maatta**

I really wish someone would do research into the size and population of Grand Junction vs the size and population of all these other areas that have an existing Rec. Center. GJ is way too large for 1 Rec. Center. You have to consider the whole population of Mesa County because everyone outside City limits will be using the facility. Also, will the residents of the "city" pay for the new Center, but the residents of Clifton and Palisade be the ones using it the most, especially if you locate it East of 28th? City residents pay a higher tax than County, correct? For it to be a successful project 2 Rec. Centers would be ideal. One for GJ, and one for Clifton/Palisade. Fruita already has one, so they are exempt.

**Julie Martinez**

## Option 3

**B Lacy**

I feel like option 3 is the best option for the community. Preserving the current Lincoln Park pool is needed-it is a much-beloved pool for our town and needs to be renovated. But our CRC should be located at Matchett Park-it brings a new option to that area of town and is fairly central for much of our community. I believe Lincoln Park would still attract many patrons for its convenient location in the center of town. But as our community grows-a, a new location for a rec center is needed, while still retaining the history and use of our current Lincoln Park swimming pool.

**Sara Chutka**

I 'vote' for option 1 at Matchett Park or, secondly, option 3 and the hybrid. Option 2 seems like the pool would be completely unavailable for years during the building. That would be a loss to the community.

**Margo Frantz**

I am in favor of the rec center being located at Matchett park. I think parking can be an issue at times at Lincoln Park.

**Ted Albright**

We would like to see option # 1. This space would allow for later growth. The area of 12th and north Ave is already so congested. And it would give us on the Patterson side options closer to home.

**Jenn Enoch**

I attended the June 14 presentation on a CRC. My preference is Option 1, a CRC only at Matchett Park. Following are my answers to the five important questions: 1. I describe Grand Junction as a beautiful place that gets really hot in summer. I say I love it except that people are too conservative. 2. I think when people are here, they need to go the Grand Mesa and go for a hike on the Colorado National Monument. 3. I live in Grand Junction because my family is here (I was born and raised here), my husband's family is here, and our businesses are here and in Montrose. 4. I want to be perceived as a community that invests in the well-being of our residents - I want to be that kind of community. 5. I don't want to be perceived as we are now - seen as a bunch of tax-averse conservatives. Thanks for the presentation last night. Craig did an awesome job.

**Hannah Bou-Matar**

Hi, my first choice would be to build a new community center at Matchett park and turn Moyer pool into a city splash pad (more extensive than the existing one. See almost every city in Utah for splash pad ideas). I have 4 young children and there are not enough free or low-cost water options for us during the hot summer days. My second choice would be to build the community center on the existing Lincoln Park Moyer pool footprint and build a splash pad at Matchett park. I am not in favor of your third hybrid option. I feel that having a centralized location for all community center amenities is essential, especially with multiple children in multiple different programs. I.e. Drop one kid off at basketball at Matchett Park and have to drop the other two off for swim lessons at Lincoln Park at the same time. Thanks for the opportunity to provide feedback.

**Abby Watson**

I like the idea of Lincoln Park, but where would you locate it onsite? Please include indoor pickleball courts in the project!

We vote to use the Matchett Park property for any future community center facilities. Lincoln Park should be left as it is. That area is too residential to add more conflicting activities. If parking is a problem, you can bet people will complain loudly and even not use it. The current park is not physically large enough to add any more activities. We enjoy the Community Centers in Delta and Montrose, and we are willing to drive that far for activities so why would locals not drive just a few miles here in town to use a nice, new, well-equipped gathering place. Grand Junction is supposed to be a growing, prosperous area but it can't offer its population anything like the other two cities on the western slope does.

**Bob and Juanita Moston**

Thank you for all the work and consideration put into evaluating the future of the recreation community. Option 3, Matchett and LP, would be ideal for the long-term future of the community. A new rec center plus updates to the pool would improve recreation while providing multiple options. As the community continues to grow, additional rec spaces will be more important. If adding anything at Matchett, Pickleball courts are needed. Thank you again for your work and commitment to having a strong recreation community in the future.

**Luke Clayton**

It needs to be located toward the east end of town where there are unserved populations. Matchett park is good. Lincoln Park already has options for people living in central GJ.

Regarding the CRC... I like the third option of having the community center at Matchett Park and renovating/modernizing the Moyer Pool. During the summer there's nothing quite like swimming in a large outdoor pool. Indoor pools like the one in Orchard Mesa are great for wintertime, but in the summer, sunshine is the best.

**Danika Holt**

It would be the preference of myself and my husband, Tim Currey, to establish a community recreation center @ Matchett Park. Thank you,

**Maria Currey**

Option 2 is the least expensive. Will not support any tax to pay for the center. Individuals on fixed incomes are having a hard enough time making ends meet. Matchett Park should remain a natural park without developing it into a giant playground.

I was unable to attend the in-person meeting but would like to give my input. I believe that we do not need a government-funded recreation center in the Grand Valley. If there was a need for this type of facility a private company would already have opened one. If the City goes forward with this project, I believe funding should not come from taxes. Why should people that won't use the facility be forced to fund it? An increase in sales tax, property tax, or nicotine tax would definitely provide the funding but why should people like myself that will never set foot in the facility be forced to pay more in taxes? With the economy the way it currently is, this is definitely not the time to increase taxes, forcing people to



pay more when a lot of people are already struggling to make ends meet. Perhaps funding should come from investors and any fees charged for the use of the facility could be used to repay the investors. If a miracle does not occur and this project continues, I believe it should be built at Lincoln Park. The Matchett property should be kept as an open space. Leasing the fields to a farmer is also a source of additional revenue for the City. The fields and surrounding area are home to numerous species of animals that would be displaced as well. In a community with increased population growth and development, the city should keep Matchett Park as close to its current condition as possible. Besides being a home to wildlife, it is an excellent area to walk and observe wildlife. Also, since this valley was built on agriculture, it would be nice to see the City continue to show support for that industry. When outside of the valley I tell people that Grand Junction was once a great place to live but that it has changed. I tell them the city does not welcome industry if it is not outdoor recreation related. I tell them they are not supportive of energy development. The day will not come soon enough when I can move out of the city limits and stop paying City property taxes. I already try to spend as little money as possible inside the city limits to avoid funding unnecessary projects like a community recreation center. I tell people that the City of Grand Junction wastes taxpayer money on CMU when the college already charges enough in tuition. Visitors to the Valley should really visit the local fruit growers and wineries. They should visit the plentiful outdoor areas like the Grand Mesa and National Monument. They should patronize local businesses. I wish the valley was still known for agriculture and hunting /fishing opportunities. I hope that the City is never known as another Boulder. I hope it doesn't become a liberal stronghold that tries to destroy the oil and gas industry and the agricultural heritage of the area. It seems, however, that the City is on the way to becoming just that. Increasing taxes to provide unnecessary services to the community. I'm sure the time I spent writing this email was in vain because I'm sure it won't make any difference to those with decision-making powers. I will do everything in my power, however, to encourage people to spend as little money inside the city limits as possible, in hopes that it severely hampers the funding of City projects. Thank you for your time if anyone reads this,

**Jake Wertz**

My first choice would be Option 2. It seems to me centralizing the facilities in one area would be more cost-effective in the long run. I am not opposed to Option 3, but I am completely opposed to Option 1. Matchett Park is a much more accessible location.

**Laura Johnson**

I missed the meeting and have participated in all surveys. After reading the PDF and seeing the 3 options, I have changed my choice from Lincoln Park (option 2) or possibly option 3 to for sure option 1 as the most good will come from that being built and will leave the community with the 100-year-old success that is our centerpiece of GJ. Essentially this new build will give the entire grand valley another option whereas the other 2 don't provide such a choice and inevitably disrupt the downtown outdoor pool. Don't fix what's not broken! Thanks, guys!

**Jeff Orehek**

Please put the CRC at Matchette Park. It is centrally located for ALL residents of the valley from Loma to De Beque. Residents of Mesa County, not just Grand Junction would benefit from the CRC located there. There would be plenty of parking, and plenty of space for all kinds of athletic fields, courts, running tracks, disc golf, etc. I believe it would cut down on crime all over the valley because of the easy access and if it is affordable to all residents. Please consider Matchette Park for the CRC. Thank you, Mesa County Resident and user of all facilities in Grand Junction and Mesa County.

**Wanda Robinson**

Option 2

**Cindy Enos - Martinez**

I'm against it but if it must be done then it should be done at Matchett Park.

**Lori Alpino-Holloway**

No, we do not need this. Enough taxpayer money is wasted already. You don't need to waste anymore. You people need to spend less. Enough of the fiscal rape everywhere Americans/Coloradans turn. We're tired of it.

**Nataniel Pinson**

All, I did some research yesterday on the location issue after attending the workshop. A couple of comments: 1) We've run the ballot issue with the Matchett property twice and failed. Lincoln Park has definitely come up as the preferred location in several circles despite the survey. You may remember too that during the citizen workshops for the last comprehensive plan we often brought up that it was time to repurpose Lincoln Park. Many of us would love to move the subsidized golf course and create a more usable area including a people's park and possibly affordable housing among other needs. 2) GJ is doing a mediocre job in working to reduce traffic locally at best. The talk about traffic problems usually starts with adding roads, lanes, bypasses, etc. while most of the world is working on reducing cars on the road and expanding pedestrian/bike accessibility. Patterson Road is overused already and not easily accessible in any manner for much of the city while Lincoln Park is accessible to thousands (including much of our younger population) by foot, bike, and bus. Districts A and E have the highest concentrations of 18 – 39-year-olds in the city who would be needing accessible recreation for themselves and young families. Lincoln Park works better for these districts. 3) We need to get serious about reducing our carbon footprint here which means building where people are and reducing driving. 4) Patterson Road is barely serviced by bus service - one intermittent route. Lincoln Park has three routes that are constantly running. Recreation should be available to people of all income levels. 5) Infrastructure is in place at Lincoln Park which will save money on the project. 6) Costs need to be kept down-my progressive groups will not support any more sales tax increase requests. With a median family income of around \$53K in the city, we cannot ask lower-income families and retirees to pay more sales tax for basic needs.

**Scott Beilfuss**

Hi, I live in Wheat Ridge where we did a new rec center that people said would never be passed by voters, but it was. Wheat Ridge, like GJ, has a large senior population. Why did it pass? Voters were told that it would pay for itself from the day it opened. Except for closures and interruptions from Covid, it has made money from the get-go. Pools are highly used (by many seniors), and exercise rooms and gyms serve all ages. Our side rooms where classes take place or can be used for large and small group rentals are incredibly possible. There's even been a small daycare on-site for parents to safely drop off a little one when a parent is on-site exercising. Ask the City of Wheat Ridge how they passed the Rec Center, it's possible. Please don't let the naysayer citizens run this out of town with their negativity. It's possible to pass it if you can show it paying for itself, combining funding and grant programs and getting younger voters who are potential customers of the pool, rental rooms, and gyms to get involved. They don't typically vote nearly as much but getting out the vote and using Barker Rinker Seacat's advisors is HUGE. I am grateful every day that Wheat Ridge passed and was able to fund such a great community jewel, Grand Junction residents all deserve a great center...Our adult son and his family and our daughter and her husband all like in GJ and would vote YES...please get it on the ballot! And get younger people involved on the committee, not just seniors. You need community cheerleaders for this project~ Good luck!

**Cheryl Brungardt**

I like the hybrid option, updating the pool, and building the center at Matchett Park. I reviewed plans and I also voted against the community center when it came up in 2019 for Matchett park. It's too far out from downtown. Not in walking distance of the huge amount of homes and businesses downtown and off an incredibly busy road (Patterson) which will just add to an already busy traffic corridor. Any potential CRC needs to be in the Lincoln Park area or it will continue to fail when it comes up for a vote. Thank you

**Brenda Walker**



While your presentation is well done, your timing for this project couldn't be worse. We, as a country, are heading into a recession that may last for some time (not temporary!), to say nothing of historically high gas prices, inflation in every economic sector, consistently high construction costs, and increasingly high-interest rates. The last time this project was proposed, it was 'over the top with its costing and it was voted down - it tried to be too many things to too many people; it should have been phased with a small core facility that could be added onto over time based on the public demand. If this project takes on many of these previous attributes, it will fail. Adding to people's sales tax costs and increasing their mill levy at this particularly difficult economic time is a very bad idea, no matter what you think your demographic studies support - they were small focus groups of targeted people who have always wanted a community rec center. Also, counting on sales tax revenue from the marijuana industry to too great an extent may prove to be an unrealistic expectation - if that doesn't provide the revenue needed to support whatever this project turns out to be, will sales taxes and mill levies have to increase to offset that shortfall? Taking more time to develop a workable and economically feasible project in light of the current and increasingly negative economic future would be my suggestion to Parks and Rec and the City Council - let time be your ally, not your adversary. Trying to put this project together for a vote in November, given these concerns, will not turn out well in my opinion, and I will not be a supporter if that is the goal. Many thanks for your consideration,

**Tom Rowland**

Thank you so much for allowing public comments on such an important topic. I think the hybrid option would be a wonderful idea! If not, my second choice would be Matchett Park. Even though Lincoln Park is more centrally located, the current parking problems and congestion at Lincoln Park are a factor, with not much room to expand as far as land. I am thrilled that you will also be upgrading Orchard Mesa Pool as well! I was part of the group that met to keep the pool open so thank you for continuing to support this pool.

**Mariann Taigman**

My feedback is that option 2 is the worst of the three for several reasons. Reason 1 is that the CRC needs to be further away from CMU in order to allow it to serve the permanent residents of the city and not be overrun by college students who already have many of these recreational options on the adjacent campus. Reason 2 is: There is already too much congestion in that location, especially when there are events at the football or baseball stadiums. Those wishing to use the CRC should not have to contend with the crowds or plan their use around events like band competitions, sporting events, graduations, etc., which will take up a great deal of the parking no matter how many new spaces are added. Reason 3 is that there need to be recreational offerings on the Northern side of the city to serve those long-overlooked residents. There are already recreational options in Orchard Mesa, at Las Colonias, at Lincoln Park, and at Canyon View Park. The residents on the Patterson corridor from First Street to Clifton have long needed more than just Long Family Park which offers little more than a good walking path for adults. Private businesses have likewise neglected to provide any entertainment, physical fitness, or recreational opportunities to this area, which means the impact on private business would be reduced if Matchett Park were the approved location. What I do not see in the .pdf presentation is a description of what, specifically, the larger CRC will include at the Matchett Park location (option 1) and what would be cut from the facility if the size were reduced to accommodate the renovation of Lincoln Park pool facilities. Simply saying the size of the facility would be reduced is not informative enough to help the average citizen weigh in on the decision. Would the reduced size mean there would not be a pool at the Matchett Park location? What specific amenities are being planned for the CRC — basketball courts? Fitness equipment? Community rooms? Auditorium? A library branch? Lazy river? A senior center? Pools? (an indoor running track would be a top priority for me, as there is not one anywhere else in Grand Junction unless you have access to CMU). Will any of the amenities be eliminated by reducing the size of the facility? Or will they just be reduced? I lean toward option 3 in general provides more options while improving what we have, but that is really hard to say for sure not knowing anything other than the reduction of square footage for the proposed Matchett Park site.

**Teresa Black**

I like the idea of improving the Lincoln Park facility. Roller Skating is fast becoming a "thing" in GJ, but we've lost our indoor rink. Might you consider an "all-purpose" indoor area that can be used as a Roller Rink? Maybe it would also be used for Pickle Ball, Yoga, Tai Chi, etc. thanks for asking!

**Jill Whinnery**

Good morning, while the Lincoln Park site is closer to me, the Matchett Park site makes more sense. Option 3 is the best plan. Thank you for all this work.

**Eileen Warner**

Option 2 ONLY if it includes a pool that has the original Moyer free days of Wed and Sat as the pool did when I was growing up in the 50s. It was such a wonderful thing for all the kids, but especially the families who couldn't afford a seasonal pass for their children.

**Jane Albee Cardenas**

Option 3. Improve Lincoln Park but use Matchett park as the new community center location.

**Phoebe Johnson**

This needs to be at Matchett Park. Lincoln Park is already too crowded and isn't as accessible to the north/east parts of the city – I absolutely would NOT vote for one at Lincoln Park. I think the voters will approve a center at Matchett much more than Lincoln Park, so long as it isn't so full of over-the-top features that make it cost too much, like the initial Police Station and Library plans that were turned down before more reasonable options were presented. Get the infrastructure and basic features, then add on as the money allows over time.

**Terri Benson**

I did not make the meeting, but my family would like to weigh in. We have lived near Lincoln Park for over 50 years. We love it. Love being close to everything that happens close by. However, the parking and the crowds can be terrible for those of us living here. When Las Colonias opened up, and events started there, it got MUCH better. We did not have to deal with all the parking on the streets for everything that happened. Concerts and other events always make issues for the people who live here. But at least they were short-lived and temporary. A Rec Center is a much-needed addition to our city, and I hope it does get built. However, putting it at Lincoln Park would stress an already high level of activity in the area. JUCO, Graduations, and other events are awesome, and we love having them. But a rec center in the area would, we believe, put undue stress and overuse of this area to a whole new level. And it would be a permanent change. It would always be busy and always congested in the Lincoln Park Area. We put our vote in for option 1 or 3. Finally, put Matchett park to good use and Patterson can handle the traffic better than the Lincoln Park area. Option 3 would be ideal, but it all depends on voters and what propositions end up on the ballot. Please consider those of us that live near Lincoln Park, and what we already deal with. Thank you,

**Charles Fedler and Family**

I don't think people are thinking of the traffic a rec center would put on Patterson Road. There is so much traffic now Patterson. I can't get out of my subdivision most mornings and afternoons. This really needs to be something that is considered.

**Susan Krizman**

Hello, I read the newspaper coverage and appreciate the email with the link to the presentation earlier this week from the meeting about a proposed new Community Center. I was out of town and unable to attend. I strongly support pursuing the CRC at Matchett Park while also renovating the Lincoln Park pool (Option 3). While this is surely the most expensive option, it is worth doing this project right and making the long-term investment in our community that will benefit more people in the future.

Thank You,

**Steve Fox**



My choice would be the old City Market building on 1st St. Plenty of parking right next to Main St. A great central location.

**Jim Craig**

As far as comments and feedback on the Rec Center - Clearly Matchett Park is the best choice, but I don't understand why Lincoln Park pool would go away. It's MOYER Lincoln Park Pool and I think it would be a disgrace to the Moyer family to take away the pool (and it's almost free-for-kids-days). Some people like outdoor swimming in the summer. But Lincoln Park as the site of the community rec center - even with additional parking - is a horrible choice. Parking is already limited for all the facilities that ARE there. Not to mention having to relocate one of the disciplines for track meets - how does that make any sense? Adding a year-round community center will only make parking worse. How would you handle when Marching Bands have their competitions and events and block off the parking lot - would you then leave part of the lot open for the rec center thereby reducing the space available for the bands to park? It would also reduce parking for football games, JUCO, and graduation because the rec center would be open WHEN those events were going on. People use a community center to relax, and not deal with traffic congestion and parking. I don't know why PowerPoint mentions how much parking there would be at the golf course as we all know that golf course parking is ONLY for golf course patrons. They do not allow it to be used while any other event is going on at the current Lincoln Park Complex. Would the rec center be the same way? If they're open then parking for events at the stadium is limited. Matchett Park has the space where it could have a very nice facility, but maybe also keep some of the walking trails and such. It is also located close to MANY low-income housing apartment complexes that would be within walking distance to a Rec Center at Matchett Park. Growing up in the Denver Metro Area, I can't tell you the number of low-income kids who thrived by having a rec center within walking distance. I think the overall location is appealing due to its beautiful views and that it's NOT off the very busy and sometimes congested 12th Street. I think we need to think about the kids who would use a rec center. It's not kids who belong to the country club and have a pool or exercise equipment at their disposal at home - it's kids and families who DON'T have those things. Not to say other people wouldn't use it, but I think of a rec center providing opportunities for kids whether it being able to go play pickup games of basketball or go swimming year-round. Swimming is a life skill, NOT something that should only be for that who can afford it. Keep the Lincoln Park complex with Pickleball Courts and such - people love going there. However, a fully family/kid-friendly year-round rec center would also be utilized. I loved going to the rec center growing up. I feel like we are trying to cater to those above a certain age group with where we put this rec center - keep it close to the golf course and pickleball courts that are used by retirees and such. Meanwhile, I am thinking of the youth aspect. Eventually (maybe) there will be an I70 exit off of 29 Road. Bringing new people into town I think saying "The community Rec center is that beautiful building right off Patterson at the top of the hill" is better than "oh it's in the middle of town by the stadiums and golf course" sounds more appealing. The City of Thornton built a great rec center with green space and walking trails as well as a very nice facility that can be used year-round. I think lots of open space around a rec center is definitely more appealing than a small park and stadiums that (according to the seasonal parks and rec guide) host events on days over 2/3 of the year. That's my input. Matchett Park is the clear choice to me. Not to say you couldn't improve Moyer pool, but it's Moyer pool and Moyers wanted it to be such. I think we need to protect that legacy as well as not make the Lincoln Park complex even more congested and crowded. I would also ask that you ask the people that live around Lincoln Park if they would be likely to leave the area if the facility was built there. Thank you.

**Jennifer Schmalz**

Option 3 gets my vote. Do not waste the opportunity to look at the future of the size of the Matchett property as compared to the size of Lincoln Park which has little opportunity for future expansion.

**Juanita Moston**

I vote for Option 1 to have the Community Recreation Center built at Matchett Park.

**Susan Hyatt**

As much as the eastern side of the city could use a nice community center, the social economic status of the area results in many there NOT taking care of things. Vandalism, graffiti, and theft are more likely to take place there. It's the elephant in the room that no one wants to discuss. But to build a nice facility there would prove to be folly. As such, if sufficient parking can be had, the Lincoln Park site is most likely the better, safer choice. More centrally located, chances of it being taken care of are better there.

**Keith Rasmussen**

I vote for option 3, with the new CRC at Matchett park and the upgrade of the Lincoln Park pool. The plan for the new CRC at Matchett Park looks absolutely beautiful. Five Questions:

1. When I'm away from home, I describe Grand Junction as a beautiful, quiet, safe small town with lots of outdoor activities available. 2. I'm recommending that visitors experience the Colorado National Monument for hiking, driving through the national monument, palisade wineries, downtown to walk on Main Street, and go to grand Mesa for hiking. Grand Junction should develop more festivals based on the seasons and our natural resources. 3. I live in Grand Junction for the natural beauty, peaceful yet active lifestyle, mountain views, warm climate with seasons, and close proximity to other wonderful locations in Colorado/Utah, such as Moab, Glenwood Springs, Aspen, Telluride, plus it's a great place to raise children. I like the fact that there are no crowds, no traffic jams, and easy access to national parks, for example, we don't have to wait in line and fight for parking to hike at the Colorado National Monument. 4. I want Grand Junction to be perceived as a beautiful, safe, peaceful small town that takes good care of its residents. Visitors from other parts of Colorado and other states come to Grand Junction as a retreat to experience natural beauty, hike, bike, paddleboard, river rafting, go to wineries, and experience local great restaurants. 5. I do NOT want Grand Junction to be perceived as dirty, rundown, old, out of touch, behind the times, boring, bad restaurants, backward, ugly, and having nothing to offer its residents. Thanks for letting me be a part of this process and for taking my input into account. Sincerely,

**Stephanie Daniel**

The parking at and around Lincoln Park is already challenging at many times. If you build a rec center there, it has the potential to become even worse. As someone who lives near the Park, I am asking that you not consider putting the Rec Center in Lincoln Park!! Thank you

**Kate Holmes**

I vote for option 1. We are especially interested in an indoor pool because it's doubtful that the Orchard Mesa pool will remain open. I also believe there are other amenities we would use in a recreation center. And what a great thing for the community!

**Linda Johnston**

I would like to put in my vote for option#1. The recreation center should go in Matchett Park. There is room for everything, and it will be all together. It is not that far from Lincoln Park and here is considerably more room for everything Thank you

**Marcia Rising**

I know this email is coming from my City email but I am a City resident and I wanted you to know that I think Option 3 is the best alternative for a Recreation Center. The Lincoln Park pool is such an asset already and it would be a shame to lose it for a new recreation center in Option 2. My second choice would be Option 1 and Option 2 in last place. We need more places to swim in the valley and the existing pools get packed! Preferred options

Option 3: Hybrid - Community Recreation Center at Matchett Park with modernization of the Lincoln Park-Moyer Pool.

Option 1

Option 2

**Kurt Carson**



I attended the workshop on Tuesday and identified my Rec center location preferences and made comments on those preferences. I didn't have an opportunity to think about and answer the Five Important Questions part of the exercise. This email is an attempt to answer those questions. 1. How do you describe Grand Junction when you are away from home? I usually tell people that it is a wonderful place to live and, in my opinion, has everything a person could want, except an ocean. There is high desert, canyon country, alpine activities, rivers, great hunting and fishing, fabulous hiking and mountain biking, low humidity, no hurricanes or tornadoes, only minor earthquakes in the area (mostly man made), close proximity to many world class ski areas with somewhat lower prices than the ski areas, tons of federal land to recreate on, a decent airport, smaller population so not as crowded, great smaller university, great sports town, high school, college, the Rockies, etc., with nice facilities, and reasonably a diverse population as long as you avoid the topic of politics. Don't tell too many people. 2. What places or events must visitors experience when they are here? The riverfront trail system and connected hiking and biking opportunities throughout the valley, amazing fruit orchards and wineries in Palisade, Colorado National Monument, Grand Mesa and Powderhorn ski area, the Uncompahgre Plateau, Juco, concert and other entertainment opportunities at the Avalon, Las Colonias, the Riverfront concert series, Fruita, Colorado Canyons, CMU, Downtown Grand Junction, Canyon View Park, particularly the kids play area, decent regional shopping. I am sure I left many things out. 3. Why do I live in Grand Junction? Short answer...I always have, except for a few years away for education. I was born and raised here and am a third-generation native. Grand Junction has always had most of the amenities I want in a hometown. See answers to questions 1&2. It has been a great place to grow up and to raise a family. It still has most of what I want or need and we can still access bigger cities reasonably quickly and efficiently, if necessary. There are decent employment opportunities and good health care services. Great weather and natural beauty. Great year around recreational opportunities. Did I mention no humidity...sometime wish we had a little more rain! 4. How do you want to be perceived as a community? I would like Grand Junction to be perceived as one that takes pride in itself and provides opportunities for all of our residents to take advantage of public and private opportunities that make this a great place to live. One of the missing links is one or more recreation centers that are available to all residents at a reasonable cost. I think it is a rather glaring missing piece. Like a good library, symphony orchestra, performing arts facilities, art centers, parks and trail systems, CMU, having these assets shows pride in our community and a willingness to make many activities available to all residents. We need to keep working on this. 5. How do you not want to be perceived as a community? I hope we are not perceived as the home of too many ultra conservative residents. I think that we need to strive to all work together to make sure that all residents have access to the wonderful amenities we have here and we need to strive to listen to one another and work with one another, to give everyone an opportunity to succeed. Easier said than done. One way to do this is to make sure everyone has good opportunities to safely participate in indoor and outdoor activities, recreational and otherwise, that are accessible to the most residents. Recreation centers are great equalizers. We need one...or more if we can figure out a way to afford it. It would be nice if Mesa County would participate a little more. After all, Grand Junction is part of Mesa County, and we all use these amenities. Hope these answer the questions. Please add these comments to the Recreation Center file. I sincerely hope City Council commits to moving forward with a recreation center. It has been a long time coming.

**John P. Gormley, Esq.**

Options # 1.

Question: Should the 100 yr old, historic, outdoor, Lincoln Park Moyer Pool facility be renovated? YES and should be renovated in addition to a new Matchett Park Center. Question: Site Preference? 3 - Matchett Park and update Lincoln Park Pool. Five important questions: 1. Grand Junction is a great town for raising your family or living single. There are several large employers in the area, as well as many small local businesses. Higher education at WCCC and CMU, as well as Colorado Christian Univ. We have a large variety of places to worship. The park system is wonderful, exercise trails at more than one location, and we enjoy nearby State and National parks as well. There are multiple outdoor recreation opportunities. The natural surroundings are beautiful. I am single, 62, and love going to the pool all year-round. I certainly hope we will continue to support the OM Pool and maybe use the old gym there for community activities as well. I love that the riverfront is being developed, and that we are having more diversity of entertainers coming in to GJ through a variety of venues. I am attending a comedy show this week, and I enjoy the music concerts. 2. Visitors must visit the Grand

Mesa, Colorado National Monument, and if JUCO is going on when they visit, they should take in a game or 2. I highly recommend Lincoln Park if you have children with a great playground, swimming pool, pickleball, golf and the stadiums host a variety of teams. The park most visitors love is Canyon View because of the fantastic playground. That park desperately needs more parking. The Science Museum for kids & adults is a fun place to visit. 3. I moved to the area to take care of my folks. I moved from Charlotte, NC and found it difficult to find work in my field of telecommunications. I did find a job in 2005, but in 2008 I had to take care of the folks full time. After 10 years they had both passed so I retired in 2020. I live next door to my sister and its wonderful having family close by. I can't see myself moving anywhere else since I have a wonderful church family, great weather most of the year, and I've adopted Grand Junction as my hometown. 4. I want us to be perceived as a growing, vital community. I really think the past few years have shown an improvement in the downtown area, riverfront, and North Ave. Work still remains. The business loop is a disgrace sending people off the freeway to an area where there are practically no hotels, shopping, or restaurants. It should be re-routed as a truck route and the business loop should go through North Ave. I want us to be a family friendly city. 5. I do not want us to be a marijuana mecca. I don't discourage the dispensaries, but I don't want us to become a marijuana vacation destination. I am concerned about the OM pool because it is a place for seniors year-round to use the pool without joining a gym (and those pools are way too small). The aqua aerobics class and lap swimming are great. I love the aquatic staff, and the managers Pete and Trish are superb. I have had the annual pass for about 3 years and it is such a great value. Thanks for all the work you are doing to improve community recreation. Sincerely,

**Pauline Dudley**

In response to your newsletter/survey I received via email, I would be in favor of Option #1 for a rec center to be located in Matchett Park. There are already parking issues at Lincoln Park, and a rec center at that location would definitely aggravate that situation. However, since I'm a resident in Palisade, I don't think my comments would be "allowed" or taken into consideration. Thanks,

**Arzanna Hanna**

Option 1: The Matchett Park. Lincoln Park doesn't have enough parking. Not enough parking now as it is. Additional expense to put in a parking garage. OPTION 4: Maybe consider the church that is for sale on Patterson. Water, plumbing, electrical, parking and plenty of acreage. Just add onto the building for a swimming pool. Building isn't that old, and you only have to change some walls inside. I'm sure this would be a cheaper and easier way to go.

**Rose Stoltenberg**

None of the above. Can't afford taxes and inflation right now.

**Deborah Shults**

We choose the Matchett Park location. Thank you.

**Nancy Buettner**

To whom it may concern, I reviewed the PDF presentation emailed out and prefer option 3 (Hybrid), as it retains a pool at Lincoln Park, which is heavily used, while enabling more recreation opportunities at the Matchett site. Feel free to let me know if you have any questions.

**Suzanne Foster Porter**

Hello, While I am excited for the prospect of a rec center anywhere in Grand Junction, I really hope that you would choose the Matchett Park site. I would also agree with updating the Lincoln Park pool as it is an important part of the city. If you look at the central area of Grand Junction, there are already so many things to do nearby. Many people who live in the area are already very active. They also tend to have more money to get to places like the Monument, Fruita etc. for their recreational purposes. The Matchett park area has very few resources for recreation and fun things for kids or older people to do. A rec center at Matchett would be a huge asset to the area. It could help keep at-risk kids off the



streets. Elderly people would have a place to walk in the winter when the mall is too far away. I appreciate your working on this project and sincerely hope that this will come to fruition. Thank you,  
**Stacey Moseley**

My choice is #3, but definitely the center needs to be Matchett and the additional upgrades.  
**Larry Ingram**

Option 1 at Matchett Park would be an optimal location.  
**David Martinez**

Matchett is the preferred location for a community center/rec center. Lincoln Park is filled up. The Moyer Pool should be maintained and improved. But trying to dilute a community center by transferring the responsibility of Moyer is a sneaky trick. We should have a separate community center at Matchett. This is a once-in-a-generation opportunity. A well-planned and expandable community center at Matchett makes the best sense. Leave Lincoln Park alone. It is already stressed with the use it has, and the open space it provides in the middle of town cannot be replaced. Please don't destroy it. I knew Ken and Sally Matchett. They intended their donation of prime land to be used as a park. A community center would be the anchor for a jewel.  
**Ellen Miller**

My concern with the option of Matchett and Lincoln Park is voters turned down Matchett and OM pool. I like the idea of both, just not sure the voters will go for it. Remember there are funds set aside from the sale of Burkey park to help with Matchett Park.  
**Cindie Downs**

I believe Lincoln Park is the most centrally located site and the best location for a community center.  
**Karen Nelson**

Option "one" make it a nice one, keep Lincoln Park pool as is. Adults need a pool year-round. Oh, and sometime in my lifetime would be nice.  
**Gerald Peterson**

Matchett Park has the room. I like the location of Lincoln Park but there is not enough room. There needs to be enough room for exercise room and indoor pool. Rooms for meetings and games. Parking would be an issue at Lincoln Park.  
**Rebecca Cart**

Not in favor of any of your options (1,2 or 3). Thank you.  
**Rosie Reis**

Hi, I feel Option 2 ~ Lincoln Park offers the most benefits for our community. 1) It is centrally located 2) Most cost-effective of 3 options 3) summer camps are able to safely walk to pool from their various locations. 4) Infrastructure is already there thus, in theory, should take less time to complete project.  
**Michelle Archer**

Thank you for including me in the opinion poll for a new Recreation Center in Grand Junction. All 3 options shown are good with my vote being first for #2 and then for #3. As the taxpayers have voted this down before, if it was marketed as utilizing existing facilities that already has the infrastructure in place saving taxpayers' dollars, this might be looked at more favorably. Also the location is more

centralized for all around the Grand Junction area pulling from south, north, east, and west. As regards #3, Matchett Park would be good as the space is so large and would not interfere with other activities being held with adequate parking. If there are other events at Lincoln Park, this could pose a parking problem; the only obstacle I see. Modernizing the existing Lincoln Park - Moyer Pool is an excellent idea. It along with Orchard Mesa Pool are great assets for the City and used by many, including Fruita commuters. Both of these should be considered in future plans by the City for continual use especially if the Recreation Center does not go forward. It is essential to all pool users of all ages that we have a year-round pool. Sincerely,  
**Stephanie Anderson**

Hey all! Thanks for putting together a great packet about the community rec center. My preferred option is to have the rec center at Lincoln Park, option 2 in the pdf packet. I believe Lincoln Park would benefit greatly from a community rec center as the accessibility and usefulness of the park would drastically improve. As is, the park is a nice green space, however it is underutilized by the community, outdated, and serves little purpose in expanding recreation opportunities for the overall community. New facilities, specifically a new pool, would be a great addition to Lincoln Park. I believe a community center would improve the walkability of the downtown surrounding areas and revitalize the park for a new era of Grand Junction residents who want to live, work, and play downtown.  
**David Goe**

My preferred option is Option 3. I believe Option 2 creates more demand, potential overcrowding and overload on Lincoln Park. I am fine with the Rec Center at Matchett Park and believe it would be a true asset to have Lincoln Park/Mower Pool upgraded.  
**Joe Higgins**

I for one would love to see the pool stay at Lincoln Park. In a town this size I'm shocked there are not two huge outside pools Fruita and Palisade do not count. This is a growing place, and we need more things to help keep kids and adults going throughout the seasons. I think there should be an outdoor pool at Matchett Park along with the Rex center. Spruce up Lincoln Park pool also. Pricy but we all deserve it.  
**Lindi Randle**

Thank you for asking for community input! I was unable to make it to the June 14 meeting, but I am thankful to be able to share my viewpoint. I think the Lincoln Park pool should be renovated AND a separate facility at Matchett Park should be built. I'd like to see the original design of over 90,000 square feet. Although the cost is more, the Grand Valley continues to grow in population and the need will get larger for this community asset. Lincoln Park has great things going for it, but it already is crowded with multiple events taking place. Matchet parks reaches more people from a short drive radius, and this is important. Again, I fully support option 1 of developing Matchet Park for a Community Recreation Center and I fully support the continuation of Lincoln Park-Moyer Pool. I am embarrassed to share that GJ doesn't have a community center when every other town and city of comparable size has one. Fruita and Delta have managed it, we can too! Thank you again for your time planning and listening to feedback.  
**Briana Board**

Hi there - I revised the pdf and thought I would put in my two cents. I am interested in having as many place for year round recreation for young people as possible. So, if that is what Option 3 means, then I'm down for that. However, I am also excited to have more parks, so it that means option 1 is the best answer, than I'm good with that. I will say that I see the need for year round recreational spaces than for park development. I hope that is helpful.

**Joan Axthelm**



Build it at Matchett and get going.

**Brian Hart**

Unfortunately, I was not able to attend the presentation regarding the Community Recreation Center (CRC) last Tuesday, June 14. I have seen the printed summary outlining the 3 options. I would like to direct your attention to the column in Sunday's, June 19, paper by Jim Spehar. In it he points out "Never sell past the close". His point is that with so much community support for a CRC at Matchett, don't muddy the waters with tacking on a modernization of Lincoln Park Pool. In my opinion, the Lincoln Park pool, which opened in 1955, needs to be a totally separate budget item on the Parks and Recreation budget. We have learned in prior elections that any ballot language needs to be Simple, Specific and Sunset. Option 1 can do just that. Consideration of either Option 2 or 3 is not congruent with the results of the community input. Sincerely,

**Sue Springer**

Two bits: Parking at Lincoln is the BIG problem but would prefer that location for a community center. The given layout shows 85-100 additional parking spaces, but the notes say 180 spots, so not clear. Consider moving the shotput, javelin and discus to within the Suplizio area, thereby having more parking to the east of Suplizio. (Event scheduling, dual use). Also curious how many citizens or general public shotput? Where does the barn figure into all this? More parking?

**Thomas Pearson**

I, Louise Hecht (who attended the meeting on June 14, 2022) vote for option 3, renovate and upgrade pool at Lincoln Park, and build a rec center at Matchette Park. I feel traffic would be dispersed between parks, and Lincoln Park pool should be kept and upgraded. Additionally, I had to think about responses to the following: 1. How would you describe GJ when you are away from home? Beautiful scenery, lots of outdoor recreation, friendly people and a bit "rough around the edges" 2. What places/events must visitors experience while they are here? National Monument, Grand Mesa, mountain biking in GJ and Fruita, peach and wine festivals, wineries and orchards in Palisade. 3. Why do you live in GJ? Small town atmosphere (but not too small), outdoor recreation, less snow, more affordable. Lots of activities for seniors, but also many festivals, outdoor concerts that are affordable. 4. How do you want to be perceived as a community? Open-minded, progressive and forward-thinking, environmentally oriented, welcoming. 5. What do you NOT want to be perceived as a community? Political knuckleheads that believe in stolen elections, grand "junktion", a bastion of gun-toting, pick-up truck drivers with flags waving four letter words, poor school systems, close-minded people. Will be at next meeting if in town.

**Louise Hecht**

I, Jay Hecht (who attended the June 14, 2022 meeting) vote for option # 3. WHY: Feel traffic would be better dispersed. See below for MY BEST answers TO THE FOLLOWING QUESTIONS. 1) How would you describe GJ when your away from home. Answer: 4 hrs. west of Denver. 4.5 hrs. east of SLC and very close to the Utah border. Friendly people live in GJ and mostly agricultural. GJ is much smaller than the bog cities but offers enough hood choices for shopping, recreation and restaurants! 2) What places and events must visitors experience while they are here !

Answer: Depends on the season but our airport is excellent. The Colorado National Monument and Palisade Wine Festival is first class. Market on Main St., downtown GJ, and several restaurants are excellent. 3) Why do you live in GJ? Answer: Warmer weather and more affordable than the front range (Denver). Outdoor recreation and more senior activities are available year-round. Newcomers, cycling, Pickleball, hiking, Avalon shows & a great mix of wineries. 4) How do you want to be perceived as a community?

Answer: Open-minded, politically knowledgeable, health-oriented and focused. Progressively minded regarding our downtown, neighborhoods, population growth, and a strong regard for climate change and protecting our scenic valley! 5) What do you NOT want to be perceived as a community?

Answer: "Junktown" and closed-minded, gun-loving, F'n flag-flying morons. Hope to catch you at the next meeting.

Strong and important work.

**Jay Hecht**

Sally Matchett left that land for a rec center. Please honor her wishes. Many people in the community are extremely upset over the sale of the Berkey property on 30 Road and Paterson that was intended for a park. We all know that didn't happen. It was sold for profit by the city. There is no room at Lincoln Park, there's no room for parking now with the facilities that are there. Also, that location at Matchett is much more accessible to other parts of the valley. The East End of the valley needs amenities as well.

**Darlene Phillips**

I vote for a rec center at Lincoln Park. I like the idea that it would be available sooner, and would cost less as there would be existing infrastructure, etc.

**Ceanna Ryndfleisz**

We have been following the process you have been using to determine what GJ needs/wants are. We like option 3 much better.... we don't believe that the area at Lincoln Park is large enough to rebuild both a pool and rec center for the future needs of GJ. If you are going to put so much money into the project (which, by the way, is long overdue) then you should choose a site that can meet the needs of the community for 25+ years. With the increase in additional Pickleball courts at Lincoln Park, parking is going to get even more difficult in the Lincoln Park parking lot if the Community Rec Center is built there with additional pb courts, and another event occurring at the stadium or ball diamond.

**Laurel Haack Pody Woodman**

Having followed this issue for the recent past and reviewed the materials I would make the following comment. Matchett Park has been on the drawing table for what seems like forever. The barrier always seems to be that it requires infrastructure to get started. Given its location, it clearly is the better site for a Rec. Center and quite frankly the Rec Center will serve as a catalyst to get the entire park started. Going to Lincoln Park will draw opposition from the neighbors, which is not true of Matchett.

**Timothy Foster**

In reviewing the CRC Presentation as well as the City's Comprehensive Plan I think the Lincoln Park site is the best spot for the CRC. Below are my points supporting that view: -Cost has long been an issue with the CRC and the Lincoln Park site presents the best opportunity to utilize existing infrastructure and better manage costs. Furthermore, the City's Comp Plan emphasizes re-use and infill development as keys to smartly managing our growth. The LP site is a great opportunity to build upon a great park and create key linkages with nearby areas all without the need to greatly expand infrastructure. -Some of the negative feedback around the LP site emphasizes issues with parking and the concern that over-utilization will occur. As a nearby resident within walking distance to the park I think these fears are miss-placed as I've only experienced overflow parking situations a handful of times a year during JUCO and even then, it was more than manageable. That activity and integration of activities is part of the appeal of living downtown for myself and many others in our neighborhood. Having a CRC that is activated and well-used should be considered a good thing! -Accessibility and equitability. The CRC site provides much better accessibility as it will allow more modes of transportation to be able to access the site. With the City's continued emphasis and development of multi-modal pathways the LP site would make complete sense to integrate which would create better connectivity between CMU, North Avenue, Downtown and the surrounding neighborhoods. The map in the presentation clearly shows the LP site is superior when it comes to providing accessibility as there are far more residents within a 5/10/15 minute walk to the site. This accessibility also makes it a more equitable site as many lower-income populations do not have the benefit of being able to drive to a recreation center. -Site usage demographics. The tapestry segments are illuminating as they show a wider range of ages and income levels near the LP site. I think this is very important to keep in mind as the CRC should be a multi-generational facility for people from different backgrounds and socioeconomic status. The tapestry profiles located near Matchett Park tend to be higher income earners and there is less age diversity within the nearby population. The CRC should strive to be a



thriving place that incorporates a wide range of community members rather than serving a specific neighborhood. Additional thoughts: -The golf facility at Lincoln does not seem to be the highest and best use as there are other golf courses in the community that are more popular. Keeping the driving range and some smaller elements of the golf course would allow for more expansion opportunities and better utilization of the park. -Matchett Park would be a much better site for a more developed multi-use trail network. The popularity of mountain biking, trail running, and hiking has increased pressure on existing trail networks like Lunch Loops that weren't intentionally designed to deal with the amount of usage and COPMOBA is not in a position to keep up with maintenance. One example is the number of clinics, kids programs, groups that have become common at the LL. While it is great to see the increase in these activities the LL was not built to accommodate this type of programming. The elevation profile and topography of Matchett would be ideal for a multi-use trail network that could be used for programming and activities. Examples of this include Valmont Park in Boulder or Snake Hollow in St. George. This would be a great addition to our recreation infrastructure and would be utilized by the community. Thank you for the opportunity for feedback.

**Brandon Stam**

I first want to applaud you for getting community feedback about a potential GJ Community Recreation Center. By taking the time to learn if we want a new facility and then if yes, designing it around our needs will ensure its success on the April ballot. I'm obviously in favor of a new facility because I've seen success in other similar communities and know Grand Junction has an overdue need. Out of the three options presented last Tuesday, I would prefer going forward with a large facility at Matchett Park. The hybrid option is wonderful, but I fear voters will quickly make assumptions that this is just too much to pay for and vote it down. Matchett has such potential that I can't help but get excited about our community's growth and ever-improving self-image. Thank you again for taking community feedback,

**Sara Burkey-Russell**

Option 3 is best! Provides a rec. center on land already owned by the city and brings the pool into this century!! Don't like the rec center on Lincoln Park property due to overcrowding, lack of parking, etc. definitely think the pool needs uplifting. Thank you for seeking public input.

**Charles Smith**

I would vote for Option 3 for the Rec Center options. With the parking at Lincoln Park area already a problem. The hybrid option would provide for less congestion.

**David Smith**

I realize that I am probably too late to comment, but I thought I would still share my feedback. My family and I would like to see option 3, the modernization of the Lincoln Moyer pool and a CRC at Matchett park. Thank you,

**Brittani White**

Dear Mayor Stout, Mayor Pro Tem Herman, and City Councilors - Thank you for supporting the current feasibility study and public engagement sessions for a Community Recreation Center. This is a long-term issue that's very important to me and so many in our community, and one that remains unresolved. I appreciate that with your direction the City is revisiting this subject, taking time and resources to dig deeper, and continuing to engage the community in order to bring forward a proposal that reflects the needs and wants of the community, as well as current economic realities. Thank you for moving the City forward on this!

**Andreya Krieves**

Grand Junction CRC - Work Session Two Public Comments

Ideal building designs have a separate door near the handicapped parking area, so non-disabled people headed to the front door are not as tempted to park there. Please include enough CLOSE handicapped spaces, based partly on your estimated attendance of seniors 65+ at any given time. That estimate is not the same as the number of handicapped people, but if you look at the ages of people exiting handicap-tagged vehicles, it's close enough. Please include in at least one staffer's job description the monitoring of handicapped spaces for violators, especially on weekends and special events. They could broadcast an announcement "Toyota license plate LCD 489 you are in a reserved space, please move your car" somewhat like "Your lights are on" without confronting anyone. I am disabled, often find others have taken all the handicapped spaces, and have never seen any kind of enforcement. Thank you!

**Judy M Dyrud**  
Grand Junction

I am a 75-year-old Mesa County resident of most of my life and I live 1/2 block outside 29 Road GJ city limits. So I know I won't have an opportunity to vote on the Community Center but I am VERY thankful to be able to voice an opinion. I have watched other much smaller communities very successfully establish centers: Delta, Montrose, Fruita and I am dumbfounded as to why we don't have a place for people to go swimming, gather together, exercise, etc. that belongs to the city. I drive ALL THE WAY to Fruita to take advantage of the marvelous pool there. I feel welcome at my age -- I would not fit in in other places like I do there. Seniors find their own hours there when the school children are not present, at a time when we can be free to swim without the energy of young children and within the quieter setting of early morning and such. It's a wonderful place and I've been driving down there as long as that center has existed. I would be ecstatic to have a GJ Center at Matchett -- only 1 mile away from my house. Please do everything possible to bring this about. All ages do need it for so many reasons. But for Seniors to have a place all year round to get in shape, to meet with others, etc. would be quite wonderful. At this time, we have pretty much nothing. Carol Ann Niles, born in GJ 1947, away for a few college + years, back in 1977, and raised 3 sons here. I am a Kiefer -my grandchildren are 7th generation here.

**Carol Ann Niles**  
Grand Junction

Many senior groups play mahjong and card games once a week or more during the weekdays that do not have a place that can accommodate them at a rate that fixed-income seniors can afford. I recommend that the new facility have several rooms available with chairs, tables, and correct game-sized playing tables for these types of activities. I also strongly support the comment about parking and the need for senior/handicapped separate entry/parking areas.

**Wes Lowe**  
Grand Junction

Please use Matchett Park and please include dedicated bike lanes to get there.

**Gene Benson**  
Grand Junction



A good community center addresses the needs of everyone, from Kiddos to Seniors. 1. A floor plan with "wings" of sorts to have rooms available for "rent" for different age groups, that don't overlap. "Quiet" areas. "talking" areas. 2. A large, or several small indoor playgrounds would be absolutely necessary. It's too hot for kids to play on the playgrounds outside in the summer. Outside playgrounds too. Whoever designs the playgrounds needs to keep the intense heat issue on the front of the design. (No 'black' colored railings etc. All slides need to face directly north). 3. Hand ball/ racquetball courts would be awesome too. Both inside and out. 4. Assorted Exercise rooms. Rooms available for 'Jazzercise', yoga, Pilates, etc. 5. Large rooms to "rent" with attached small kitchens. Maybe rooms that shoot off of a kitchen like a wagon wheel, design. When I quote "rent", I'm thinking that people can "reserve an area", but there shouldn't be a cost involved. Paying to use public facilities, is just not right! We shouldn't have to pay to use covered shade areas in our parks now, either!!!

**Linda A Lynch**  
Grand Junction

I'm in full support of the proposed 83,000 sf rec center in Matchett Park. This area of Grand Junction is severely lacking in walkable and bikeable recreation that supports wellness and a sense of community. Having a larger facility in East Grand Junction would also allow capacity to serve the broader Grand Junction community and balance the recreation options that exist in West and South Grand Junction. Grand Junction is so lacking in this type of facility that I feel it would be a waste of funds to proceed with the smaller sf option. Having a rec center that's so over capacity that no one can truly leverage it will ultimately lead to more money wasted on future, similar initiatives. While I would support any of the funding options on a ballot, my suggestion would be for a sales tax increase or combination of sales and nicotine tax to fund what's remaining after the cannabis funds. I have concerns that a property tax increase would not pass, given how much property values have already increased, and the financial burden already placed on families with the current state of the economy. A sales tax increase would be minimal and would leverage tourists and those outside the city limits. I feel it would be easier to message and communicate to generate broad support. Though I'd support the Nicotine tax, I perceive a downward trend in that revenue stream.

**Darby Coleman**  
Grand Junction

I fully agree with Darby Coleman in saying that the larger square footage located at Matchett Park with a combination of Marijuana tax, sales tax, and nicotine tax seems the best way forward. If I had to choose between sales and nicotine, I would choose nicotine as sales is already fairly high but I hope nicotine sales tax is a declining revenue source. I do feel that going with the smaller square footage space would end up being a waste for all the reasons others have cited (overcrowding, lack of facilities available, needing more parks spaces built down the road) and that it would take GJ a very long time to ever do that so it would be better to take the initial hit and have a good space for everyone.

**Tara F Lemke**  
Grand Junction

Sometimes when I go to the Fruita Community Center I feel like they lacked a bit of vision for what the center could be. I don't want to go to the Grand Junction Community center and think, they could have done so much more. As such, I'm in favor of the bigger facility - I know we'll need it now and in

the future. Although I like the idea of taxing nicotine products for this regime since I never buy nicotine products, I'm concerned about the instability of such a funding source. I would be most in favor of a small sales tax increase which puts the burden of funding equal to all residents. Seeing the difference in the plan being proposed now and the one in 2019 was really helpful for me to see how plans are changing to not require as much taxing. I hope this goes through!

**Abby Watson**  
Grand Junction

I am in full agreement with the proposal for the Community Recreation Center at Matchett Park. Having lived near Matchett Park for 11 years now (Grand Junction for 30+ years), I've noticed that there seems to be a discrepancy in the level of commitment to our particular community. For example, any improved children's park in our area is overcrowded with families (ranging from infants to seniors), yet none of them have enough parking spaces or surface area to meet demand. Similarly, there are car accidents nearly every day near 29 Road and Patterson, but there has never been any root cause analysis or improvement. (Not to mention that there seems to be a blind race toward having an interstate interchange there). With a mix of low-income, white-collar, and blue-collar individuals, our neighborhoods are growing. A multimillion-dollar refurbishment in a different, older/established location (Lincoln Park) makes no sense given the level of growth in our neighborhood. The original ideas created for this project were pretty accurate in terms of the kind of public recreation that this community needs (walking trails, playground equipment, picnic shelters and shaded areas, a community rec center with a pool and exercise activities, a dog park, etc.). Having said all that, it would be naïve of us to ignore how counterproductive it would be to raise property taxes on top of a growing housing affordability crisis that young families and the elderly are already currently facing. There must be a strong commitment to finding the third-best answer.

**Melissa Calkins**  
Grand Junction

I have attended both public meetings and added my input in person when I attended, as requested of attendees. The first public meeting at Lincoln Park highly engaged the public and one could feel the excitement in the room with the possibility of Lincoln Park being the chosen site and many good possibilities and options open for consideration. The second public meeting was much less engaging, as many decisions had been made by City administration prior to the meeting. I was personally very disappointed that Lincoln Park was no longer in the running as a possible rec center site. Not one single word was said about the amount of WATER the new location would require for each of the proposed facilities. Look around at our water resources. Don't the planners feel water might be a critical issue going forward? The chosen site off of Patterson Avenue will need safe and easy access by pedestrians walking and bicycle traffic through urban congested & difficult city traffic flows. Why wasn't this issue covered or explained? Who will pay for this necessary safe access to this location for citizens without private cars? Question: How can the City propose to use tax revenue from nicotine sales to support a health oriented recreation center? Does the City propose next to use revenue from Heroin or Alcohol sales to support drug addiction rehab centers? Finally, if we experience a new downturn in the US economy, BOTH plans and the millions of tax dollars they each require are going to be a very difficult sell to the voting public in the City. However, I'm sure you are aware of this.

**WR Rice**  
Grand Junction



Question: The plan above states the larger version would have additional components. Could you address what those would be specifically? The center will be used by all GJ residents, so I think a sales tax increase is the option to use. Thank you!

**Bernie Ferrero**  
Grand Junction

1. Is there any end date wise to the various tax increase options, or will they go on forever? 2. Once the CRC is open for public use, how much will the city charge for someone to use the facility? Will there be different prices for city versus non-city residents? 3. Has this project already been preliminarily approved because there is chain-link fencing surrounding the property at Matchett Park along with a construction trailer parked on the lot? 4. When the CRC is operational, will the fees paid by consumers to use the facility cover necessary expenses, or will the city need to supplement funding on an ongoing basis? 5. Has the city taken into account how a CRC will affect business at local fitness centers?

**CJ Rix**  
Grand Junction

Learn from Fruita's mistake. The Rec Center there is too small. Rooms for exercise classes are overfilled with people wall-to-wall. There's no room to even just get into the classroom for some of the more desirable classes & times. And that's now & has been the case for years. Imagine how much worse it will be with the future population growth that's predicted. It's a lot cheaper to build larger initially, than to go back & try to add on additional space.

**John Bonner**  
Grand Junction

I will not be able to make it to the next meeting for the potential rec center so thank you Ken, for allowing online comments. I would love to see GJ finally have a nice rec center that everyone can afford to enjoy. I hope this will be a standalone ballot measure this time. In my humble opinion, the main thing that needs to be considered is that the cost of services be affordable to all community members. I realize that funding is always the concern for things like this; however, the city has excess Covid funds right now, don't they? Does our local government have a general tax fund that could be accessed? I know in some areas, there are other funds that are used to fund rec centers and that user fees help pay for it as well. You could charge more for non-locals too. What about accessing taxes collected for marijuana sales? It's time to think outside of the box :-). If you had pickleball courts, you could host tournaments which would be another revenue source. How about partnering with the hospitals or other big businesses in town? You could also have a shop that could sell small, packaged snacks, water and sports attire. A coffee shop could bring in more revenue! You could rent pickleball equipment too. I feel that swimming pools are a priority for the new rec center and especially an indoor/outdoor pool. A gymnasium for a variety of sports would be wonderful as well with the ability to create indoor pickleball courts during the winter. At the Delta Rec Center, they have different colored taped lines on the floor of their gymnasium. Good lighting and high ceilings would also be a plus for the gymnasium. Outdoor pickleball courts would allow you to have pickleball tournaments with fees helping to pay for the rec center. A walking track would also be great on the top floor if it will be a two-story building. An area for pool tables, game tables with a kitchen space (sink, refrigerator, microwave) would be nice for small gatherings. It would be wonderful to also have a craft room for classes. As you know, a community rec center promotes exercise, will aide our local economy, increases property values and gives children and their families an affordable way to

recreate in our town, especially for those that can't afford camping equipment, bikes, etc. to explore and recreate outside. Thank you so much and your team for continuing to try to make a community rec center a reality in GJ. Your efforts are commendable!! Sincerely,

**Mariann Taigman**  
Grand Junction

I'm enjoying reading all the great points people are making so far in these comments. I agree that the Matchett Park location gives the most growth option, space and accessibility for car traffic. Building the larger option from the outset seems most prudent, not only for long term construction costs but also to optimize the public's experiences for longer into the future (not outgrowing the space sooner, as someone mentioned about the Fruita RC). Using multiple sources such as the marijuana and nicotine tax plus sales tax (which everyone including tourists get to pay) seems worthy and personally I like not having further property tax increases. Having a robust offering of activities seems a priority, rather than simply a pool and exercise room. I think the past efforts for a RC felt a threat to the private gyms as directly competing with them. By now, hopefully the message has been emphasized that a RC is not just a pool and workout gym, but truly a community gathering place, with a track, basketball and racquetball courts, childcare, game rooms for all ages, meeting rooms, casual gathering spaces, playgrounds, climbing wall, outdoor fields and so on. I want to highlight as well that our youth, our teens, could benefit from such a complex. It's exciting to imagine the possibilities and ongoing development of programming over time.

**Caroline Dohm**  
Grand Junction

Would a commercial or catering kitchen and event space/patio to accommodate conferences, workshops, concerts, non-profit fundraisers, weddings, proms, memorials, etc., be cost-effective or income generating? The Matchett site is scenic and would lend itself to picturesque events. It could be managed through approved and licensed vendors for rentals, set-up, and catering.

**Karen Milbank**  
Grand Junction

Any CRC should be built and operationally funded fully by Membership Dues and User FEES ONLY! No more TAX increases. If DUES and FEES can't cover all the cost – DON'T BUILD A CRC. There are plenty of activities for all in the GV and plenty of private athletic clubs and public venues to cover indoor exercise classes, swimming, training, various sports, etc. We don't need to burden everyone with more TAXES for the less than 20% of the community that will use CRC on a regular basis. City TAXES are up over 30% in the last 5 years (sales tax, property tax, elimination of TABOR) - when will it STOP!! The city has been pushing the idea of a CRC for years and can't get support for it, let it go!

**M Collins**  
Grand Junction

GJ absolutely needs a rec center. But funding needs to be done responsibly. Leave the property taxes, mill levies, etc. out. Those should be for schools, EMS, and the like. The longer the City takes to get marijuana dispensaries up and going is lost tax revenue. Stop dragging your feet and make it



happen! Those funds can absolutely support the building of and maintenance of this rec center. As well as tax revenue from nicotine purchases. It's beyond time for GJ to emerge from the 1980's!!!

**Angie MacKinnon**  
Grand Junction

I will not support a new CRC as long as the winter cows are no longer welcome at Matchett Park to graze through the winter, period.

**Rex Howell**  
Grand Junction

I love that this idea is continuing to be looked at. I think it is critical for our community to have access to a place where families can do more for their health. I also think we are in need of something like this (for quite some time now) for our kids of this community to be able to be a part of and would definitely add to a healthy outlet for children and adolescents especially! I think the space at Matchett Park would be a perfect place for this to happen. I would love to see a variety of activities. Montrose's rec center is wonderful! Plenty of space for basketball courts (4 or 5 if not 6, I believe), rock climbing wall, racquet courts, pool tables, walking path, etc. The extra additions and activities matter to making this a GREAT rec center. There is nowhere in town now that offers roller skating or rollerblading which another neat option. There needs to be options for people and activities that appeal to our youth. I feel like the Fruita Rec Center, doesn't offer much extra for youth other than basketball courts and swimming. This is about investing in our youth and the overall health of our community.

**Kate McPhail**  
Grand Junction

A community rec center would be nice. However, I would not support a rec center that required taxpayer support. Mesa fitness has great facilities, and they don't get taxpayer support.

**Ken Heitt**  
Grand Junction

GJ Community Recreation Center First we would like to introduce ourselves. My name is Shaina Allmer and my Partner is Manuel Gomez. We are longtime residents of the valley and actually were born and raised here in Grand Junction Colorado. So true Natives would be one way to describe us. As children now to adulthood we have seen an unfortunate decline in our once bustling and beautiful city. As a Child and young Adult Manuel remembers businesses such as The Cabret and Chelsie's and we both remember The Rainbow Roller Rink. He was able to go to them all. As a Child I wasn't as financially fortunate as My incredible partner. I was able to go to the pool and the Rink on occasion throughout my childhood. However, it was more often than not these activities were not things I was able to participate in very frequently due to cost. We are proposing a number of ideas but most importantly we feel it's crucial to make everything affordable, giving all people in the community not just some the opportunity to participate. We feel that certain additions to our GJ community recreation center are beneficial in many ways. The Purpose of our suggestions is to bring more variety (not just access to outdoors) and options for families in the valley. We propose a recreation center like Fruita's with the pool, skate park, workout facilities, indoor ball courts and senior center, but better!! We propose the additions of pool tables/ possible game room and a

skating rink (to double as a dance floor) that are accessible to the patrons. We feel it would be beneficial to also have an auditorium possibly for plays and live entertainment. Definitely a kitchen for food sales and parties. Are just some of our ideas!! Once the center is built, for the center to also host Dances and community events, such as movie nights and hosting various classes from educators on different topics like crafts, education etc. The center will help to spruce up and beautify our community that has seen an unfortunate decline especially on North Avenue and first street. The center would not just help to bring life and vitality but more revenue to our town and give the community more options for family friendly activities. The numerous activities in one location also gives families the opportunities to do and have different interests but still be under the same roof, where parents know their children are safe. All these proposed additions and amenities are beneficial in that they offer People a place that they can go and not have to deal with punks or drunks. A place that is safe and where they can spend time individually or with family. There is no place in town available to take your family to enjoy a game of pool or dance that doesn't involve a place that serves alcohol or a bar. To have a place to go to Dance or play pool void of such things as alcohol, and stupidity would be a breath of fresh air. Nobody wants our children or ourselves for that matter around it. This will be a recreation center that will not just benefit the young but the whole community ranging 0-100. These additions will benefit everyone, giving people more choices on types of activities and opportunities for families. Also keeping people safe and out of trouble! Grand junction needs to have family friendly entertainment! We have lots to do outdoors. But it's also sill only available to those that have the ability and financial means to do so. We would respectfully request a follow up. We are interested to see what you think of our ideas Respectfully yours,

**Shaina Allmer and Manuel Gomez**  
Grand Junction

Mariann Taigman here from the Orchard Mesa Pool "Keep the Pool Open" committee :-). You have been busy! I keep wanting to email you and life gets in the way. Your revitalization of our parks, continued improvements to the Las Colonias Park area, etc. have been amazing. The water stations at the restroom areas along the Las Colonias part of the bike path have been much appreciated as well when I have gone on my bike rides this summer. Thanks so much for all you have done and all that you are planning to do!

I will not be able to make it to the next meeting for the potential rec center. I would love to see GJ finally have a nice rec center that everyone can afford to enjoy. I hope this will be a standalone ballot measure this time. In my humble opinion, the main thing that needs to be considered is that the cost of services be affordable to all community members. I realize that funding is always the concern for things like this; however, the city has excess Covid funds right now, don't they? Does our local government have a general tax fund that could be accessed? I know in some areas, there are other funds that are used to fund rec centers and that user fees help pay for it as well. You could charge more for non-locals too. What about accessing taxes collected for marijuana sales? It's time to think outside of the box :-). If you had pickleball courts, you could host tournaments which would be another revenue source. How about partnering with the hospitals or other big businesses in town? You could also have a shop that could sell small, packaged snacks, water and sports attire. A coffee shop could bring in more revenue! You could rent pickleball equipment too.

I feel that swimming pools are a priority for the new rec center and especially an indoor/outdoor pool. A gymnasium for a variety of sports would be wonderful as well with the ability to create indoor pickleball courts during the winter. At the Delta Rec Center, they have different colored taped lines on the floor of their gymnasium. Good lighting and high ceilings would also be a plus for the gymnasium. Outdoor pickleball courts would allow you to have pickleball tournaments with fees helping to pay for the rec center. A walking track would also be great on the top floor if it will be a two story building. An area for pool tables, game tables with a kitchen space (sink, refrigerator, microwave) would be nice for small gatherings. It would be wonderful to also have a craft room for classes. As you know, a community rec center promotes exercise, will aide our local economy, increases property values and gives children and their families an affordable way to recreate in our town, especially for those that can't afford camping equipment, bikes, etc. to explore and recreate outside. Thank you so much and your team for continuing to try to make a community rec center a reality in GJ. Your efforts are commendable!!

I hope you are able to have a few days off here and there to play with your family. Take care and hopefully I will get to see you this summer somewhere. There is a lifeguard I would like you to meet who wants to become a pool manager at some point. She is a wonderful young lady. I would be



happy to buy you both a cup of coffee whenever you have time, even if it's this Fall.  
Take care Ken. Warmly,

**Mariann Taigman**

I was going to come to the meeting and then realized I would just be angry. I volunteered to get this passed in the last election. I thought we all knew what programs we wanted included in that last go around. Here you are what two years later still asking what programs do people want. How about try building one thing at a time how about quit wasting time and money on just discussing this to death. Just stop overthinking and start building. I knew I would die of old age before anything ever got done. I now drive clear to Fruita where they have a great rec center with water aerobics and instructors. They have pickle ball, basketball they just did it i don't think it took years of what do we want. Good luck. I give up.

**Patty Nootz**

Hi Ken, I saw your story on local tv about you voting to approve a new rec center. You all wanna approve it but the VOTERS have said NO how many times? You vote yes for it; wish YOU had to pay for it. We retired people & average working taxpayers CAN'T AFFORD IT. WHY don't you all get this? You know, wages in this valley for average working people is SO LOW, IT'S RIDICULOUS. And doesn't seem to change. Yep, there are some working professionals, high level college degrees, legal professions, high level medical professionals, that do fine. But it's not most of mesa county working force. We need higher wages across the board, roads & holes repaired, homes for homeless, cost-efficient food & gas prices! THAT WHAT WE NEED, NOT A RECREATION CENTER!!!!!!!!!!

**Debbie Pace**

**Grand Junction CRC - Work Session Three Public Comments**

As a neighbor to Matchett, I support a recreation center in Grand Junction, but I have a few thoughts about this project: I feel like this project design is outdated and is built for current residents of the valley not for the future and double the population. I like the concept design from 2014 that keeps some of the natural landscape of Indian wash and the desert to the northeast. Access: Looking at the general layout of the plan, the primary means of access is by car which probably is correct however, I feel like more travel corridors (A spoke if you will) for walkers, runner, cyclists, e bikers, skates and other means should be a top priority. Trails along the canal connecting Horizon drive, Cortland, Ridge, Hawthorn, 28rd, 28 3/4, Navaho way, Darla dr, F 1/2, 29rd and the a trail on the canal to G road is a must! The canal is already used daily by hundreds of locals. Efficiency: The design of the building looks very nice and modern however, not practical for Colorado climate. Per the schematics it does not seem to be the most environmental efficient or have thought about climate change. This one concept could make this facility pay its way in energy cost saving while also creating revenue to lower the financial burden to taxpayers. My recommendation is to build the building to exceed the International building code standards for Zone 2 of insulation/ R value of R60 +. Adding solar panels to the parking lots, entry ways and roof of the structure pays for its self in stable income. Adding Natural and LED lighting is a must. Adding passive hot water solar to heat the pools with the sun or using heat pumps will keep utility cost low. Other ways to save energy is to limit nighttime lighting and avoid light pollution towards neighbors. Desertification: The building design in general should be designed for our climate - the desert. The whole structure should have extended roof to limit sun exposure and provide a place to hangout out of the sun. Water: This new park should be water conscious and lead the way in conservation. The grounds should be designed like the desert hills around it, zeroscaped should be the standard, artificial turf should be the norm. It saves taxpayer money, it saves maintenance costs, and it saves water. Amenities: The indoor concept seems really nice. Bigger seems better. One big red flag that sticks out to me is the climbing area. Per the diagrams, the area seems very small for the amount of use it could see. (With 3 other climbing gyms in town) my opinion is either make it bigger or get rid of it all together because it won't be able to handle the use. Most rec center climbing areas are overused, under maintained and are managed by none climbers, making them decline quickly and not an attraction. Bouldering area is a terrible idea, lots of non-climbers with lots of risk for little reward and tons of broken ankles. Seems like pickle ball court would be a wiser use of funds. Funding: I like the idea of sale tax and using multiple sources such as alcohol, marijuana and nicotine taxes to fund this. Thank for hearing my thoughts. Hopefully you'll implement them.

**Leonard Ryan**

I fully support the CRC plan for Matchett Park. There needs to be space and time allotted indoors for pickleball in the winter. The current situation is untenable. Lighting is awful. Also, please consider adding outdoor courts at the new CRC. According to CNBC, the number of pickleball players will reach 40M by 2030. Please build for the future as it is coming fast!

**Tracy Marshall**



The plan looks amazing and has clearly gone through an extensive process. I'm in full support! Providing a space in this particular area that promotes community connection and physical fitness is vital to Grand Junction's development and an excellent use of resources. The funding makes sense and is extremely reasonable given the value will have to the community. I've lived in a community with a rec center and the differences are astounding. This is exactly what GJ is missing!

**Darby Coleman**

I am very excited that GJ is finally pulling together a comprehensive plan for a long-overdue recreation center. It is a great benefit to all ages to have recreation, exercise, social interaction, fun, and community pride all in one place right on a bus route! Everyone wins! As the Communications & Marketing Manager for the Center for Independence I work to promote community solutions and to empower individuals with a disability to live independently. Accommodating people with disabilities is good for everyone and good for business. Everyone should feel included in their community. I hope that a comprehensive plan is implemented to accommodate those individuals in our community who live daily with a disability. As we age we are more likely to need accommodations. High contrast signage, lighting, and Braille for people with vision impairments, easy surface transitions with contrast for sloping surfaces on the floors (and outdoor walkways) and wide doorways and corridors for mobility impairments, grab bars, accessible door handles/pulls, automated/push door buttons, a lift for the pool, age-friendly, captioning for any looping videos, etc. ADA compliant is not necessarily the same a disability friendly. I hope our new rec center will be the shining example of what an accessible facility can be. Please reach out to Billy Allen, Director of Programs at CFI if you have questions about accessibility solutions; [ballen@cfgj.org](mailto:ballen@cfgj.org). 970-242-0315 / [www.cfgj.org](http://www.cfgj.org). Thank you.

**Katherine Lopez**

Having lived and owned property in Highlands Ranch I like the idea of the rec center (or a couple smaller footprint centers). I do not like the extreme East city limit location being proposed. If there is only one large facility, I'd prefer it to be central maybe near Eagle Rim Park in OM or where the old lumber mill was by Las Colonias as Lincoln Park couldn't support a large facility. I believe funding needs to be tied to residency and not to items being purchased by citizens or visitors through sales tax or "sin tax". Also needs to be an option if County residence want to use the facilities either they can opt into pay via property tax, annual association fee, plus the fee to use the facility.

**E. Farrington**

So you want to tax, Cigarettes, Weed and Property and sales taxes to build and operate this. Why not a Tax on Alcohols like beer, wines and spirits. This a tax on the poor.... going after cigarettes, sales and weeds consumers.... You wouldn't dare suggest a tax on wineries, or the breweries.... because the big money in this town would rake you thru the coals. Increasing the cost of living with more taxes will directly impact the money spent on Season Passes to Powderhorn, or mountain biking, or dirt biking and jeeping and camping. thats what we do for recreation around here. Thats the reason we all moved here. A tax payer funded rec center is not needed or wanted.... That something you build in a town without recreation opportunities. Come on do better... we dont have shelters or trash cans and benches at the bus stops.....or bike lanes on North Ave...and you want to tax and spend millions on a Rec Center. No New Taxes... were already on the hook for a bloated police and fire dept.

**William Ferguson**

About time, we always needed one of these. Thanks!

**Abraham Ybarra**

I'm very excited about this project! The location is perfect. We've needed a community rec center in Grand Junction for a long time.

**Leah Kenyon**

I am sad there seems to be no "art" component to the plans. I used to live in an area that also offered pottery classes for kids and adults in the rec center. I really miss these classes. There were kilns in a separate room. These classes were very popular, and we paid above the annual membership fee for the classes and of course, for supplies. Everything mentioned in the plans for a future rec center is designed for physical activity, but I think it is important to tap into our creative side. There are very limited options for this in the Grand Valley. And classes that are offered do not cater to the working class. Thank you for considering.

**Michelle S.**

PLEASE consider adding both indoor and outdoor pickleball courts. This sport has increased tremendously, and the current courts are not sufficient to hold everyone who wants to play! And the sport is still in infancy, it is going to continue to grow in popularity. I believe that if you don't include it with the Rec Center you will soon have to fund a stand-alone building shortly afterward, so it would be a cost savings to simply include it within this current building. AND it would be the only indoor pickleball court in Mesa County - much needed in the heat of the summer and cold of the winter!

**Miranda Smith**

See my comment July 21, 2022. NO MORE TAXES. A CRC must be funded 100% by CRC users (membership and activity fees). The community is filled with affordable recreational activities and independent businesses that offer specialty items. If users want specialty items like "warm water therapy pools" - let them pay for it.

**M Collins**

My family would love to see an archery facility considered. When I was young, we would use the parks for archery practice. Not hinting tips of course; just blunt tips and a practice target. Today though... that's illegal. You have to either drive into the hellish desert, take a long drive to forest land or pay a private hole in the wall warehouse in Clifton. We have effectively been banned from practicing anywhere in the grand valley. So, how about a backstop like a racquetball court at the CRC? It's would be safe, cheap and popular with kids and adults starting or continuing their archery adventure. Now THAT would be "integrating the outdoor lifestyle" as your presentation states.

**Charles Pabst**



Pickleball is the fastest-growing sport in the nation. Please include outdoor courts and indoor courts in the design. For funding, it is my opinion that it is punitive to add taxes/raise the price of cigarettes. Many people believe that is a good idea because they think it will help people quit. Nicotine is highly addictive and people who are addicted will keep paying whatever it takes. If we know anything about addiction, you need to help people quit by funding addiction treatment resources for that! Punitive measures (higher cost) absolutely does not work for addiction! I support a sales tax increase. That seems the most fair in my opinion. Thank you!

**Alecia Gordon**

The sooner the better. The location at Matchett Park should be perfect! The children (all ages) in our community need more affordable activities, particularly those who are not able to be involved in organized sports. I trust this will be at least as nice as the facility in Montrose, and have a variety of spaces (possibly moveable walls for some areas for utilizing different space options when needed?) for various activities. Basketball and swimming, in my opinion, are favorites, but volleyball, dancing, and others are also greatly enjoyed. Volunteer (skilled) help can help keep costs minimal. We should already have a nice facility, as smaller communities around us do. A well-designed facility with outdoor options will be such a boost to our community. Renting out spaces for receptions, classes, etc., will help to generate operational funds. Fees are fine, but they should be reasonable so that anyone can enjoy the facility. Thank you to the committee working so diligently on this much-needed project.

**Sandra Cameron**

YES! Kids and Teens need something fun to do! Driving all the way out to Fruita is embarrassing for Grand Junction! It's about time! Can't wait!

**Manuela**

A rec center is not only unnecessary but a blight on what is otherwise a beautiful oasis to walk the dog or go for a jog or a bike ride. The City should stop wasting money on entertainment venues, there are plenty of recreational activities provided by nature here and you are already building an unnecessary amount of "entertainment" with the riverfront. The City should rather invest in attracting businesses to the area that will create jobs at all skill levels. Tackle the homeless crisis. Create programs for temporary shelter and teach life skills to get out of debt and poverty and homelessness. Give people a chance to learn an employable skill and earn a living. Stop justifying your support for the drug epidemic by promising tax money will be put into Schools and then raising home taxes for that very same purpose. YES to keeping GJ affordable, to creating jobs, to creating community by catering to the less fortunate and giving them shelter, education, and employment opportunities. NO to this whole waste of taxpayer dollars. NO to raising home taxes (so many are already out-priced here). Just NO.

**Concerned citizen**

Funding: NO – increasing property tax Yes – cigarette, etc. tax Yes – sales tax Yes: enlarge/revamp Lincoln Park Yes: something at Matchett

**Barb Kendrick**

I moved to GJ from Littleton three years ago. A realtor insisted that a rec center was on its way! I had been spoiled by the South Suburban Rec Centers, especially the warm water therapy pool at the Buck Center, and looked forward to living near another facility. I had visited the rec center in Montrose, loved it, and envisioned a similar structure here. Despite my own favorable vote, there weren't enough of us to make the dream come true. As you know, neither of the rec centers in Fruita or Palisade has a warm water therapy pool. For those of us with chronic health issues, such a pool makes a significant impact on our physical and emotional health as it gives us the freedom to move about while getting stronger. We stay independent and healthier longer as a result. As GJ continues to try to attract retirees, such an amenity will be a big attraction. Certainly, local physicians, especially Physical Med and Rehab docs and those in similar specialties will support such a pool as well. Please give serious consideration to this feature. For all of my decades using sports centers, gyms, and similar facilities, I will also ask that any indoor track be flat. The few I've used which are tilted toward the center cause more knee, hip, and lower back problems than a flat track. Hopefully, that fad has ended, and won't reappear. Thank you for all you do for our community.

**Laura Hylbert**

NOT IN MY BACKYARD. NO MORE INCREASE IN TAXES OF ANY FORM OR KIND. Leave Matchett Park as a nature park with all the wildlife and trails.

**Charles Jones**

I love the multi-use design for the indoor courts. Hopefully, you can come up with some outdoor pickleball courts.

**Gene Benson**

The design of the building looks very nice and modern, have you considered using bifacial solar panels to make up the canopy structure over the entrance? From the presentation, it appears utilities will be about 10% of the operating budget and by combining solar with heat pumps for space and water heating the long-term utility cost can be reduced and insulated from natural gas market price fluctuations. Another consideration would be solar canopies over the parking lot similar to the VA hospital, and several level 2 EV chargers. The IRA bill may have provisions for making these types of additions more affordable.

**Jeremy Plantinga**

LOVE the design and consideration of what makes Grand Junction so great. I am a group fitness instructor with a particular interest in bringing affordable, accessible exercise opportunities to parents with young children who find it hard to find time to exercise. I currently teach an 8:00 PM class at the Fruita Community Center which is geared toward anyone who needs a spouse at home in order to leave for exercise. It's really not that uncommon for there to be a group exercise option at 8 or 8:30 pm and I would recommend perhaps adjusting your hours to include one or more nights that are opened later. Daytime fitness classes could also appeal to parents with children, though childcare can add an expense that may not work for some, AND it's just hard to work around naps etc. Utilizing those night-time hours for group fitness may pull in that middle-aged demographic: not seniors and not children.

**Abby Watson**

I have MS & the only safe exercise I can do is swim. I love swimming at the aquatic center in Montrose... but it's kind of far!

**Summer Weisel**

Please consider adding pickleball to the rec center both indoor and outdoor courts. Pickleball experienced a 29% growth nationally two years ago and a 40% growth nationally last year! It's not expected to slow down any time soon. Here in Grand Junction, while it's wonderful to socialize with so many new friends at the Pickleball courts we currently have, the wait times to get on a court are getting longer and longer! Help!!

**Ed Roffey**

Rec center is not needed, not wanted.... the cannabis tax for the Parks should be used to maintain the crumbling park we currently have...not as a funding point to kick off the development of Matchette Park. The entre push behind this needs to be shut down.... we are surrounded by recreational opportunities; we don't need to place 70 million dollars of debt on the backs of tax payers for the next 30 years. The city sold Burkey park which is now a vacant lot owned by out-of-town investors. The economy is crashing into a recession and this sales pitch from special interest focused on making a buck off building this rec center on the backs of taxpayers is what needs to stop.... it was bad idea in 2014 and its still a bad idea... the entire are is full of recreation.... that's why a rec center is not needed and not wanted. The sales pitch given in the video is so typical of used car salesman. I hope you pick up on the amount of bull this dude is spewing.

**William Ferguson**

What no pickleball courts. I guess I'll have to wait until the next iteration when you listen to the public to vote for it and I wanted to so badly.

**Gene Benson**

I wish there were outdoor Pickleball courts. There isn't enough in Grand Junction.

**Mary Stolle**

I would look forward to having a rec center in Grand Junction. Should have been here a long time ago. I like the Matchett Park location.

**Susan Himler Shafer**

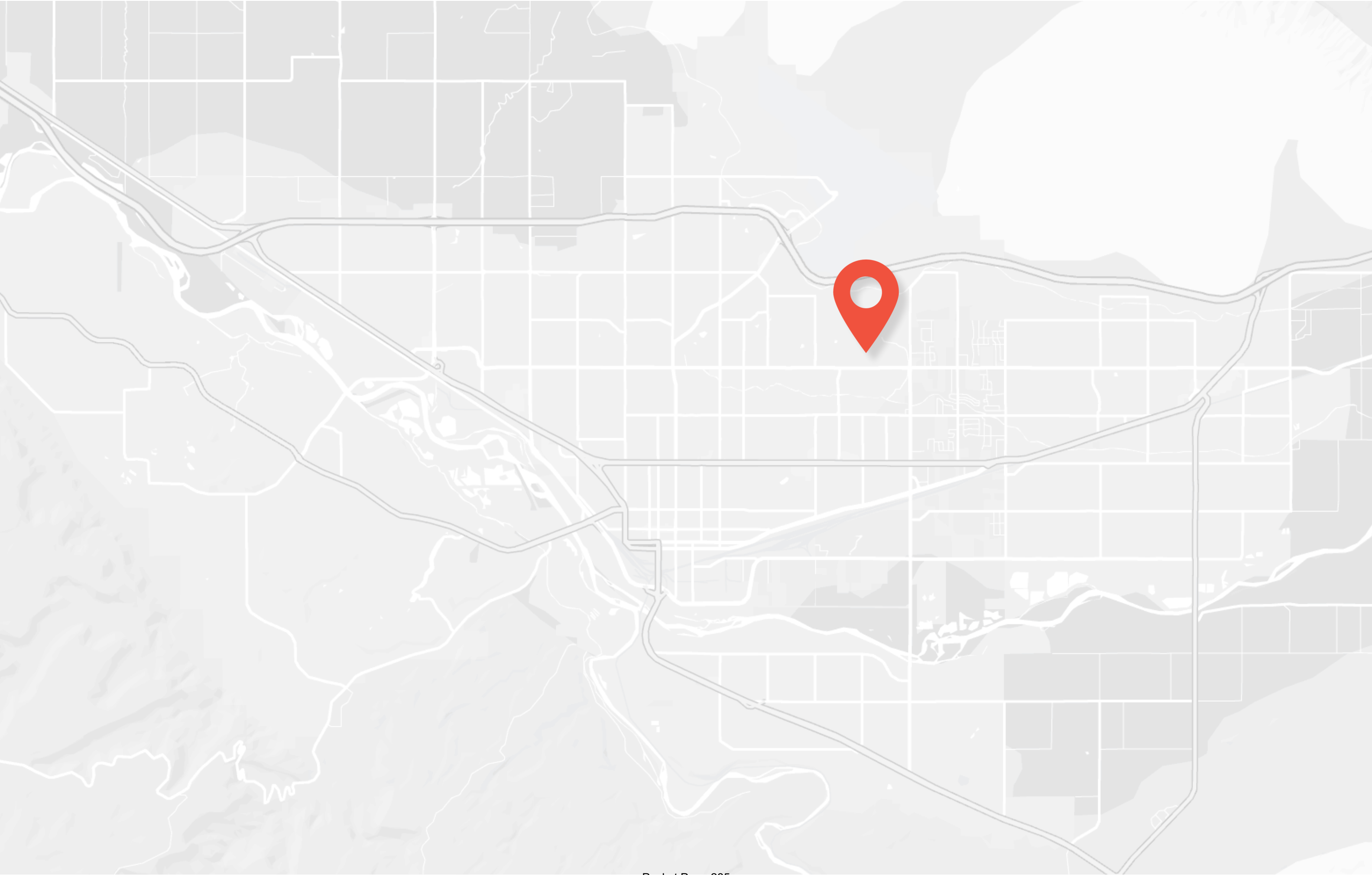
Where does the \$\$\$ come from to build the building, landscape? Is the city putting up cash to get things started before sales tax increase kicks in?

**Barbara Kendrick**

This has great potential for GJ and is long overdue. Thanks for all the work put into this and the great updating/communication. Good Work! Diane Birmingham

**Diane Birmingham**





## *Memorandum*

**TO:** Members of City Council  
**FROM:** Greg Caton, City Manager  
Jodi Welch, Finance Director  
**DATE:** July 15, 2022  
**SUBJECT:** City of Grand Junction Sales Tax Sources 2022

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The City's sales tax revenue is the single largest revenue source that supports General Government operations. It is important to understand where that revenue is coming from and who is paying it, especially when evaluating the value of services to our residents.

Over the last 30 years the City has engaged financial consultants six times to analyze where the City's sales tax revenue comes from on an annual basis. The analysis attributes sales tax revenues from four different sources; City households, County households, businesses, and visitors (mainly shoppers, travelers and tourists).

The most recent analysis was conducted by BBC Research & Consulting (BBC). The analysis builds on previous studies and allocates the revenues to the different sources by applying a methodology that considers these factors; household income, proportion of household income used for taxable purchases, proportion of expenditures made by Grand Junction and non-Grand Junction Mesa County residents, and the proportion attributable to visitors and businesses.

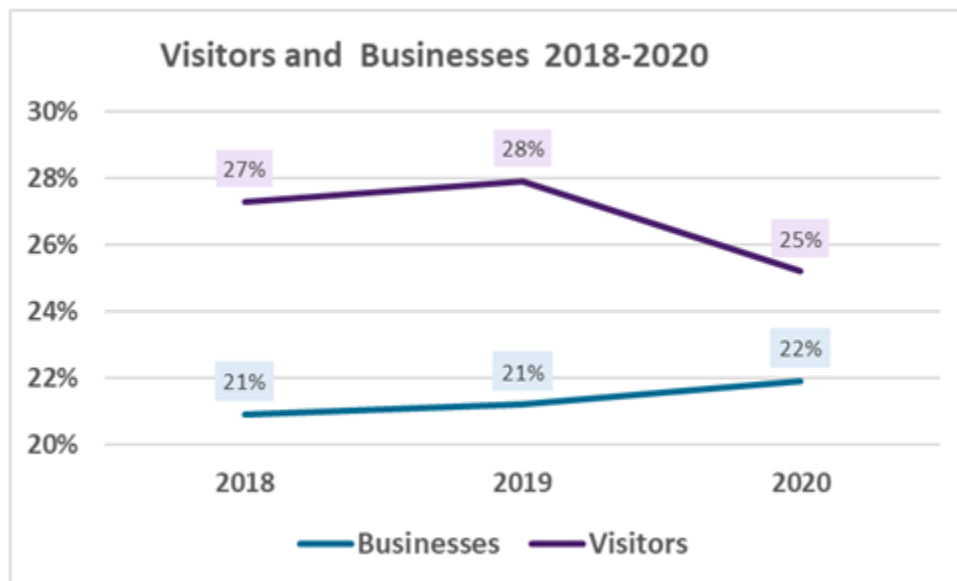
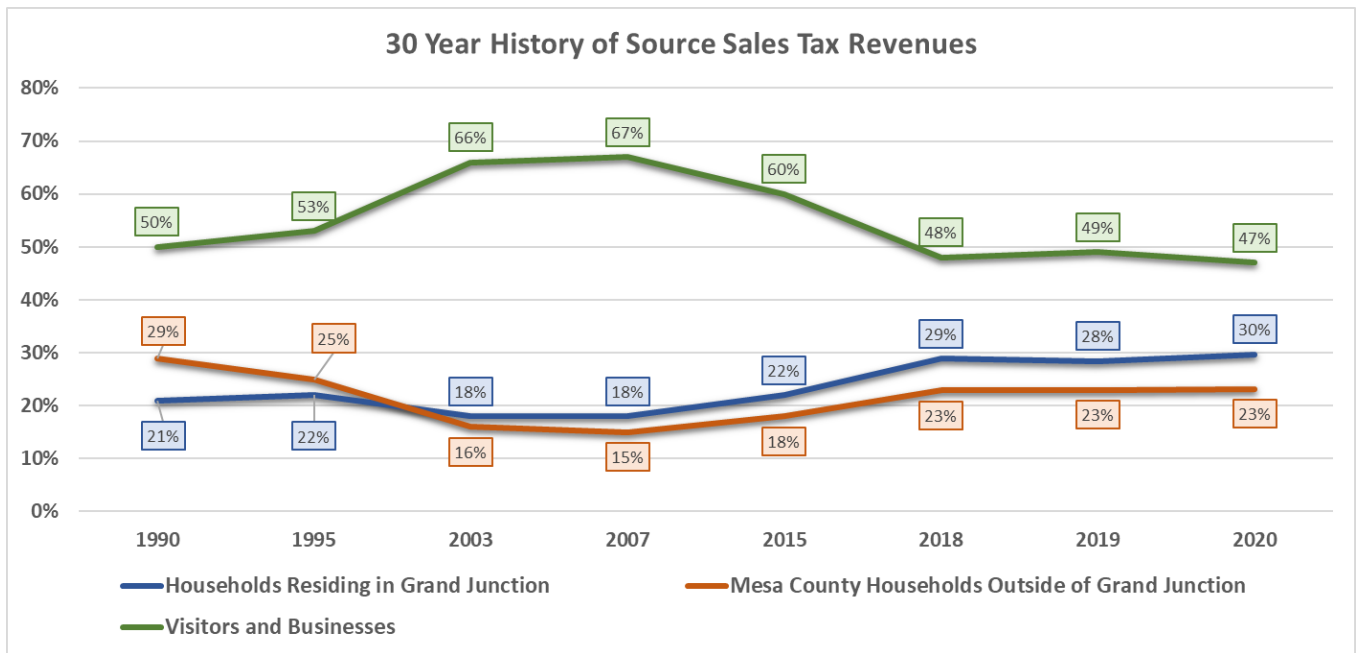
Given the unique nature of business during the pandemic along with questions from Council and residents about methodology, BBC and City staff reviewed each aspect of the analysis using information from City business data, other Colorado city sales tax information, and data from the Consumer Expenditure Survey. Additionally, BBC and city staff calculated the share of residential contributions to sales tax for three years: 2018, 2019, and 2020.

Two key insights considered by BBC during this analysis were:

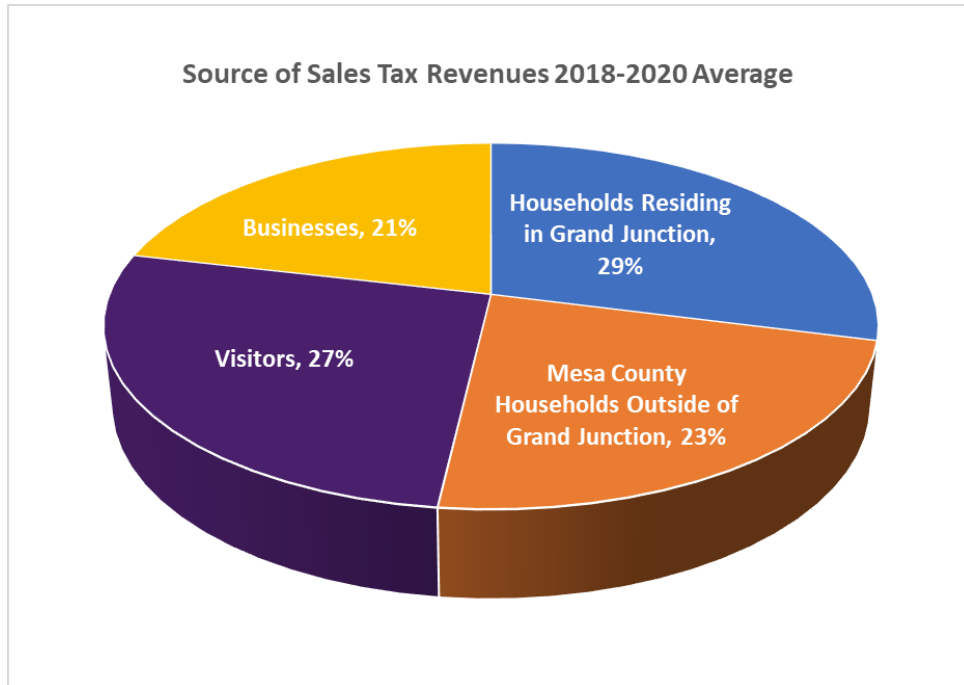
- Online sales provide a greater share of sales tax than in previous studies and City data and processes account for these revenues in a more robust manner than in past studies; and
- The study team and City staff reviewed the classification of businesses remitting sales tax to ensure they were appropriately classified for the sales tax analysis. The staff and study team paid particular attention to areas where residents and staff have had questions about past sales tax sources results (e.g., automobile sales, online sales taxes, and building supplies).

The line chart below shows the history of the source of revenues. Prior to the most recent study, City households were paying 22% of sales taxes and visitors and businesses were paying the majority of sales taxes. Additionally, the break down between visitors and businesses from 2018-2020 is provided which clearly indicates the impact of the pandemic on visitors from 2019 to 2020.





In the most recent survey, as demonstrated in the pie chart below, the analysis shows a shift in sales taxes paid by City households to an average of 29%, County households paying an average of 23% of sales taxes, visitors paying an average of 27%, and businesses paying an average of 21%.



The conclusion is that loss of regional retail positioning over the years, the growth in online sales, and the impact on consumer behavior as a result of the pandemic influenced the shift. However, given the bounce back in retail activity in 2021 and the current economic environment in 2022, we believe the proportions will be impacted again. To that end, staff is working with BBC on a model resulting from this recent analysis to be able to evaluate source of sales tax revenues annually in-house.

C: Department Directors

*Attachment: BBC City of Grand Junction Sales Tax Sources 2022*



## MEMORANDUM

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**To:** Jodi Welch, Finance Director, City of Grand Junction  
**From:** Kevin Williams, Managing Director, BBC Research & Consulting  
**Re:** FINAL - City of Grand Junction Sales Tax Sources 2022  
**Date:** July 8, 2022

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The City of Grand Junction (the City), relies heavily on the sales tax revenues to fund government operations. The City collects sales tax from more than 7,000 vendors in the City on retail tangible personal property as defined by City Ordinance #2551. As such, 60 percent of City General Fund revenues come from sales, use and lodging taxes. The current sales tax rate in Grand Junction is 3.25 percent, increased by 0.50 percent in 2019 by a vote of Grand Junction citizens for the purpose of supporting fire and police services in the City. The City has retained BBC Research & Consulting to provide an analysis of the primary sources of the economic activity that results in sales tax revenues, following a past study done in 2015. BBC has worked with the City staff to update the past study, with the most recent information available, across a longer time period to capture additional nuances in the post-pandemic economy.

### Methodology

The sales taxes collected by the City can be attributable to four sources:

- Purchases by City of Grand Junction households;
- Purchases by non-Grand Junction households in Mesa County;
- Sales to businesses; and
- Spending by visitors from outside of Mesa County.

The study team has used various tools of economic and financial analysis to estimate the share of sales tax revenues attributable to each of these sources, outlined in the following steps:

**Step 1: Number of households.** The Colorado Department of Local Affairs State Demography Office provides estimates of the number of households in each county throughout the state and certain communities within the County. BBC took the estimated number of households in Mesa County and Grand Junction for 2019 from the State Demography Office, as shown in Figure 1.

**Figure 1.**  
**Number of Households**

	2017	2018	2019
<b>Number of households</b>			
Mesa County	66,520	67,293	68,186
Grand Junction	28,620	29,150	29,574
<b>Household size</b>			
Mesa County	2.29	2.29	2.29
Grand Junction	2.46	2.46	2.46
<b>Share of Grand Junction households in Mesa County</b>	<b>43.0%</b>	<b>43.3%</b>	<b>43.4%</b>

Source: State Demography Office, Colorado Department of Local Affairs.

**Step 2: Household income.** BBC used data from the American Community Survey (ACS) from the United States Census Bureau for 2015-2019 to determine the median household income for Mesa County households and Grand Junction households. Multiplying the median household income, with the number of households in the previous step, the study team calculated the total household income for Mesa County households and Grand Junction households. BBC then estimated the median household income for households in Mesa County that are not in Grand Junction, as shown in Figure 2.

**Figure 2.**  
**Total Households income in Grand Junction, Mesa County, and Mesa County Households Outside of Grand Junction**

	Median Household Income	Number of Households	Total Household Income (Millions)	Share of Household Income
Grand Junction households	\$52,504	29,574	\$1,553	41%
Mesa County households outside Grand Junction	\$57,699	38,612	\$2,223	59%
Mesa County households	\$55,379	68,186	\$3,776	100%

Source: ACS 2015-2019 estimates, US Census Bureau.

**Step 3: Consumer Expenditure estimates.** Using data from the Bureau of Labor Statistics' 2019 Consumer Expenditure Survey (CES), BBC estimated the proportion of household income for Mesa County residents (both residents from Grand Junction and those from the remainder of the County) devoted to taxable purchases. To do so, BBC collected data from CES on share of income by expenditure category, for the 3<sup>rd</sup> income quintile, as associated with the Mesa county and Grand Junction household income estimations. Using this methodology, BBC estimated that



taxable retail expenditures account for slightly more than one-third of spending by households in Mesa County and Grand Junction, as shown in Figure 3.

**Figure 3.**  
**Consumer expenditures estimates**

Source:

Bureau of Labor Statistics 2019 Consumer Expenditure Survey.

Expenditure Class	3rd Quintile Share (U.S.)
Non-Retail Expenditures	44.0%
Exempt Retail Expenditures	17.7%
Taxable Retail Expenditures	31.7%
Non-Spending	6.6%

The spending categories in each of these expenditure classes is further detailed in Figure 4. Each spending category from the CES data and its corresponding proportion of income is categorized into taxable and non-taxable expenditures. BBC then estimated the total expenditures for Grand Junction households, Mesa County households, and households in Mesa County that are outside of Grand Junction by multiplying share of income for each category by total household income.

**Figure 4.**  
**Detailed consumer expenditures**

Expenditure Class	Expenditure Category	Share (U.S., 3rd Income quintile)	Grand Junction Households	Remainder Households	Mesa County Households
Non-Retail Expenditures (44%)	Shelter	18.6%	\$289	\$414	\$702
	Household Operation	2.1%	\$33	\$47	\$79
	Other Fuels, Water, Sewer	1.2%	\$19	\$27	\$45
	Health Insurance	5.7%	\$89	\$127	\$215
	Medical Services	1.4%	\$22	\$31	\$53
	Education	1.2%	\$19	\$27	\$45
	Life & Personal Insurance	0.6%	\$9	\$13	\$23
	Cash Contributions	2.3%	\$36	\$51	\$87
	Pensions & Social Security	7.5%	\$116	\$167	\$283
	Vehicle Finance Charges	3.2%	\$50	\$71	\$121
Exempt Retail Expenditures (17.7%)	Groceries	7.8%	\$121	\$174	\$295
	Prescription Drugs	0.8%	\$12	\$18	\$30
	Tobacco Products & Smoking Supplies	0.6%	\$9	\$13	\$23
	Fees and Admissions	0.7%	\$11	\$16	\$26
	Gasoline and Motor Oil	3.7%	\$57	\$82	\$140
	Utilities: Electric, Natural Gas	3.2%	\$50	\$71	\$121
	Public Transportation	0.9%	\$14	\$20	\$33
Taxable Retail Expenditures - Consumer Goods (31.7%)	Housekeeping Supplies	1.2%	\$18	\$26	\$44
	House Furnishings & Equipment	3.1%	\$48	\$69	\$117
	Entertainment Equipment	1.6%	\$25	\$36	\$60
	Apparel & Accessories	2.7%	\$42	\$60	\$102
	Personal Care Products and Services	1.2%	\$19	\$27	\$45
	Non-Prescription Drugs & Medical Supplies	0.3%	\$5	\$7	\$11
	Books	0.2%	\$3	\$4	\$7
	Pets, Toys, Entertainment, Misc. Retail	3.1%	\$48	\$69	\$117
	Motor Vehicle Purchases	7.1%	\$110	\$158	\$268
	Motor Vehicle Maintenance (Parts)	1.4%	\$22	\$31	\$53
	Eating & Drinking	6.5%	\$101	\$145	\$245
	Utilities: Telephone	2.5%	\$39	\$56	\$94
	Vehicle Rentals and Leases	1.1%	\$17	\$25	\$42
Non-Spending (6.6%)	Taxes & Other (savings)	6.6%	\$102	\$147	\$249
Total Product		100.0%	\$1,553	\$2,228	\$3,777

Source: Bureau of Labor Statistics 2019 Consumer Expenditure Survey.



**Step 4: Spending in Grand Junction by Grand Junction residents.** A portion of household spending by Grand Junction residents were made outside of the City. Based on information from past studies and knowledge of the way sales taxes are attributed from discussions with the City staff, BBC estimated that approximately \$418 million of the more than \$490 million of Grand Junction household expenditures were made in the City, as shown in Figure 5.

**Figure 5.**  
**Spending in Grand Junction by Grand Junction Residents**

Taxable category	% Spent in Grand Junction	Contribution to tax base	Sales tax receipts
Apparel & Accessories	70%	\$29.4	\$1.0
Books	70%	\$2.1	\$0.1
Eating & Drinking	80%	\$80.8	\$2.6
Entertainment Equipment	75%	\$18.8	\$0.6
House Furnishings & Equipment	75%	\$36.0	\$1.2
Housekeeping Supplies	90%	\$16.2	\$0.5
Non-Prescription Drugs & Medical Supplies	90%	\$4.5	\$0.1
Personal Care Products	90%	\$17.1	\$0.6
Utilities: Telephone	100%	\$39.0	\$1.3
Pets, Toys, Entertainment, Misc. Retail	100%	\$40.8	\$1.3
Motor Vehicle Purchases	100%	\$110.0	\$3.6
Motor Vehicle Maintenance (Parts)	90%	\$19.8	\$0.6
Vehicle Rentals and Leases	20%	\$3.4	\$0.1
<b>Total</b>		<b>\$417.9</b>	<b>\$13.6</b>

Source: Past reports of Grand Junction sales tax analysis.

For each taxable expenditure category in the CES data, the proportions of estimated spending in Grand Junction by Grand Junction residents are multiplied by the total estimated spending for each category to determine the contribution to the tax base. Using the current sales tax rate of 3.25 percent, BBC then estimated the sales tax receipts generated by spending in Grand Junction by Grand Junction residents.

**Step 5: Spending in Grand Junction by Mesa County households outside of Grand Junction.**

Mesa County residents who live outside of Grand Junction likely make a substantial portion of their retail purchases within the City. Certain taxable expenditures, however, are attributed to the location of the resident making the purchase (such as motor vehicles). As a result, the taxes for those purchases would be collected outside of Grand Junction even if the purchase was made in Grand Junction. Excluding those types of purchases, Mesa County households that are not located in Grand Junction spend approximately \$706 million on taxable retail purchases annually. Based on information from the last study and information about sales tax attribution, BBC estimates that approximately 53 percent of those expenditures occur in Grand Junction, as shown in Figure 6.

**Figure 6.**  
**Spending in Grand Junction by Residents in Mesa County**

Taxable category	% Spent in Grand Junction	Contribution to Tax base
Apparel & Accessories	60%	\$36.0
Books	60%	\$2.4
Eating & Drinking	50%	\$72.5
Entertainment Equipment	65%	\$23.4
House Furnishings & Equipment	70%	\$17.5
Housekeeping Supplies	90%	\$62.1
Non-Prescription Drugs & Medical Supplies	90%	\$23.4
Personal Care Products	90%	\$6.3
Utilities: Telephone	70%	\$39.2
Pets, Toys, Entertainment, Misc. Retail	75%	\$20.3
Motor Vehicle Maintenance (Parts)	85%	\$47.6
Vehicle Rentals and Leases	90%	\$22.5
<b>Total</b>		<b>\$373.2</b>

Note: Excludes expenditures related to motor vehicle purchases and utilities, as these are tied to the residence and not subject leakage.

Source: Past studies of sales tax sources for the City of Grand Junction.

**Step 6: Categorization of sales tax receipts.** The City provided sales tax receipts data by vendor establishments for the years 2018, 2019 and 2020. BBC classified the sales tax receipts data from the City into categories based on their NAICS code and their breakdown is shown in Figure 7. Less than one percent of the data has remained unclassified.

**Figure 7.**  
**Spending in Grand Junction by Residents in Mesa County**

Sales tax receipts category	2018	2019	2020
Unclassified	\$ 123,086	\$167,183	\$206,140
Finance & Insurance	\$ 210,125	\$214,844	\$232,465
Construction	\$ 803,377	\$777,568	\$873,421
Communications & Utilities	\$ 3,284,753	\$2,833,987	\$2,731,639
Services: Business	\$ 1,607,109	\$1,761,267	\$1,764,125
Services: Lodging	\$ 1,561,566	\$1,613,764	\$1,232,367
Manufacturing And Wholesale Trade	\$ 13,654	\$14,951	\$21,437
Online retail	\$ 1,461,979	\$1,614,828	\$2,498,526
Retail Trade: Restaurants & Bars	\$ 6,072,349	\$6,369,003	\$6,719,791
Retail Trade: Building Materials	\$ 6,838,435	\$7,196,985	\$9,543,801
Retail Trade: Motor Vehicles & Parts	\$ 7,724,553	\$8,260,476	\$9,331,056
Retail Trade: Consumer Goods & Personal Services	\$ 17,690,033	\$17,869,553	\$21,119,285
<b>Total</b>	<b>\$ 47,391,018</b>	<b>\$48,694,408</b>	<b>\$56,274,052</b>

Source: Sales tax data from the City of Grand Junction.



BBC then mapped each of these categories from the sales tax receipts data to taxable expenditure categories in the CES data, as shown in Figure 8.

**Figure 8.**  
**Crosswalk between CES Data and City Sales Tax Data**

CES categories	City sales tax data categories
Apparel & Accessories	Retail Trade: Consumer Goods & Personal Services
Books	Retail Trade: Consumer Goods & Personal Services
Eating & Drinking	Retail Trade: Restaurants & Bars
Entertainment Equipment	Retail Trade: Consumer Goods & Personal Services
Vehicle Rentals and Leases	Retail Trade: Consumer Goods & Personal Services
House Furnishings & Equipment	Retail Trade: Building Materials
Housekeeping Supplies	Retail Trade: Consumer Goods & Personal Services
Non-Prescription Drugs & Medical Supplies	Retail Trade: Consumer Goods & Personal Services
Personal Care Products	Retail Trade: Consumer Goods & Personal Services
Utilities: Telephone	Communications & Utilities
Pets, Toys, Entertainment, Misc. Retail	Retail Trade: Consumer Goods & Personal Services
Motor Vehicle Purchases	Retail Trade: Motor Vehicles & Parts
Motor Vehicle Maintenance (Parts)	Retail Trade: Motor Vehicles & Parts

Source: BBC Research & Consulting.

**Step 8: Calculating the share of sales tax expenditures attributable to Grand Junction Residents.** Using the crosswalk between CES expenditure categories and the city sales tax receipts data, BBC calculated the share of tax receipts attributable to Grand Junction residents, as shown in Figure 9.

**Figure 9.**  
**Share of Tax Receipts Attributable to Grand Junction Residents**

Taxable category	City sales tax data	CES estimations for GJ residents	Reallocation	Proportion
Retail Trade: Consumer Goods & Personal Services	\$ 21,069,209	\$ 4,298,125	\$ 3,562,710	17%
Retail Trade: Motor Vehicles & Parts	\$ 9,331,056	\$ 4,218,500	\$ 3,861,000	41%
Retail Trade: Building Materials	\$ 9,543,801	\$ 1,170,000	\$ 2,957,505	31%
Retail Trade: Restaurants & Bars	\$ 6,719,791	\$ 2,626,000	\$ 2,297,750	34%
Communications & Utilities	\$ 2,731,639	\$ 1,267,500	\$ 190,139	46%
Online retail	\$ 2,548,601		\$ 2,548,601	100%

Source: BBC Research & Consulting.

For each category shown in Figure 9, the CES estimations of spending by Grand Junction residents within the City shown in step 4, and the corresponding sales tax receipts make up the proportion of total City sales tax receipts that is attributable to Grand Junction residents. For retail trade in consumer goods and personal services, the estimation is adjusted to exclude

online retail sales. In retail trade in motor vehicle and parts, the estimation is adjusted down by approximately 4 percent to account for some of the transactions in this category to take place at general retail stores for common maintenance parts, oil, etc. This adjustment amount is determined from the corresponding difference amount of reducing the CES estimate of proportion of spending by Grand Junction residents from 100 percent to 90 percent. This remaining adjustment amount is then reallocated to the retail trade in consumer goods and personal services category. Similarly, the CES estimate for retail trade in restaurant and bars is adjusted down to incorporate spending in grocery stores, and the corresponding amount is reallocated to retail trade in consumer goods and personal services. CES estimations for spending in communication and utilities is directly accounted for the proportion attributable to Grand Junction residents, and the remaining is reallocated to retail trade in consumer goods to account for spending in telecommunications equipment, related services, etc.

**Step 9. Remaining calculations.** After determining the share of sales tax receipts attributable to Grand Junction residents using the assumptions outlined in step 8, the same process is carried out for Mesa County residents.

For visitors, based on past studies and discussions between BBC and the City staff, the remaining of the sales tax receipts after subtracting what is attributable to Grand Junction and Mesa County residents is distributed as shown in Figure 10. Remaining receipts in retail trade in consumer goods, motor vehicles and parts, restaurants and bars are attributable to businesses. Following that, all of manufacturing wholesale and trade, business services, construction, finance, and insurance, are attributable to businesses.

**Figure 10.**  
**Share of Remaining**  
**Receipts Attributable to**  
**Visitors.**

Source:  
BBC Research & Consulting.

Category	% of remainder imputed to visitors
Construction	0%
Manufacturing and Wholesale Trade	0%
Transportation, Communications, Utilities	0%
Retail Trade, Building Materials	0%
Retail Trade: Consumer Goods & Personal Services	90%
Retail Trade: Business Goods	0%
Retail Trade, Motor Vehicles & Parts	25%
Retail Trade, Restaurants & Bars	90%
Finance & Insurance	0%
Services: Lodging	100%
Services: Business	0%
Services: Visitors	100%

Less than one percent of all expenditures were unclassified by the City or BBC. These expenditures were distributed between the four sources according to the distribution of the classified sales tax expenditures.



## Results

BBC estimated sales tax revenue for the City from households in Grand Junction, Mesa County, visitors and businesses. Figure 11 shows the breakdown for 2018, 2019, and 2020. Proportion of sales tax receipts attributable to households in Grand Junction are 28.9%, 28.4% and 29.7% in 2018, 2019 and 2020, respectively.

**Figure 11.**  
**Share of Tax Receipts Attributable to Grand Junction Residents**

Consumer Type	2018		2019		2020	
	Dollar Amount	Percentage of Total	Dollar Amount	Percentage of Total	Dollar Amount	Percentage of Total
<b>Households in:</b>						
Grand Junction	\$ 13,705,092	28.9%	\$ 13,845,129	28.4%	\$ 16,696,972	29.7%
Remainder of Mesa County	\$ 10,842,946	22.9%	\$ 10,915,877	22.4%	\$ 13,068,540	23.2%
<b>Visitors</b>	\$ 12,941,396	27.3%	\$ 13,300,353	27.9%	\$ 14,181,558	25.2%
<b>Businesses</b>	\$ 9,901,585	20.9%	\$ 10,633,049	21.2%	\$ 12,326,982	21.9%
<b>Total</b>	<b>\$ 47,391,018</b>	<b>100%</b>	<b>\$ 48,694,408</b>	<b>100%</b>	<b>\$ 56,274,052</b>	<b>100%</b>

Source: BBC Research & Consulting.

1 **RESOLUTION NO. \_\_\_\_-22**

2  
3 **A RESOLUTION ADOPTING THE 2022 COMMUNITY RECREATION CENTER (CRC) PLAN**

4  
5 Recitals:

6  
7 On January 6, 2021, the City Council unanimously adopted the Parks, Recreation and  
8 Open Space (PROS) Master Plan. The PROS plan considers all elements in the City's park  
9 and recreation system and expresses community priorities with the Community  
10 Recreation Center (CRC) being the top priority.

11 Following the adoption of the PROS plan, a statistically valid survey was facilitated by  
12 Professors King, Gollob and Jennings from Colorado Mesa University. The survey  
13 confirmed strong support for the CRC and demonstrated a willingness to fund it. The CRC  
14 planning process continued through 2022 with numerous public outreach meetings and  
15 opportunities for discussion and input by means of the process culminating in the 2022  
16 CRC Plan (Plan), a copy of which is attached to and incorporated into this Resolution as  
17 if fully set forth.

18 The Plan has been carefully, thoroughly, and conscientiously considered and the  
19 assumptions and recommendations well formulated by and with community input and  
20 expressed need. The Plan provides clear direction for the City to build Grand Junction's  
21 first CRC should the voters authorize the financing.

22 For the foregoing reasons the City Council by and with this Resolution does adopt,  
23 approve, and endorse the 2022 CRC Plan.

24 The City Council having been duly advised and determined that the 2022 CRC Plan will  
25 serve as a blueprint for the design, funding, construction, and operation of the CRC,  
26 should voters approve the funding in an upcoming election, does adopt this Resolution  
27 and the Plan in support of and to advance the interests of the people of Grand Junction.

28 NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND  
29 JUNCTION THAT:

30  
31 The 2022 Community Recreation Center Plan is hereby approved and adopted as  
32 generally and specifically provided therein and in accordance with this Resolution and  
33 to the extent necessary or required shall serve to amend the adopted PROS Plan to be  
34 consistent herewith.

35 PASSED AND APPROVED this 16<sup>th</sup> day of November 2022.

36  
37 \_\_\_\_\_  
38 Anna M. Stout  
39 President of the City Council

40  
41 ATTEST:

42  
43 \_\_\_\_\_  
44 Amy Phillips  
45 City Clerk