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**CITY COUNCIL AGENDA  
WEDNESDAY, JULY 17, 2013  
250 NORTH 5<sup>TH</sup> STREET  
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM  
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

**Call to Order**  
(7:00 p.m.)

Pledge of Allegiance  
Invocation – Pastor Bob Cook, Victory Life Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

**Presentation**

June Yard of the Month

**Appointments**

To the Riverfront Commission

*Revised July 15, 2013  
\*\* Indicates Changed Item  
\*\*\* Indicates New Item  
® Requires Roll Call Vote*

**REVISED**

**Certificates of Appointment**

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

**Council Comments**

**Citizen Comments**

**\*\*\* CONSENT CALENDAR \*\*\*®**

1. **Minutes of Previous Meetings** [Attach 1](#)

*Action: Approve the Summaries of the June 6, 2013, June 11, 2013, June 17, 2013, and July 1, 2013 Workshops, the Minutes of the July 3, 2013 Regular Meeting, and the Minutes of the July 11, 2013 Executive Session*

2. **Contract for the 2013 Sewer Interceptor Repair and Replacement Project Including Rehabilitation of a Storm Drain Line in Sherwood Park** [Attach 2](#)

This Project is aimed at the rehabilitation of aging interceptor sewer pipe and manholes in the City's waste water collection system and a portion of the storm drain system in Sherwood Park. The average age of the concrete pipe sewer lines being rehabilitated on this project is 49 years old. As a result of the infrastructure's age and damage caused by hydrogen sulfide gas, this maintenance is necessary to prolong the life of the existing sewer system.

*Action: Authorize the City Purchasing Division to Enter into a Contract with Layne Inliner, LLC of Kiowa, CO for the 2013 Sewer Interceptor Repair and Replacement Project for the Bid Amount of \$773,427.50*

Staff presentation: Greg Trainor, Public Works, Utilities, and Planning Director  
Jay Valentine, Internal Services Manager

3. **Construction Contract for the River Road North Trunk Line Extension Project** [Attach 3](#)

The River Road North Trunk Line Extension Project will install 1,200 linear feet of 15-inch sanitary sewer trunk line from the Union Pacific railroad tracks under Highway 6 to just north of the highway right-of-way. The trunk line extension will provide sanitary sewer service to the Pilot and Love's truck stops, and serve future growth anticipated in the Comprehensive Plan occurring north of I-70 between 22 and 23 Roads.

*Action: Authorize the City Purchasing Division to Enter into a Construction Contract with M.A. Concrete Construction, Inc. of Grand Junction for the River Road North Trunk Line Extension Project in the Amount of \$269,608.30*

Staff presentation: Greg Trainor, Public Works, Utilities, and Planning Director  
Jay Valentine, Internal Services Manager

4. **Contract for the Riverside Parkway Asphalt Rejuvenation Project** [Attach 4](#)

This request is to award a contract for the asphalt rejuvenation along the Riverside Parkway from 24 Road to 29 Road including all of the on and off ramps. In total approximately 229,000 square yards of road surface will be treated.

*Action: Authorize the City Purchasing Division to Enter into a Contract with American Road Maintenance, of Itasca, IL for the Riverside Parkway Asphalt Rejuvenation Project for the Bid Amount of \$179,670*

Staff presentation: Greg Trainor, Public Works, Utilities, and Planning Director  
Jay Valentine, Internal Services Manager

5. **Avalon Theatre Renovation Grant Request** [Attach 5](#)

This request is for authorization to submit a request to the Colorado Department of Local Affairs for a \$1 million grant for the Avalon Theatre to include site improvements, the multi-purpose room, elevator, restrooms, HVAC, and auditorium seating.

Resolution No. 50-13—A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Program for Renovations to the Avalon Theatre

®Action: *Adopt Resolution No. 50-13*

Staff presentation: Rich Englehart, City Manager

**\*\*\* END OF CONSENT CALENDAR \*\*\***

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**\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\***

6. **Public Hearing—Reduction of Distance Restriction for Beer and Wine Liquor Licenses to College Campuses** [Attach 6](#)

State law requires five hundred feet, using direct pedestrian access, from the property line of a school to the liquor-licensed premise; however, the law also allows local jurisdictions to reduce that distance for a certain class of license for one or more types of schools. The request is to reduce or eliminate the distance restriction from a beer and wine license to a college campus.

Ordinance No. 4595—An Ordinance Amending Section 5.12.220 of the Grand Junction Municipal Code Reducing the Distance a Beer and Wine Liquor Licensed Premise Must be from the Principal Campus of a College or University in the City of Grand Junction

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4595*

Staff presentation: John Shaver, City Attorney

7. **Letter of Commitment Adjustment to CDOT's RAMP Grant Program for Horizon Drive/I70 Interchange Project** [Attach 7](#)

CDOT has developed a one-time program called the Responsible Acceleration of Maintenance and Partnerships (RAMP). The City was requested to submit detail application for the I-70 Horizon Drive Interchange project which was completed July 1<sup>st</sup>. Upon review by local CDOT staff, the project budget has been requested to increase to \$5.0 million reflecting more recent costs estimates, additional scope of work, and CDOT's staff direct involvement. The required 20% match is to be shared evenly between the Horizon Drive District and the City of Grand Junction. Horizon Drive Business Improvement District has already committed to their \$500,000 match. The attached letter increases the City's commitment toward the project to \$500,000.

*Action: Authorize the President of the Council to Sign the Letter of Commitment for the Project*

Staff presentation: Trent Prall, Engineering Manager

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

9. **Other Business**

10. **Adjournment**

## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

**June 6, 2013 – Noticed Agenda Attached**

Meeting Convened: 8:07 a.m. in the City Hall Auditorium

Meeting Adjourned: Noon.

Council Members present: Council President Susuras, Councilmembers Chazen and Norris; Boeschstein entered at 8:15 a.m. Councilmembers Brainard and Doody were absent. Staff present: Englehart, Shaver, Moore, Trainor, Schoeber, Franklin, and Tuin.

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Agenda Topic 1. BLM Briefing from BLM Planning Lead Samantha Staley canceled as Ms. Staley could not attend.

Agenda Topic 2. Briefing on BLM comments for Current Resource Management Plan.

City Manager Englehart introduced the topic noting that the City has until June 24 to submit comments on the draft Resource Management Plan and Environmental Impact Statement for the BLM administered lands within the Grand Junction Field Office area.

Public Works, Utilities, and Planning Director Trainor explained the process and the time frame for the Resource Management Plan.

Utilities Manager Franklin noted that the Plan guides the BLM on decisions for the next twenty years. The Grand Junction Field Office covers two million acres. This process started in 2009. The City was involved throughout the development of the Plan and therefore has few issues. The City's focus points are livestock grazing, land tenure, protection of the watershed, travel management, tamarisk, fire mitigation, and trails. Four alternatives were put forward: Alternative A – keep as is; Alternative B – the preferred alternative and a balanced approach; Alternative C – a conservative approach; and Alternative D – a development centered approach.

Livestock grazing – the City supports grazing whereas Palisade has shut off grazing on their watershed lands. The City sees benefits and has not found giardia contamination to come from the livestock.

Land tenure – the Airport Land will not likely be developed in the next twenty years, regarding Somerville Ranch, the area has a checkerboard ownership and there are some concerns on some plant life and the effect of road dust. Regarding Riverfront parcels, the City has an agreement to maintain the existing trails. Councilmember Boeschstein asked the City to add a comment that all riparian areas should be protected from development.

Water Resource Protections – the City is asking that the table listing Juniata Reservoir as being impaired be updated as it no longer is, and support watershed protection areas including no leasing of federal minerals within the watershed, and let the current leases run out.

Councilmember Boeschstein asked that a comment be added that BLM should claim islands in waterways previously unclaimed.

Travel Management – the City is asking that the roads be left open to access in the watershed such as Old Miller Road.

Tamarisk and Russian Olive – the City supports continued control and eradication and noted that the BLM's support of commercial harvesting is in conflict with that

Fire Mitigation – the City has fire mitigation plans and supports allowing a natural fire to burn if it helps the resource.

Trails – the City supports trails developments. Councilmember Boeschstein asked that the City also add comments regarding the wash trails – Leech Creek, Lewis Wash, and Monument Canyon.

Utilities Manager Franklin then addressed the Town of Palisade's comments that may conflict with some of the City's expectations. One in particular is the creation of a 10,000 acre special recreation area. That is currently not in the preferred alternative but if moved into the accepted alternative, Palisade's request would affect some of the City's roads. The City would lodge an objection.

The discussion concluded with the Council present indicating support for the comments described.

### Agenda Topic 3. Workshop Items Review

Council had scheduling discussions on the Avalon Theatre Project, Active Threat Training, Facility Assessment, drainage/storm water issues, large emergency vehicle storage, Las Colonias Master Plan, Matchett Park Master Plan, a RAMP grant application for Horizon Drive, meeting with Clifton Fire Board, Amendment 64, the 7th Street Post incident Report, homelessness, addressing, TABOR, the selection process for the District E vacancy, annexations/enclaves, canals and the Master Trails Plan, the volunteer board appointment policy, and budget policy decisions including defining fund balance.

Staff was directed to plug the items into the schedule and to also schedule a full day workshop.

Agenda Topic 4. Other Business

Councilmembers had additional discussion on the Avalon Theatre Project.

With no other business, the meeting was adjourned.



**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**THURSDAY, JUNE 6, 2013, 8:00 A.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

1. **BLM Briefing from Planning Lead Samantha Staley:**  
Dominguez-Escalante National Conservation Area Draft  
Resource Management Plan and Environmental Impact  
Statement
  
2. **Briefing on BLM Comments for Current Resource Management Plan:** The  
Bureau of Land Management (BLM) has issued the draft Resource Management  
Plan (RMP) and Environmental Impact Statement (EIS) for the BLM  
administered lands within the Grand Junction Field Office. Staff will present an  
overview of the document and discuss City comments to be provided by June  
24, 2013. **Attachment**
  
3. **Workshop Items Review**
  
4. **Other Business**

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**June 11, 2013 – Noticed Agenda Attached**

Meeting Convened: 3:00 p.m. in the City Auditorium

Meeting Adjourned: 5:40 p.m.

Council Members present: All. Staff present: Englehart, Shaver, Moore, Taylor, Valentine, Romero, Prall, and Kemp. There were other staff members in attendance. Harry Weiss, Downtown Development Authority (DDA), and Robin Brown, Avalon Theatre Foundation, were also in attendance.

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Agenda Topic 1.      Avalon Theatre Discussion

City Manager Englehart advised the purpose of the workshop is to review the business plan and provide an opportunity for questions from the City Council. Councilmember Norris expressed the desire to hear what was taken out of the initial project in order to provide the three proposals that have come forward.

The architect, Daniel Gartner of Chamberlin Architects, explained that design changes were made in regards to the value engineering in order to reduce the cost. He noted that phasing has been a challenge for years, prioritizing what elements are most important. Three options were described; an \$8.2 million option, the completed “core” project; a \$7.6 million option that included building the shell of the addition, three stories with everything stubbed in but nothing inhabitable (elevator shaft but no elevator, roughed-in restrooms but no fixtures, no multi-purpose room) but as Stan Kiser from FCI Constructors, Inc. pointed out, the new HVAC would be housed in that addition and that would supply the old part of the building; and a third option at \$7.1 million which only includes the elevator and the additional restrooms besides the auditorium improvements. The third option does provide minimal ADA compliance and addresses the health and safety issues.

Councilmember Chazen inquired if the impact of the addition on parking was looked at and what the analysis showed. Engineering Manager Prall advised that parking was studied, there would be adequate spaces after the addition, as well as a configuration for loading and unloading, and that the cost for reconfiguration was estimated at \$150,000. That amount was not included in the bid amount because they would not be needed until the next phase when the stage is expanded.

Councilmember Chazen inquired as to the City’s exposure regarding accessibility with the second option. The City Attorney did convey that the City could be exposed to liability due to its aggressive pursuit of ADA compliance throughout the City in the past as well as the extent

of the City's resources, to just have a plan to comply is somewhat in conflict with the City's past performance given those other factors.

The business end of the Theatre was then discussed. Councilmember Brainard likened the Theatre to a facility rather than a business. Councilmember Norris expressed her focus was more on number of citizens served. Discussions ensued with promoter Ron Wilson (Sandstone Productions) as to how an improved theatre would increase the revenue as well as the number served. Facility Manager Stuart Taylor talked about making the Theatre more artist-friendly and listed some of the amenities that would improve that experience and attract more artists.

Labor costs were discussed, along with hours, hourly wage, use of part-time help, and how increased number of events may not actually increase City net revenue.

The history of the City's commitment was described by Councilmembers Doody and Boeschstein. The City Manager explained the allocation over a two year period.

After a brief recess, the meeting reconvened. City Manager Englehart clarified that the \$7.1 million project (Option C) does meet ADA compliance and accessibility but does not provide any additional room.

DDA Director Weiss posed that the DDA and the Foundation are contributing their \$3 million and \$1 million respectively to the City to get the project done, with the DDA wanting specific elements accomplished to meet their goals of making the building safe and usable. If the City postpones or adds costs to the project, it is unfair for the City to expect additional contribution from those two entities or to ask the DDA to backstop the Foundation's contribution.

Chair of the Foundation Board John Halvorson explained the dilemma with fundraising without having the City's commitment both with grantors but also with private donors.

The pros and cons of starting with Option B or C and then moving into the core project (Option A) when more funds were raised was discussed. FCI's Stan Kiser said it would make more sense to start with Option B, building the shell.

Councilmember Norris believes Option A is what needs to be done and asked DDA Director Weiss if the City begins with Option B, and the Foundation is unable to come up with the difference, would the DDA board be willing to make up the difference to complete Option A? Mr. Weiss said he can put that question to his board on Thursday.

There was a discussion on whether to start with Option C, which the Foundation stated they have their share for that option, or to start with Option B, with several Councilmembers stating that Option A is where they want to be. The concern was that starting with Option C adds to the cost when moving to Option A. Foundation representatives felt that just starting the

project would help the fundraising. Multi-year commitments from donors was also discussed and whether that would be acceptable to City Council from a cash flow basis.

The discussion wrapped up with the Council asking DDA Director Harry Weiss to ask the DDA Board if they would be willing to split the difference if Option A were to be authorized by the City Council.

The Mayor directed the City Manager to place the Avalon Theatre item on the next City Council agenda.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**TUESDAY, JUNE 11, 2013, 3:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

- 1. Avalon Theatre Discussion**
- 2. Other Business**

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**June 17, 2013 – Noticed Agenda Attached**

Meeting Convened: 11:31 p.m. in the Administration Conference Room

Meeting Adjourned: 1:15 p.m.

Council Members present: All. Staff present: Englehart, Shaver, Moore, Camper, Watkins, Schoeber, Valentine, McIntyre (Police Department), and Roper (Risk Manager), and Tuin.

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Agenda Topic 1.      City Hall Facility Assessment

The purpose of the discussion was to bring forward recommendations for changes at City Hall that would improve security. City Manager Rich Englehart acknowledged the attempt to keep a balance at maintaining security yet still keeping City Hall open and accessible to the public. Internal Services Manager Jay Valentine advised that the original intent when City Hall was constructed was to be open and provide easy access for the public. The environment has changed in the last thirteen years. The report provided was divided into four categories: Category 1 are items easily implemented; Category 2 are larger capital investment items and not as easily implemented; Category 3 are items that have policy, customer service, or capital expenditure implications; and Category 4 are areas for improvement through administrative changes or training.

Police Chief John Camper noted that security comes with a cost and many of the options are not necessarily recommended but Staff would like to get a feel for where Council is as far as making changes. Officer Chip McIntyre reviewed changes that have been or can be made through environmental design of and around the building.

The discussion involved the whole range of options and the direction from City Council was for the team to create a matrix that included recommendations, the estimated cost, an assessment on how intrusive the change might be, and a ranking of the biggest exposures.

Agenda Topic 2. Policy on Volunteer Board and Committee Interview Process

City Clerk Stephanie Tuin reviewed the 2003 Policy for Board Appointments. The City Council decided to amend the policy so that all City appointed boards require interviews (with the exception of the Colorado State Leasing Authority). For the Urban Trails Committee and the Riverview Technology Corporation (RTC), the Riverfront and the RTC respectively will interview the candidates initially and then the City Council will interview their recommendations. The City Council also directed Staff to bring back a resolution appointing Bennett Boeschstein to the RTC as an ex-officio member. Regarding term limits, the City Council was in favor of keeping term limits on the City appointed boards.

Advertising for the vacancies on the various boards was discussed. The City Council felt it important to get the word out even if additional dollars were needed. They agreed to amend the wording in the policy to allow some flexibility.

Agenda Topic 3. Other Business

Council President Susuras distributed a draft resolution regarding the Avalon Theatre funding. Councilmember Chazen said his concerns were about control of the donations and how to handle any excess contributions. The Council agreed to review the draft and forward any comments or concerns back to Staff.

City Manager Englehart asked who will be attending the Air Quality Control Commission meeting being held later that week. The Commission has asked that the City present what the City is doing regarding air quality. Councilmembers Boeschstein and Norris indicated they would be attending.

The City Manager advised the City is starting an overlay along Orchard Avenue and will be meeting with residents in the area.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**MONDAY, JUNE 17, 2013, 11:30 A.M.  
ADMINISTRATION CONFERENCE ROOM  
CITY HALL  
250 N. 5<sup>TH</sup> STREET, 2<sup>ND</sup> FLOOR**

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

- 1. City Hall Facility Assessment:** The purpose of this report is to identify and recommend strategies leading to the implementation of a successful Security Awareness Policy as well as physical building changes identified in a Crime Prevention Through Environmental Design (CPTED) analysis. The main objective will be to provide City Hall staff members with a better understanding of the issues relating to security and how to react to active threats, while also focusing on significantly reducing exposure to potential threats through physical changes in the building. **Attach W-1**
- 2. Policy on Volunteer Board and Committee Interview Process:** 2003 was the last time the policy on making appointments to the City's volunteer boards was reviewed. Since that time there have been several changes including new boards created and change of responsibilities. The discussion provides an opportunity to make adjustments to the policy to fit the desires of the current Council. **Attach W-2**
- 3. Other Business**



**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**July 1, 2013 – Noticed Agenda Attached**

Meeting Convened: 11:30 a.m. in the Administration Conference Room

Meeting Adjourned: 2:30 p.m.

Council Members present: Mayor Pro Tem Chazen and Councilmembers Brainard, Boeschstein, Doody, and Norris. Council President Susuras was absent. Staff present: Englehart, Shaver, Moore, Trainor, Kovalik, Watkins, Nordine, and Tuin. There were other staff members in attendance.

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Agenda Topic 1. Meet with CML Executive Director Sam Mamet

Mr. Mamet introduced himself to Council and talked about the services provided by CML including providing information, advocacy, and education.

Agenda Topic 2. City Addressing Discussion

Police Department Project Manager Paula Creasy explained that there are hundreds of address issues within the City limits posing problems, but specifically life safety problems in responding to emergencies. The problems are not just contained within the City but throughout the County and are different in the other municipalities within the County. The current software is able to handle the fractional addresses whereas previously it wasn't but there are other issues such as out of sequence numbering, overlapping address ranges, and different road names. Even though the City's current software can handle the fractional addressing, there are still lots of systems (including the postal system) that have difficulty with fractional addresses and street names. Two approaches for correcting the addresses were proposed: a city-wide readdressing program or a targeted approach at the addresses that are posing problems. The City Council was generally in favor of the targeted approach. The City Manager suggested Staff bring back a recommendation on how to correct the various addressing issues using a targeted approach. Councilmembers suggested including a public awareness campaign and lending support to an owner or resident having to make an address change.

Agenda Topic 3. Large Vehicle Storage Discussion

Internal Services Manager Jay Valentine explained that the City has four large vehicles that are in need of indoor storage and the challenges faced with finding a suitable facility including the hangar at the Airport leased earlier this year which was no longer available and the lack of security at the most recent facility. The vehicles in questions are expensive specialized vehicles that need power and heated storage space. With the cost of leasing space being around \$3,000 per month, Staff suggested a long term solution of building a storage building on the City's lot on 7<sup>th</sup> Street near the current Public Safety Facilities. The estimated cost was around

\$500,000. The City Manager suggested that Staff draft a specific proposal for the City Council to consider. Fire Chief Watkins said the fire stations may be able to juggle around some equipment in order to temporarily house, at various fire stations, these large vehicles belonging to the Police Department as an interim solution.

#### Agenda Topic 4. Other Business

Urban Trails Master Plan – the City Manager explained that he wanted to brief the City Council on the Urban Trails Master Plan that was moving through the process and will come before both the County and the City for approval.

There was a review of the history of urban trails, including the board (Urban Trails Committee), the adoption of the current Master Plan, and the issue with using canal banks for trails.

Mayor Pro Tem Chazen inquired as to the cost of implementing the Master Plan and whether affected property owners are aware. It was explained that the Plan is for future planning purposes; it will be implemented as development, reconstruction, or voluntary dedications occur. There is no way to apply a cost to the total implementation.

District E Vacancy – the City Council decided to have a special meeting on July 10 to interview and select a person to fill the District E vacancy. Staff was directed to plan for a similar format used to fill the District D vacancy in 2011. Mayor Pro Tem Chazen said he will verify the date with the Mayor.

Grand Valley Regional Transportation Committee (GVRTC) Update – Councilmember Norris updated the City Council on what is happening with the GVRTC. The RAMP (Responsible Acceleration of Maintenance and Partnerships) funds have been applied for Horizon Drive improvements; there are more requests than there are funds. Grand Valley Transit (GVT) is changing their hours to save money but there will be little impact to the public. Councilmember Boeschstein asked that GVT consider a shuttle from the University direct to downtown. Councilmember Norris said GVT could consider it if it were paid for.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**MONDAY, JULY 1, 2013, 11:30 A.M.  
ADMINISTRATION CONFERENCE ROOM  
CITY HALL  
250 N. 5<sup>TH</sup> STREET, 2<sup>ND</sup> FLOOR**

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

4. **Meet with Colorado Municipal League Executive Director Sam Mamet**
5. **City Addressing Discussion:** Staff will address questions and concerns regarding addressing anomalies and inconsistencies within the City limits.

**Attach W-1**

6. **Large Vehicle Storage Discussion:** The City owns three large vehicles that are required to be parked indoors. It is becoming increasingly more difficult to find storage space for these vehicles. Within the last three months, these vehicles have been moved to three different locations and have yet to find a permanent storage solution.

**Attach W-2**

**7. Other Business**

- Urban Trails Plan
- District E Vacancy Next Steps

**Attach W-3**

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

**July 3, 2013**

The City Council of the City of Grand Junction convened into regular session on the 3<sup>rd</sup> day of July, 2013 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Rick Brainard, Martin Chazen, Jim Doody, Phyllis Norris, and Council President Sam Susuras. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Susuras called the meeting to order. Councilmember Norris led the Pledge of Allegiance, followed by an invocation by Retired Reverend Eldon Coffey.

**Presentations**

Special Olympics State Committee to Recognize the Grand Junction City Council for their Financial Support of the Colorado Special Olympics State Meet

Parks and Recreation Director Rob Schoeber described the history of the Colorado Special Olympics State Meet and noted that this year the event took place in Grand Junction. He gave several statistics about the event and noted that the stadium was packed with supporters and spectators to watch the participants of the event. This event was a huge success and will hopefully be back next year.

Recognition of Recreation Coordinator Shon Birch who was Recognized as the Volunteer of the Year for the State of Colorado at the Colorado State Hershey Track Meet

Mr. Schoeber then described the Hershey Track and Field Meet. He said many former participants in this event have gone on to be high school track stars. The State Meet has been held on the Front Range for the last 36 years and was held for the first time in Grand Junction two weeks ago. Mr. Schoeber recognized and thanked Shon Birch, Recreation Coordinator, who was responsible for bringing the event to Grand Junction. He noted that Mr. Birch, along with the full support of Parks and Recreation Staff, was also in charge of the local coordination and planning for this event. Mr. Birch was recognized as the Volunteer of the Year for the State of Colorado at the Colorado State Hershey Track Meet. Mr. Schoeber presented Mr. Birch with the award.

**Appointments**

Councilmember Chazen moved to appoint Kirk Granum for a partial term expiring June 2014, and appoint Shane Allerheilgen and re-appoint Kevin Reimer for four year terms expiring June 2017, all to the Downtown Development Authority/Downtown Grand

Junction Business Improvement District Board. Councilmember Norris seconded the motion. Motion carried by roll call vote.

### **Council Comments**

Councilmember Boeschstein said Bike to Work Day on June 26<sup>th</sup> was very successful. He then thanked Police Chief John Camper for reinstating the Homeless Outreach Team (HOT) Team and the Bike Patrol.

Councilmember Doody mentioned that the Western Slope Memorial Day Park was dedicated ten years ago from July 4, 2013. He thanked the City of Fruita for hosting, the State of Colorado for dedicating the property, the builders for building it, and everyone in the community that contributed.

Councilmember Chazen said he went to the new employee luncheon and was very impressed with the enthusiasm and talent the new employees bring to the City. The new employees responded well when the Department Heads spoke, and seemed especially enthusiastic about service to the community. At the Downtown Development Authority (DDA) meeting, there was approval of a resolution to release \$3 million to the Avalon Theatre Project; discussion on the Façade Restoration Program; and discussion regarding the positive impact the Colorado Mesa University (CMU) bike races have in attracting students to the downtown area. On June 29<sup>th</sup>, St. Baldrick's put on a fundraiser at Kannah Creek Edgewater Brewery to raise money for childhood cancer research. The Foundation raised over \$30,000 and he gave kudos to the event organizer, Jim Hamlin and his family, and all others who participated in the event. At the Forestry Board meeting, he noted there is a program where various contractors offer free tree care services to low-income households and he thought this donation program should be recognized.

There were no other Council comments.

### **Citizen Comments**

John Williams, 433 S. 7<sup>th</sup> Street, said he has addressed the City Council before and many people have come to him and asked why Rick Brainard has not stepped down. He encouraged Councilmember Brainard to step down. He noted that his Uncle Jim Robb did wonderful things for the community.

Jess Coleman, 484 McMullin Drive, addressed Councilmember Rick Brainard and asked why he has not stepped down and said he is doing a disservice to the community. He is forcing the City into a recall situation and the cost of a special election. She stated things Mr. Brainard has done and said he is a black eye to the community. Then to the seated City Councilmembers, she said everyone there knows what is right; she addressed each Councilmember individually by their first name to call for Mr. Brainard's resignation. She said that the City will never be the most livable community west of the Rockies as long as

Council continues to support a person who admitted hitting a woman. She questioned the motives of anyone who has not taken a stance against Rick Brainard.

Dennis Simpson, 2306 E. Piazza, complimented the Council for having created the summary notes of the May 22, 2013 workshop. However, he asked that it be removed from the Consent Agenda and add to it the City Attorney's explanation regarding the 2007 exclusion of sales tax from the TABOR calculation. He said that City Attorney Shaver's statement was not true and Mr. Simpson has evidence to prove it. The exemption of the sales tax from the calculation began in 2000. He said the City is unable to provide the documents from 2000 and says they do not exist.

Council President Susuras said it is a policy that the Council does not respond to Citizen Comments in this forum.

### **CONSENT CALENDAR**

Councilmember Norris read Consent Calendar items #1-5 and then moved to adopt the Consent Calendar. Councilmember Doody seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

*Action: Approve the Summary of the May 22, 2013 Workshop, the Minutes of the June 14, 2013 Special Meeting, and the Minutes of the June 19, 2013 Regular Meeting*

2. **Setting a Hearing on a Reduction of Distance Restriction for Beer and Wine Liquor Licenses to College Campuses**

State law requires five hundred feet, using direct pedestrian access, from the property line of a school to the liquor-licensed premise; however, the law also allows local jurisdictions to reduce that distance for a certain class of license for one or more types of schools. The request is to reduce or eliminate the distance restriction from a beer and wine license to a college campus.

Proposed Ordinance Amending Section 5.12.220 of the Grand Junction Municipal Code Reducing the Distance a Beer and Wine Liquor Licensed Premise Must be from the Principal Campus of a College or University in the City of Grand Junction

*Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 17, 2013*

3. **Amending the Policy for Appointments to City Boards, Amending the City Council Assignments to include a Council Representative to the Riverview Technology Corporation and Amending the Definitions in Resolution No. 79-06**

The City Council has recommended some changes to the 2003 City board appointment policy. The City Council also determined it is prudent to appoint a representative to the Riverview Technology Corporation. In addition, there have been changes to the City boards necessitating minor housekeeping changes to the definitions contained within Resolution No. 79-06 which adopted ethical standards for members on City boards.

Resolution No. 44-13—A Resolution Adopting a Policy Concerning the Interview and Appointment of Members to City Boards

Resolution No. 45-13—A Resolution Amending Resolution No. 38-13 Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

Resolution No. 46-13—A Resolution Amending Definitions, Section 1, of Resolution No. 79-06 Which Established Ethical Standards for Members of the City's Boards, Commissions, and Similar Groups

*Action: Adopt Resolution Nos. 44-13, 45-13, and 46-13*

4. **Contract for the 2013 Orchard Avenue/Epps Drive Reconstruction Project**

This request is to award a construction contract for the road reconstruction and utility upgrades for Orchard Avenue from 7<sup>th</sup> Street to Cannell Avenue and Epps Drive.

*Action: Authorize the City Purchasing Division to Enter into a Contract with Sorter Construction, Inc. of Grand Junction, CO for the 2013 Orchard Avenue/Epps Drive Reconstruction Project for the Bid Amount of \$651,788*

5. **Sole Source Purchase for Wastewater Pump Station to be Located North of the Albertson's Shopping Center**

The request is to replace the existing 35 year old Albertson's Shopping Center (Brach's Market) Pump Station with a new Smith & Loveless, Inc. pump station assembly. The City of Grand Junction currently has 28 Smith & Loveless wastewater pump stations in service today. Continuing to use the Smith & Loveless product allows continuity between all of the City's pump stations, allows maintenance personnel easier evaluation of a pump station should a problem

occur, and results in stocking fewer replacement parts as a result of interchangeable parts.

*Action: Authorize the Purchasing Division to Execute a Sole Source Purchase Order in the Amount of \$54,969 with Smith & Loveless, Inc. for a Complete Wastewater Pump Station*

## ITEMS NEEDING INDIVIDUAL CONSIDERATION

### **Amendment to Action Plan for 2012 Community Development Block Grant (CDBG) Program Year and Subrecipient Contract for HomewardBound of the Grand Valley Project within the 2012 CDBG Program Year** [File #2013 CDBG]

The request is to amend the City's Action Plan for CDBG Program Year 2012 in order to revise the grant to HomewardBound of the Grand Valley for remodeling the existing community homeless shelter rather than acquire property for relocation of the shelter and to authorize the accompanying Subrecipient Contract formalizing the City's award of \$109,971 to HomewardBound as allocated from the City's 2012 CDBG Program previously approved by Council.

Tim Moore, Deputy City Manager, introduced this item. He noted that representatives from HomewardBound were present to answer questions. Sometimes applicants do ask for changes to their original application and that is the case in this request.

Kristen Ashbeck, Senior Planner/CDBG Administrator, presented this item. She advised that \$109,971 was awarded to HomewardBound last year to purchase a new building and then renovate the new building in order to relocate the homeless shelter. Since then, the organization went through a change of leadership and reevaluated their plan. They are asking to use the money instead to remodel the existing shelter. The new director Doug Karl was present along with several board members.

Councilmember Norris asked for the total cost of the new project. Ms. Ashbeck said it is about \$130,000, which is greater than the CDBG funds. The additional funding will be matched with other resources. Councilmember Norris asked if they were going to match funds for the original application of purchasing the new facility. Ms. Ashbeck said this was the original goal but she did not think any of the funds had been secured.

HomewardBound Director Doug Karl recognized his board members who were in attendance. He explained how their new strategic plan changed the plan for relocation. He said they have a detailed plan that was just recently completed and that will be rolled out to the community. They intend to move forward on a family center and will convert the existing facility into a men's shelter. He listed the various elements of the remodel.



Councilmember Norris asked if the Family Center Project would be a separate project. Mr. Karl said it would be. They have just started the planning and have not started the capital campaign.

Councilmember Chazen expressed his concern that, although there is no question that HomewardBound is a provider of a vital service and the integrity of the director and the board is not in question, this would be a large amount of money not used for its original purpose. He suggested the money go back into the allocation pool and allow other applicants to reapply, noting Homewardbound can compete as well.

Councilmember Norris noted that this project is very different from the original application. It is not fair to the others that have applied, to grant this without the other applicants being eligible for consideration also. She agreed with Councilmember Chazen.

Councilmember Doody said he has visited the shelter and can see the need. This project is in line with the Comprehensive Plan Goals and Policies. It is a good project and worthy of the \$109,971 and he will vote in favor of granting the amendment.

Councilmember Boeschstein said he has attended many of the HomewardBound meetings and this is one of the agencies that helps the homeless. He is not sure what the money is planned for but he is favor of the award to HomewardBound.

Councilmember Doody moved to approve the 2012 CDBG Action Plan Amendment and authorize the City Manager to sign the subrecipient agreement. Councilmember Boeschstein seconded the motion. Motion failed by roll call vote with Councilmembers Brainard, Chazen, and Norris voting NO.

### **Las Colonias Master Plan**

Parks and Recreation is seeking approval of the 2013 Las Colonias Master Plan.

Rob Schoeber, Parks and Recreation Director, presented this item. He described the location and the history of the Master Planning process. A couple of years ago a few groups including the Grand Junction Lions Club, the Tamarisk Coalition, and the Botanical Gardens asked that the development of the Park be brought forward. It was brought to City Council, who supported going forward with Las Colonias and Matchett Park planning. This precipitated the review of the existing Las Colonias Master Plan. Other partners brought into the discussion include the Riverfront Commission and the Disc Golf Club. Many with expertise, including the Colorado Department of Energy, Colorado Department of Public Health, U.S. Fish and Wildlife, and Army Corps of Engineers participated in the planning process to ensure the development being proposed would be allowable. During that time the Grand Junction Lions Club offered a \$300,000 contribution to develop the park. The Tamarisk Coalition has provided \$350,000 through grant funds for the cleanup of tamarisk on the site. Another partner is the Grand Valley Disc Golf Club, who is cleaning up Watson Island and constructing a

disc golf course on the property. He noted the contributions of the Downtown Development Authority (DDA) and the Riverfront Commission and their visions for the property. The intent is to apply for a Great Outdoors Colorado grant this fall. Mr. Schoeber noted the commercial development opportunity for the area and highlighted the new brewery adjacent to the property, Edgewater Tap and Grill. Regarding the public participation process, an open house was held which was well attended and several comments were submitted. Those comments were taken into consideration when revising the Master Plan. The City has been working with the Department of Energy regarding use of the site because of its previous use as a uranium mill tailings site. The City does have to be cognizant of the previous contamination, and the groundwater cannot be disturbed per the deed restriction. Mr. Schoeber then described the proposed development to be included in the Master Plan. He pointed out the different types of parking areas, including paved and grass areas for use during large events. One of the elements is a large amphitheatre and the Lions Club is very involved in that element. There will be a festival area where many of the events now held at Lincoln Park could be relocated. There is also space allotted for a dog park. There is an access point for boats to access the river. Another element is a zip line across the river and they have partnered with a local company that manufactures zip lines. There are ponds that will collect water from the river and the water will be sent through the irrigation system. This will allow for beneficial use of some of the City's water rights. Mr. Schoeber then presented some estimated costs if the project were bid out today, with the understanding that this is not how this will go forward, as it will be phased and value engineered. The first actual development proposed is a restroom facility; after that other amenities can be decided upon.

Councilmember Chazen asked how the estimated cost of the shelter construction was reduced so significantly. Mr. Schoeber explained that the parking lot costs were significantly reduced by using asphalt millings instead of pavement.

Mr. Schoeber had estimates for labor and start-up costs which he applied to different phases, however, overall he anticipates the need for two more full time staff members. They anticipate additional revenue from the rental fees for the shelters and the amphitheatre.

Council President Susuras asked if the amphitheatre will be fenced to keep out non-paying attendees. Mr. Schoeber said they do plan to fence the area for events.

Mr. Schoeber noted the timeline for the grant application. Council President Susuras asked about matching funds for the grant. Mr. Schoeber said the City has \$170,000 unallocated in the project and that will be used for matching funds.

Council President Susuras noted that by approving this plan they are not committing to a start date or funds for the project. Mr. Schoeber said the timeline could be up to ten years depending on the funding.

Councilmember Chazen asked if the resolution should include rescinding the previous plan. City Attorney Shaver advised that by placing a 2013 date in the resolution, the concern would be met.

Councilmember Boeschstein thanked Mr. Schoeber and all others that have participated. He especially thanked the Lions Club and their representatives, Harry Griff and Larry Jones, who were in attendance. He then recognized the Riverfront Commission members in the audience: Katie Steele, Brad Taylor, and Stacy Beough. He noted how this project is the missing jewel along the river. He read the letter from Colorado Department of Public Health and Environment (CDPHE) and asked that it be included in the record (attached). He lauded the many partners' financial contributions to the project and mentioned the future grant funding. He noted the location's connection with the name Grand Junction and the historic significance of the location. He said the development is also an economic driver, noting Edgewater Brewery for an example. He looks forward to adopting the resolution.

Councilmember Norris complimented Parks and Recreation Director Rob Schoeber for the work, outreach, and communication that has taken place. She noted the restrictions on the property and that these may cause changes to the plan.

Councilmembers Doody and Brainard agreed that Councilmember Boeschstein made valid points.

Councilmember Brainard added that the funding sources need to be identified and there needs to be respect for the deed restrictions and any changes that may develop.

Council President Susuras asked for public comments.

Larry Jones, long time member of the Grand Junction Lions Club, said the Club has given a lot of money to the community over the years and many funds were seed money for various projects. He said this project will be a great place for both small and large events. They have already deposited \$64,000 at the Grand Junction Community Foundation for this project. He asked that the City Council support the Las Colonias Master Plan.

Harry Griff, 2636 Chestnut Drive, Grand Junction Lions Club member, said Larry Jones and Brian Mahoney came to City Council 25 years ago and asked the City to begin cleaning up the Riverfront in anticipation of development. He listed some of the other developments along the river. He called the Las Colonias project the Hope Diamond along a string of pearls. He named a number of community members who have shared the vision of Las Colonias Park. He recalled the development of the vision 20/20 in 2000 and how the City has followed that blueprint. This park is the last piece in that blueprint. The County and the City have attained each one of the goals over the years in order to keep Grand Junction the regional hub of Western Colorado. The Las Colonias Project has been long in the making and has finally reached its turn. The former Council had

given the green light for this development. The benefits are not only cultural, but for the rejuvenation of south downtown as well.

Brad Taylor, current co-chair of the Riverfront Commission, said the Riverfront Project is listed as one of the top projects on the Great Outdoors Colorado website and the Colorado Lottery Website also speaks to the endorsement and history of the project as well. There are many partners and a lot of sweat equity invested already and the Riverfront Commission would love to see this project move forward. Grand Junction would be pleased to have this park along the river.

John Williams, 433 S. 7<sup>th</sup> Street, said they should honor the Riverfront Trail like his Uncle Jim Robb did.

Stacy Beaugh, Executive Director of the Tamarisk Coalition, echoes what Brad Taylor said. She noted the efforts of the Tamarisk Coalition and what they have done to support the Las Colonias Project.

Harry Griff said he wanted to respond to Council President Susuras' question regarding fencing the amphitheatre in order to control ticketing. An event promoter would insist on fencing, however, the area will be open when there is not an event so that it can be enjoyed by everyone.

Councilmember Chazen thanked everyone involved including Staff. He read a statement:

*"The property known as Las Colonias Park is a large parcel south of downtown and borders the Colorado River. Since a significant portion of this property has been used to stock pile uranium mill tailings, a clean-up was completed before the City acquired the property from the State of Colorado in 1997. Due to residual radioactive materials, development of this site may require special methods and procedures to ensure public health and safety which we heard tonight. Although the property was originally master planned in 1998, and the plan was revised in 2008, little development has occurred. In 2012 the prior Council directed City Staff to again revise the Master Plan which is before us for consideration tonight. It is fundamental to know that approval of this plan does not appropriate any money for implementation improvements, however, it is equally important to note that approving this plan sends a message to the community that this Council has a vision for the development of this property. This vision carries a hefty multi-million dollar price tag and that does not include the ongoing cost of personnel, repair, and maintenance. For the moment, please consider that even if this project is implemented over ten years, it will cost an average of 1.3 million dollars per year, and a major portion of that is going to come from City funds. That is a massive financial commitment that will crowd out other capital projects vital to our City. Let us remember that Fire Stations, maintained streets, sidewalks, equipment replacement, and economic development may seem mundane, but they are also a vision for helping Grand Junction become the most livable City west of the Rockies by 2025. It's no secret that a large number of our citizens and taxpayers are experiencing hard times. Many Grand Junction families are struggling*

*to make ends meet. You only have to look as far as the current tax revenue report that reflects a budget shortfall of 1.5 million dollars for the first six months of this year. Is this really the time to tell our struggling citizens that the vision for this Council is to spend 13 million dollars on a parks project when there are other pressing needs? Do we really want to burden ourselves and future Councils with a vision we may not be able to afford? I think not, and I will not be supporting this resolution.”*

Councilmember Boeschstein rebutted Councilmember Chazen’s statement; he said a lot of the funding will come from the Colorado Lottery and many other sources. This is an economic driver and there will be new investment.

Councilmember Doody said the plan is set up to be phased in over time. This project could take as long as 25 years. He concurred that Jim Robb was a visionary along with Brian Mahoney and others. He will support the resolution.

Councilmember Norris said passing this resolution will not commit other Councils. It is a beautiful plan and she will support it.

Resolution No. 47-13—A Resolution Adopting the Las Colonias Master Plan

Councilmember Boeschstein read the proposed resolution and moved to adopt Resolution No. 47-13. Councilmember Doody seconded the motion. An amendment to add in the year 2013 to the resolution was accepted by the motion maker and the seconder. Motion carried by roll call vote 5 to 1 with Councilmember Chazen voting NO.

**Application for U.S. Department of Justice Annual Justice Assistance Grant for Additional Audio/Video Equipment for Training for the Police Department**

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the U.S. Department of Justice to apply for an annual grant, which for 2013 is in the amount of \$23,732. If awarded, these funds will be used in combination with other funding sources to purchase audio/video equipment for the training room of the new Police building.

**As part of the application process, the Bureau of Justice Assistance requires that City Council review and authorize receipt of the grant, and provide an opportunity for public comment.** Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

Mike Nordine, Deputy Police Chief, introduced this item, noting this grant is applied for annually to make improvements at the Police Department. This particular grant will be used for equipment in the training room.

Councilmember Norris asked where the matching funds will come from. Deputy Police Chief Nordine said the cost is more than the grant. They have \$25,000 from last year's grant and they are seeking other funding.

Jim Finlayson, Information Technology Director, explained how the new technology will help with efficiency and quality of training.

The public comment portion was opened at 8:49 p.m.

There were no public comments.

The public comment portion was closed at 8:50 p.m..

Councilmember Chazen moved to authorize the City Manager to apply for these funds, and if awarded, to manage \$23,732. Councilmember Brainard seconded the motion. Motion carried by roll call vote.

**Public Hearing—Colorado Mesa University Right-of-Way Vacation, a Portion of the Intersection at Texas and Cannell Avenues** [File #VAC-2013-114]

Colorado Mesa University is requesting to vacate a portion of the intersection of Texas and Cannell Avenues with retention of a utility easement.

The public hearing was opened at 8:51 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. The Planning Commission reviewed the request and recommended approval. The area to be vacated is a triangular piece at the intersection and the north 25 feet will be retained for a utility easement. The request meets the requirements of the Zoning and Development Code and Staff recommends approval.

There were no public comments.

The public hearing was closed at 8:53 p.m.

Ordinance No. 4590—An Ordinance Vacating a Portion of the Texas and Cannell Avenues Right-of-Way and Retaining a Utility Easement over the Northern 25' Located in the Colorado Mesa University Area

Councilmember Doody moved to adopt Ordinance No. 4590 and ordered it published in pamphlet form. Councilmember Brainard seconded the motion. Motion carried by roll call vote.

**Public Hearing—Heritage Church Annexation and Zoning, Located at 2935 Patterson Road** [File #ANX-2013-105]

A request to annex and zone the Heritage Church Annexation, located at 2935 Patterson Road. The Heritage Church Annexation consists of one parcel of 0.68 acres and 0.16 acres (6,940 square feet) of the 29 3/8 Road right-of-way. The requested zoning is an R-O (Residential Office) zone district.

The public hearing was opened at 8:55 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The Church would like to facilitate marketing of the property by rezoning the property. A rezone requires annexation into the City. The Church relocated in the fall of 2012 and would like to sell the property. Mr. Rusche described how the request supports the City's Comprehensive Goals and Policies. The property is suitable for redevelopment. He described the surrounding uses. The Planning Department looked at other similar properties that could be used for the purposes proposed. They held a neighborhood meeting and no one attended. There have been some calls asking about possible uses, however, no objections were lodged. The Planning Commission reviewed the proposal at their May 28<sup>th</sup> meeting and forwarded a recommendation of approval. The review criteria within the Zoning and Development Code has been met with this request.

Councilmember Boeschstein asked if there are representatives in attendance. Mr. Rusche said they are. Councilmember Boeschstein asked about the intended use. Mr. Rusche said they are marketing it for commercial use.

There were no public comments.

The public hearing was closed at 9:01 p.m.

Resolution No. 48-13—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Heritage Church Annexation, Located at 2935 Patterson Road and Including Portions of the 29 3/8 Road Right-of-Way, is Eligible for Annexation

Ordinance No. 4591—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Heritage Church Annexation, Approximately 0.84 Acres, Located at 2935 Patterson Road and Including Portions of the 29 3/8 Road Right-of-Way

Ordinance No. 4592—An Ordinance Zoning the Heritage Church Annexation to R-O (Residential Office), Located at 2935 Patterson Road

Councilmember Doody moved to adopt Resolution No. 48-13 and adopt Ordinance Nos. 4591 and 4592 and ordered them published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

**Public Hearing—Perry Annexation and Zoning, Located at 2884 B Road** [File #ANX-2013-104]

A request to annex and zone the Perry Annexation, located at 2884 B Road. The Perry Annexation consists of one parcel and no public right-of-way. The requested zoning is an R-4 (Residential 4 du/ac) zone district.

The public hearing was opened at 9:03 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He said the purpose is to develop a residential subdivision and that requires annexation into the City. There is no public right-of-way included and the annexation does not create an enclave. He described the surrounding uses. The design of the subdivision will be similar to Chipeta Heights. The subdivision is currently under review. The request meets the City's Comprehensive Plan goals and policies. The requested zone is consistent with the existing County zone and is consistent with the surrounding subdivisions. The request meets the criteria of the Zoning and Development Code and the annexation requirements.

There was no public comment.

The public hearing was closed at 9:07 p.m.

Resolution No. 49-13—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Perry Annexation, Located at 2884 B Road, is Eligible for Annexation

Ordinance No. 4593—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Perry Annexation, Approximately 4.712 Acres, Located at 2884 B Road

Ordinance No. 4594—An Ordinance Zoning the Perry Annexation to R-4, (Residential – 4 DU/Ac), Located at 2884 B Road

Councilmember Boeschstein moved to adopt Resolution No. 49-13 and Ordinance Nos. 4593 and 4594 and ordered them published in pamphlet form. Councilmember Doody seconded the motion. Motion carried by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.



**Other Business**

There was none.

**Adjournment**

The meeting was adjourned at 9:10 p.m.

Stephanie Tuin, MMC  
City Clerk

# STATE OF COLORADO

John W. Hickenlooper, Governor  
Christopher E. Urbina, MD, MPH  
Executive Director and Chief Medical Officer

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Colorado Department  
of Public Health  
and Environment

March 15, 2013

City of Grand Junction  
250 N 5th Street  
Grand Junction, CO 81501

Dear Sirs,

Thank you for including the Colorado Department of Health and Environment (CDPHE) in the master planning process and future development of the Las Colonias Park site. The CDPHE transferred the former uranium processing site to the City of Grand Junction, Colorado in 1997. In this process, Grantee Covenants (Deed Restrictions) were placed on the property, and CDPHE as well as the DOE have conducted inspections of the property every 5 years.

Regarding the master planning process and future development of the Las Colonias Park site, the CDPHE has been involved with the recent update to the master plan and have participated in numerous meetings with the City employee project team, the consultant assisting with the planning efforts, and several individual City employees.

The CDPHE has reviewed the most recent conceptual plan and feel these proposed amenities are an excellent use of the site and will not compromise the deed restrictions put in place when it was transferred to the City of Grand Junction. However, all future development must still be within the Grantee Covenants, which include restrictions that the City is "(ii) not to use the groundwater from the site for any purpose, and not to construct wells or any means of exposing groundwater to the surface unless prior written approval is given by the Grantor and the US Department of Energy, (iii) not to perform construction of any kind on the property unless prior written approval of construction plans, designs and specifications is given by Grantor (CDPHE) and US DOE."

The City has already met the above requirements for the minor improvements to the river slue by providing the necessary plans and specifications to the CDPHE for review. These plans were approved via a letter on January 15, 2013 and the minor improvements have already been completed.

The CDPHE would anticipate this relationship continuing throughout the development process and looks forward to the continued involvement in the planning process.

A handwritten signature in cursive script, appearing to read "Michael Cosby".

Michael Cosby  
Uranium Mill Tailings Manager  
Colorado Department of Public Health and Environment  
222 South 6th Street, Room 232  
Grand Junction, Colorado 81501

## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**JULY 11, 2013**

The City Council of the City of Grand Junction, Colorado met in Special Session on Thursday, July 11, 2013 at 11:00 a.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Bennett Boeschstein, Rick Brainard, Marty Chazen, Jim Doody, Phyllis Norris, and President of the Council Sam Susuras. Also present were City Attorney John Shaver, Deputy City Manager Tim Moore, Financial Operations Director Jodi Romero, and Kathy Portner, Economic Development and Sustainability.

Council President Susuras called the meeting to order.

Councilmember Boeschstein moved to go into Executive Session to discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal, or Other Property Interest Under Section 402(4)(a) of the Open Meetings Law and will not return to open session. Councilmember Doody seconded the motion. Motion carried.

The City Council convened into executive session at 11:01 a.m.

Stephanie Tuin, MMC  
City Clerk



Date: July 1, 2013  
 Author: Jerod Timothy  
 Title/ Phone Ext: Project Manager,  
1565  
 Proposed Schedule: July 17, 2013  
 2nd Reading  
 (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

**Attach 2**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Contract for the 2013 Sewer Interceptor Repair and Replacement Project Including Rehabilitation of a Storm Drain Line in Sherwood Park
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Enter into a Contract with Layne Inliner, LLC of Kiowa, CO for the 2013 Sewer Interceptor Repair and Replacement Project for the Bid Amount of \$773,427.50
<b>Presenter(s) Name &amp; Title:</b> Greg Trainor, Public Works, Utilities, and Planning Director Jay Valentine, Internal Services Manager

**Executive Summary:**

This Project is aimed at the rehabilitation of aging interceptor sewer pipe and manholes in the City’s waste water collection system and a portion of the storm drain system in Sherwood Park. The average age of the concrete pipe sewer lines being rehabilitated on this project is 49 years old. As a result of the infrastructure’s age and damage caused by hydrogen sulfide gas, this maintenance is necessary to prolong the life of the existing sewer system.

**Background, Analysis and Options:**

The majority of this project consists of the rehabilitation of approximately 6,974 lineal feet (1.32 miles) of sanitary sewer interceptor lines and 55 manholes located throughout the City. This rehabilitation effort will include Cured In Place Pipe (CIPP) lining of the sewer lines and polyurea coating of the manholes. The rehabilitation of the infrastructure can be completed for approximately sixty percent of the cost of conventional dig and replace construction. The project totals also include an accepted bid alternate for the CIPP rehabilitation of a failing storm sewer line located in Sherwood Park.

This project is scheduled to begin this fall and be completed by the end of December 2013.

A formal solicitation was advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA). Three responsive bids were received and from the following firms:

<b>Firm</b>	<b>Location</b>	<b>Amount</b>
Layne Inliner, LLC	Kiowa, CO	\$773,427.50
Western Slope Utilities	Breckenridge, CO	\$946,875.00
Insituform Technologies, LLC	Durango, CO	\$970,273.90

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

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

The City of Grand Junction has the responsibility of providing safe and reliable sanitary sewer service to the citizens and businesses of Grand Junction. This repair and maintenance will guard against failure and ensure longevity for the wastewater treatment collection system. The design life of the specified material ranges from 50 to 100 years.

**Board or Committee Recommendation:** N/A

**Financial Impact/Budget:**

There is \$772,500 budgeted in the Sewer Fund and \$38,500 budgeted in the Storm Drainage Fund to complete this project as follows:

**Sources**

Sewer Fund Interceptor Repair and Replacement Budget	\$772,500
Storm Drainage Fund Project Budget	<u>38,500</u>
<b>Total Project Sources</b>	<b>\$811,000</b>

**Expenditures**

<b><i>Construction Contract Layne Inliner, LLC</i></b>	<b>\$773,428</b>
City Construction Inspection & Contract Administration	<u>15,000</u>
<b>Total Project Expenditures</b>	<b>\$788,428</b>

**Amount Remaining                      \$ 22,572**

**Legal issues:**

N/A

**Other issues:**

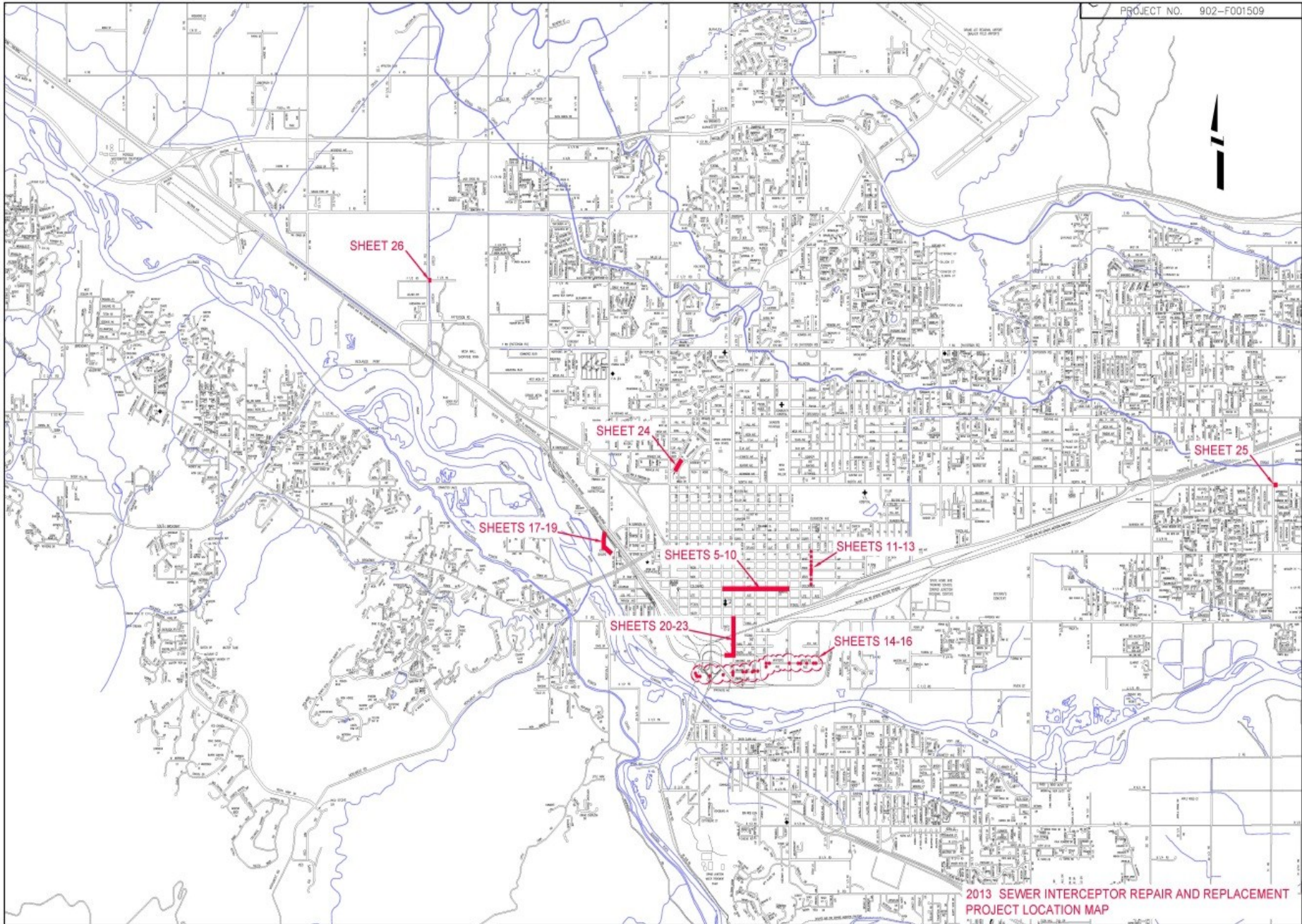
N/A

**Previously presented or discussed:**

N/A

**Attachments:**

Location Map



2013 SEWER INTERCEPTOR REPAIR AND REPLACEMENT  
PROJECT LOCATION MAP





Date: July 5, 2013

Author: D. Paul Jagim

Title/ Phone Ext: Project Engineer/  
244-1542

Proposed Schedule: Wednesday,  
July 5, 2013

2nd Reading  
(if applicable): N/A

File # (if applicable): \_\_\_\_\_

**Attach 3**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Construction Contract for the River Road North Trunk Line Extension Project
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Enter into a Construction Contract with M.A. Concrete Construction, Inc. of Grand Junction for the River Road North Trunk Line Extension Project in the Amount of \$269,608.30
<b>Presenter(s) Name &amp; Title:</b> Greg Trainor, Public Works, Utilities, and Planning Director Jay Valentine, Internal Services Manager

**Executive Summary:**

The River Road North Trunk Line Extension Project will install 1,200 linear feet of 15-inch sanitary sewer trunk line from the Union Pacific railroad tracks under Highway 6 to just north of the highway right-of-way. The trunk line extension will provide sanitary sewer service to the Pilot and Love’s truck stops, and serve future growth anticipated in the Comprehensive Plan occurring north of I-70 between 22 and 23 Roads.

**Background, Analysis and Options:**

There is an existing sanitary sewer trunk line crossing under the Union Pacific railroad tracks and connecting to the 54-inch sewer main in River Road, but it stops just north of the tracks. This project will connect to that line and extend a 15-inch PVC sewer trunk line to the north side of Highway 6 and the Loman Drain. The alignment follows a utility easement recently granted to the City during the Pilot truck stop development project. The trunk line extension will provide sanitary sewer service to the Pilot and Love’s truck stops, and serve future growth anticipated in the Comprehensive Plan occurring north of I-70 between 22 and 23 Roads.

Often when sewer construction requires crossing a State Highway, CDOT will require the line to be installed via boring and pipe jacking to avoid disruption to the traveling public and possible damage to the Highway pavement. However, the Highway at this sewer crossing location will soon be reconstructed by CDOT’s I-70 Exit 26 Diverging Diamond Interchange project, and is also very close to the City’s 22 Road Realignment at Highway 6 project. Because the sewer line construction can occur concurrently with

the road construction, it will not cause additional disruption to traffic, and will not result in a patch of the Highway pavement. As a result CDOT agreed to permit the sewer to be installed by means of open excavation and backfill, which is significantly less expensive than boring and pipe jacking, saving almost \$200,000.

A formal solicitation for bids was advertised and two bids were received on July 2, 2013. M.A. Concrete Construction, Inc., of Grand Junction, Colorado was the low bidder with a bid of \$269,608.30.

The following bids were received on July 2, 2013:

<b>FIRM</b>	<b>LOCATION</b>	<b>BID AMOUNT</b>
<b>M.A. Concrete Construction, Inc.</b>	Grand Junction, Colorado	\$269,608.30
<b>Sorter Construction, Inc.</b>	Grand Junction, Colorado	\$319,432.00

Construction of the project is scheduled to begin on July 29, 2013, with completion by September 6, 2013.

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

The Comprehensive Plan calls for Commercial Industrial (CI) development along the 22 Road corridor, and shows 22 Road as a proposed Arterial Street with a Neighborhood Center located to the north of Highway 6 at 22 and H Roads. The sewer trunk line extension has been sized to accommodate this future growth.

**Board or Committee Recommendation:**

N/A

**Financial Impact/Budget:**

Funds for this project are budgeted in the Sewer Fund.

**Legal issues:**

None

**Other issues:**

N/A

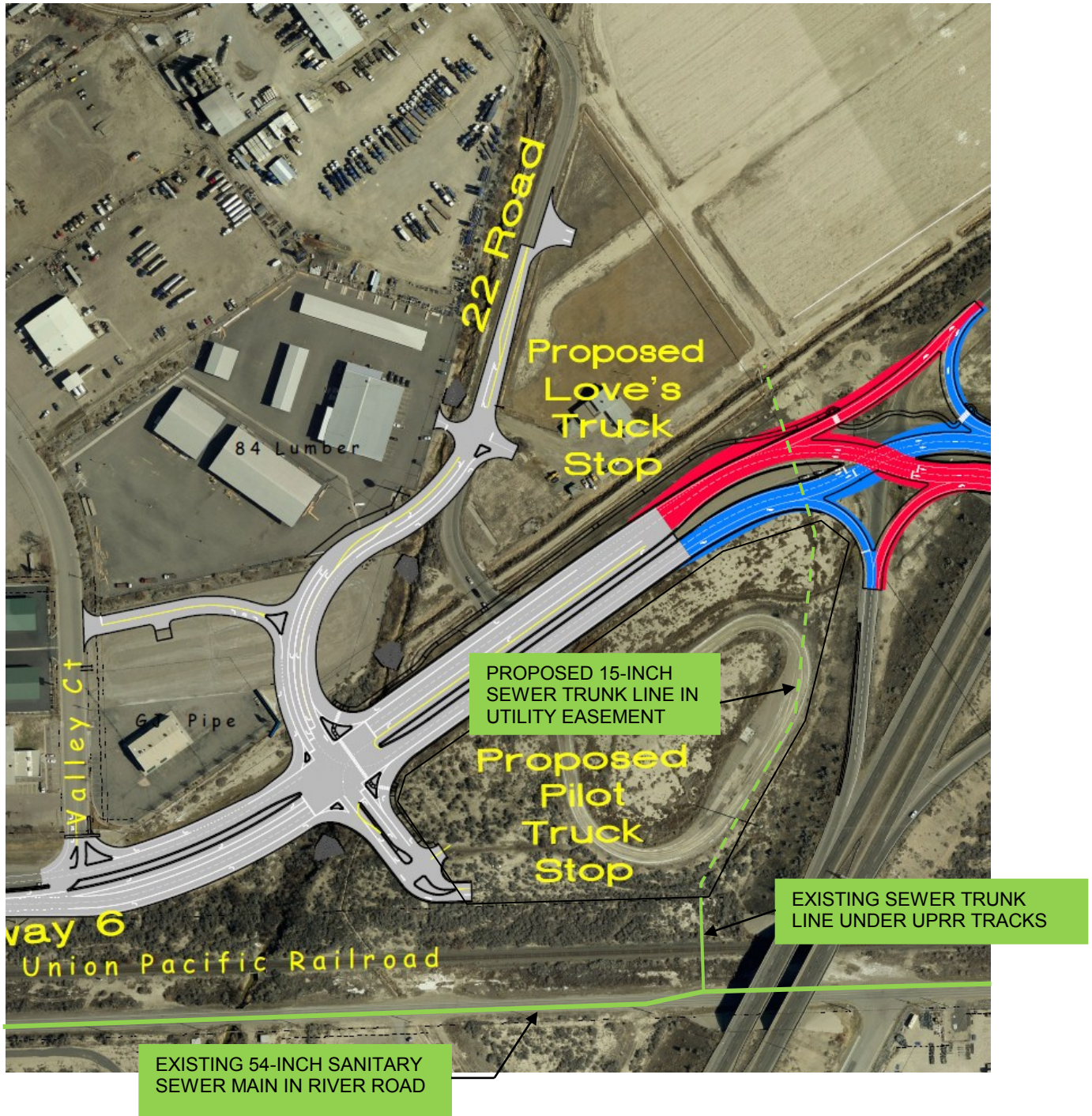
**Previously presented or discussed:**

Authorization was given at the March 20, 2013 City Council meeting to enter into a construction contract with M.A. Concrete Construction, Inc., for the construction of the 22 Road Realignment at Highway 6 project. The River Road trunk line project will be constructed concurrently with the 22 Road Realignment project.

**Attachments:**

Exhibit 'A'

EXHIBIT 'A'





Date: July 9, 2013  
 Author: Justin Vensel  
 Title/ Phone Ext: Project Engineer,  
4017  
 Proposed Schedule: July 17, 2013  
 2nd Reading  
 (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

**Attach 4**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Contract for the Riverside Parkway Asphalt Rejuvenation Project
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Enter into a Contract with American Road Maintenance, of Itasca, IL for the Riverside Parkway Asphalt Rejuvenation Project for the Bid Amount of \$179,670
<b>Presenter(s) Name &amp; Title:</b> Greg Trainor, Public Works, Utilities, and Planning Director Jay Valentine, Internal Services Manager

**Executive Summary:**

This request is to award a contract for the asphalt rejuvenation along the Riverside Parkway from 24 Road to 29 Road including all of the on and off ramps. In total approximately 229,000 square yards of road surface will be treated.

**Background, Analysis and Options:**

The Riverside Parkway was constructed between 2005 and 2008. The pavement is aging as anticipated and is in need of some type of maintenance activity to maintain an adequate Pavement Condition Index (PCI) rating. Staff evaluated several maintenance products and techniques and is recommending the use of an asphalt rejuvenator Reclamite® product.

Unlike a chip seal where the surface is sprayed with a layer of oil and then covered in 3/8 inch “chips” thereby sealing the surface of the asphalt, this product actually penetrates the existing asphalt surface and rejuvenates and reconditions the top 1/2 inch of the existing asphalt. To rejuvenate the Riverside Parkway’s 229,000 square yards will cost \$0.83 square yard. For the Street Department to chip seal the same area would cost \$1.61 per square yard.

Rejuvenators are optimally used on asphalt surfaces approximately three to six years old that have not been previously chip sealed. Once a street has been chip sealed, a rejuvenator would not be able to penetrate and recondition the surface.

The process is very similar to chip seal where a layer of rejuvenator is spread evenly over a lane of traffic and then a layer of sand is placed to help restore some skid resistance. The lane of traffic is only closed for approximately 4 hour period.



A formal solicitation was advertised in the Daily Sentinel, posted on the City's website and sent to the Western Colorado Contractors Association (WCCA). Two responsive bids were received from the following firms:

<b>Firm</b>	<b>Location</b>	<b>Amount</b>
American Road Maintenance	Itasca, IL	\$ 179,670.00
Pavement Restoration, Inc.	Tampa, FL	\$ 256,400.00

The budget for this project was \$200,000. In addition to the bid amount, there is \$10,000 allocated for anticipated traffic control expenses and \$10,000 for evaluation of another product called PASS QB. This product is between a rejuvenator and a sealer and has gained popularity in other municipalities and again could potentially be another “tool” for the street maintenance “toolbox”. The PASS QB product evaluation is proposed to be used on Rimrock Avenue in front of Lowes and Walmart.

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

**Goal 9:** Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

Asphalt rejuvenation is another tool for the street maintenance program. Rejuvenators extend the service life of a street at a lower cost than chip sealing by rehabilitating sections that have signs of oxidation. By extending the service life of the road this allows deferring costly maintenance activities such as asphalt overlays and road reconstructions.

**Board or Committee Recommendation:**

N/A

**Financial Impact/Budget:**

The funding for this project is included in the overall Contract Street Maintenance budget. Prior to bidding out this project \$250,000 was transferred from the Contract Street Maintenance capital account into the Street Division’s street maintenance operations account.

**Sources**

Sales Tax CIP Fund - Contract Street Maintenance	\$2,500,000
Sales Tax CIP Fund – Chip Seal and Crack Fill	<u>725,000</u>
<b>Total Sources</b>	<b>\$3,225,000</b>

**Uses**

<b><i>Rejuvenator Contract – American Road Maintenance</i></b>	<b>\$ 179,670</b>
Overlay Contract - United Companies	1,842,642
Orchard Avenue & Epps – Sorter Construction	326,294
Chip Seal & Crack Fill	725,000
Traffic Control	10,000
Project Evaluation (PASS QB)	10,000
Pavement Condition Assessment / Calibration	80,000
Bridge Repairs	22,108
Other Miscellaneous Street Projects	<u>29,286</u>
<b>Total Uses</b>	<b>\$3,225,000</b>

**Legal issues:**

N/A

**Other issues:**

N/A

**Previously presented or discussed:**

N/A

**Attachments:**

N/A



Date: July 8, 2013  
 Author: Kathy Portner  
 Title/ Phone Ext: Econ Dev & Sustainability, ext. 1420  
 Proposed Schedule: July 17, 2013  
 2nd Reading  
 (if applicable): N/A  
 File # (if applicable): N/A

Attach 5

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Avalon Theatre Renovation Grant Request
<b>Action Requested/Recommendation:</b> Approve a Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' Energy and Mineral Impact Assistance Program for Renovations to the Avalon Theatre
<b>Presenter(s) Name &amp; Title:</b> Rich Englehart, City Manager

**Executive Summary:**

This request is for authorization to submit a request to the Colorado Department of Local Affairs for a \$1 million grant for the Avalon Theatre to include site improvements, the multi-purpose room, elevator, restrooms, HVAC, and auditorium seating.

**Background, Analysis and Options:**

At the June 19<sup>th</sup> City Council meeting the City Council directed staff to move forward with the \$7.6 million (Option B) renovation of the Avalon Theatre. The Council further directed the City Manager to pursue other grant funding.

The City, consistent with the Council's direction has the opportunity to apply for \$1 million DOLA grant to fund \$450,000 of the Option B elements, including seats, IT/telecommunications/telephones, DCP projector and site improvements, as well as \$550,000 for completion of the additional improvements to the "shell" as shown in Option A to include the elevator, restrooms, HVAC and multi-purpose room.

The proposed local match is the \$7.1 million already committed and the value of the parking lot south of the theater. The parking lot will be used to support the Theatre use; however, it may not be sold, encumbered, deed restricted, or irrevocably pledged to the Avalon without consent of City Council.

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

*Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.*

*Policy A: The City will support the vision and implement the goals and actions of the Strategic Downtown Master Plan (Greater Downtown Plan).*



**Renovation of the Avalon Theatre furthers the goals of the Greater Downtown Plan and strengthens the vitality of the Downtown by enhancing the appeal and draw for the Theatre as the anchor to the east end of Main Street.**

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

*Policy A: Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.*

***The renovated Avalon Theatre will be a significant regional draw for residents and visitors.***

**Board or Committee Recommendation:**

On June 19, 2013, the City Council approved a Resolution affirming commitment to funding the Avalon renovation and directing the City Manager to pursue, solicit and appeal to any and all sources of funds, including but not limited to grants, gifts and bequests from the Colorado Department of Local Affairs, the Boettcher and Gates Foundations and any and all other philanthropic, altruistic and benevolent grant/funding agencies.

**Financial Impact/Budget:**

The project has a total of \$7.1 million committed from the City, DDA and Avalon Foundation. The \$1 million grant request would fill the gap of the Option B \$7.6 million project and allow for the completion of the shell as shown in the Option A project.

**Legal issues:**

If awarded the grant funding documents shall be reviewed and approved by the City Attorney such that the same are consistent with the prior and now this Resolution.

**Other issues:**

NA

**Previously presented or discussed:**

June 19, 2013—Resolution Authorizing the Avalon Renovation

**Attachments:**

Resolution authorizing application to the Colorado Department of Local Affairs in accordance with the representations made in this report.

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_-13**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS' (DOLA) ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM FOR RENOVATIONS TO THE AVALON THEATRE**

**RECITALS.**

At the June 19, 2013 City Council meeting, the City Council directed that the City move forward with the \$7.6 million Option B Avalon renovation with additional direction to pursue other grant funding.

The City has the opportunity to apply for \$1 million DOLA grant to fund \$450,000 of the Option B elements, including seats, IT/telecommunication/telephones, DCP projector and site improvements, as well as \$550,000 for completion of the "shell" as shown in Option A to include the elevator, restrooms, HVAC and multi-purpose room.

The proposed local match is the \$7.1 million already committed and the value of the parking lot south of the Theater. The parking lot will be used to support the Theatre use; however, it may not be sold, encumbered, deed restricted or irrevocably pledged to the Avalon without consent of City Council.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Grand Junction does hereby authorize the City Manager to submit a \$1 million grant request in accordance with and pursuant to the recitals stated above to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for renovations to the Avalon Theatre.

Dated this \_\_\_\_ day of \_\_\_\_\_ 2013.

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

ATTEST:

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



Date: June 26, 2013  
 Author: John Shaver/Stephanie Tuin  
 Title/ Phone Ext: City  
 Attorney/City Clerk, 1506/1511  
 Proposed Schedule: 1<sup>st</sup> reading July 3, 2013  
 2nd Reading  
 (if applicable): July 17, 2013  
 File # (if applicable): \_\_\_\_\_

**Attach 6**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Reduction of Distance Restriction for Beer and Wine Liquor Licenses to College Campuses
<b>Action Requested/Recommendation:</b> Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Ordinance
<b>Presenter(s) Name &amp; Title:</b> John Shaver, City Attorney

**Executive Summary:**

State law requires five hundred feet, using direct pedestrian access, from the property line of a school to the liquor-licensed premise; however, the law also allows local jurisdictions to reduce that distance for a certain class of license for one or more types of schools. The request is to reduce or eliminate the distance restriction from a beer and wine license to a college campus.

**Background, Analysis and Options:**

In 1987, the Grand Junction City Council reduced the distance for full service restaurant licenses from college campuses to 300 feet and then in 2004, the City Council eliminated the distance restriction from college campuses to full service restaurant licenses. In 2005, the City Council eliminated the distance restriction from college campuses to brew pub liquor licenses. The City Council has now been requested to consider reducing the distance restriction from college campuses for beer and wine liquor licenses. The distance from the proposed location, measured from the edge of the proposed patio to the property line of the campus, the way a pedestrian would walk safely and legally, is about 216 feet.

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

Not applicable.

**Board or Committee Recommendation:**

NA

**Financial Impact/Budget:**

The only financial impact is an additional liquor license will pay application fees and annual renewal fees.

**Legal issues:**

The City Attorney has reviewed the request.

**Other issues:**

This will be a student run facility for training purposes. Changing the distance restriction for this facility changes the restriction for any license of this type (beer and wine) to any college campus.

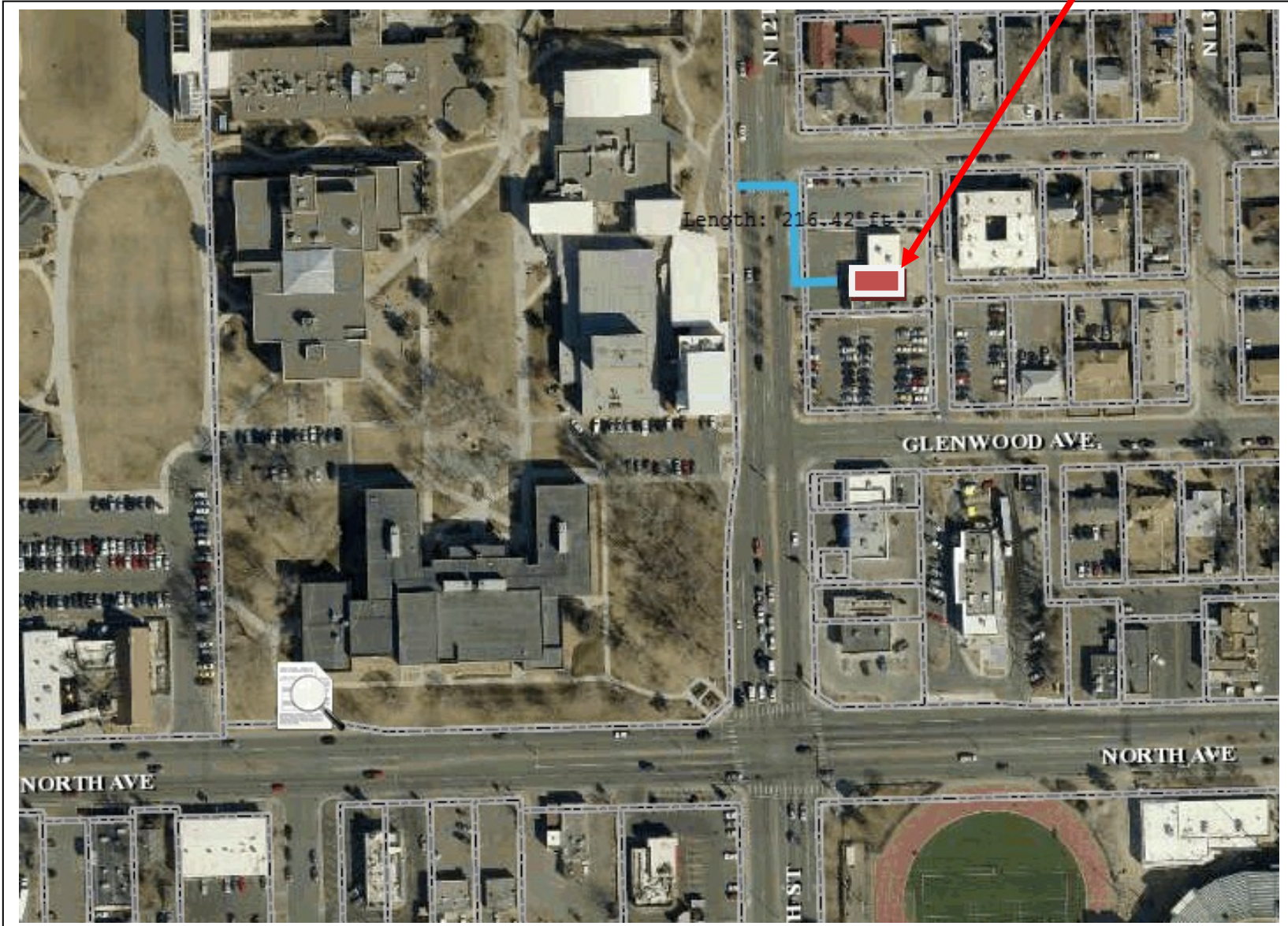
**Previously presented or discussed:**

This has not been presented previously.

**Attachments:**

Site Location Map  
Proposed Ordinance

Site



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

**AN ORDINANCE AMENDING SECTION 5.12.220 OF THE GRAND JUNCTION MUNICIPAL CODE REDUCING THE DISTANCE A BEER AND WINE LIQUOR LICENSED PREMISE MUST BE FROM THE PRINCIPAL CAMPUS OF A COLLEGE OR UNIVERSITY IN THE CITY OF GRAND JUNCTION**

Recitals.

12-47-313 (1)(d)(I) C.R.S. requires any building where the malt, vinous or spirituous liquor is to be sold to be located at least five hundred feet (500') from any public or parochial school or the principal campus of any college, university or seminary.

12-47-313 (1)(d)(III) C.R.S. provides that "The local licensing authority of any city and county, by rule or regulation, the governing body of any other municipality, by ordinance and the governing body of any other county, by resolution, may eliminate or reduce the distance restrictions imposed by this paragraph (d) for any class of license, or may eliminate one or more types of schools or campuses from the application of any distance restrictions established by or pursuant to this paragraph (d)."

The City Council has after properly noticed public hearings previously reduced the distance a hotel and restaurant liquor licensed establishment and a brew pub licensed establishment must be from the principal campus. The City Council has been requested to similarly reduce the distance for a beer and wine licensee.

The City Council having duly considered the requested reduction of distance required between beer and wine licenses and the principal campus of colleges and universities does hereby establish the required distance as provided with this ordinance.

NOW, THEREFORE, BE IT ORDAINED THAT:

Under the provisions of 12-47-313 (1)(d)(III) C.R.S., the distance that a beer and wine licensed premises must be separated from the principal campus of a college or university in the City of Grand Junction is reduced from 500 feet to 0 feet. The distance shall be determined in accordance with 12-47-313 (1)(d)(II) C.R.S. and Colorado Liquor Regulation 47-326. This will amend Grand Junction Municipal Code Section 5.12.220 by adding the following paragraph "Under the provisions of § 12-47-313(1)(d)(III), C.R.S., the distance that a beer and wine liquor licensed premises must be separated from the principal campus of a college or university in the City is reduced to zero feet."

Introduced on first reading and ordered published in pamphlet form this 3rd day of July, 2013.

Passed, adopted and ordered published in pamphlet form this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor and President of the City Council  
ATTEST:

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





Date: July 11, 2013  
 Author: Trent Prall  
 Title/ Phone Ext: x4047  
 Proposed Schedule: July 17, 2013  
 2nd Reading  
 (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

Attach 7

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Letter of Commitment Adjustment to CDOT’s RAMP Grant Program for Horizon Drive/I70 Interchange Project
<b>Action Requested/Recommendation:</b> Authorize the President of the Council to Sign the Letter of Commitment for the Project
<b>Presenter(s) Name &amp; Title:</b> Trent Prall, Engineering Manager

**Executive Summary:**

CDOT has developed a one-time program called the Responsible Acceleration of Maintenance and Partnerships (RAMP). The City was requested to submit a detailed application for the I-70 Horizon Drive Interchange project. That application was completed July 1<sup>st</sup>. Local CDOT staff has reviewed the project budget and requested that it be increased to \$5.0 million which reflects more recent costs estimates, additional scope of work, and CDOT’s staff direct involvement.

The required 20% match is to be shared evenly between the Horizon Drive District and the City of Grand Junction. Horizon Drive Business Improvement District has already committed to their \$500,000 match. The attached letter increases the City’s commitment to \$500,000.

**Background, Analysis and Options:**

With over \$1.5 billion in reserves, CDOT has been directed by the Governor’s office to work on getting money invested in various regions throughout the State. The one-time RAMP program will distribute \$300 million per year over the next 5 years for a total of \$1.5 billion. Out of the \$300 million each year, \$175 million is to be distributed to operations and maintenance while \$125 million will go to Transportation Partnerships on corridors.

The Horizon Drive Business Improvement District (HDBID) has been working on developing concepts for modernization and safety improvements for the Horizon Drive corridor for since 2007.

Over the last 15 months, the HDBID has been moving toward solidifying the concepts into more definite plans. All of the corridor improvements have been estimated at \$7.5 million. The reconstruction near the interchange proposes to construct two



roundabouts at the ramp termini replacing the three signals that exist today. Ourston and Associates, an internationally renowned roundabout engineering firm, has been under contract with HDBID to design the proposed improvements and through the rigorous review of the Federal Highway Administration and CDOT. A Minor Interchange Modification Request (MIMR) has been prepared and has been formally submitted to FHWA/CDOT.

Proposed schedule would be for funding in 2014-2015.

In review of the project, CDOT Region 3 staff has requested the City to increase the project budget to \$5.0 million to reflect rising construction costs, additional scope and CDOT staff involvement. If the City left the project budget at \$4.0 million and there were additional costs incurred, the City and Horizon Drive Business Improvement District would incur 100% of those additional costs. By raising the budget to \$5.0 million, the City and Horizon Drive Business Improvement District will only be responsible for the 20% match.



**Financial Impact/Budget:**

This authorization will commit the City to be a 50/50 partner with the Horizon Drive Business Improvement District for the 20% match required for the project and participate up to \$500,000 in the Horizon Drive interchange.

**Legal issues:**

None.

**Other issues:**

None.

**Previously presented or discussed:**

The RAMP funding was presented and discussed at the April 15 City Council Readiness Session and the April 17 City Council Meeting.

**Attachments:**

Commitment Letter July 18, 2013



July 18, 2013

Dave Eller  
c/o Colorado Department of Transportation Region 3  
222 South 6<sup>th</sup> Street #317  
Grand Junction, CO 81501-2769

**Re: RAMP Funding for City of Grand Junction Horizon Drive and I-70 Interchange Project**

Dear Mr. Eller,

It is my privilege to write this letter expressing the City's commitment to our application for the State of Colorado's Responsible Acceleration of Maintenance and Partnerships (RAMP) funding for the Horizon Drive and I-70 Interchange improvement project. We greatly appreciate the State freeing funds for such projects and look forward to your support of the Horizon Drive and I-70 Interchange project in the next round of evaluation.

Horizon Drive is the primary exit into Grand Junction from I-70. As I am sure you are aware the City and CDOT have funded some improvements to the existing ramps and the property owners have formed an improvement district with plans for even more enhancements to the area of the exit and beyond.

The City Council is very appreciative of the past support of CDOT and the present support of the community especially those members of the Horizon Drive Business Improvement District. With the State and the District as partners we are confident that additional improvements to Horizon Drive will be constructed and that those improvements will greatly benefit the community. While we recently fell short at the ballot of securing a possible source of funds that may have contributed to the project, the City and the District are committed to construction of improvements to Horizon Drive.

It is our sincere hope that you will approve the detailed application for this project.

Thank you again for the opportunity to enhance transportation in the Grand Valley.

CITY OF GRAND JUNCTION, COLORADO

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Sam Susuras President of the Council

pc: Douglas Aden, Colorado State Transportation Commissioner  
Donald Hunt, CDOT Executive Director  
Clark Atkinson, Chairman Horizon Drive Business Improvement District