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**CITY COUNCIL AGENDA
WEDNESDAY, MAY 21, 2014
250 NORTH 5TH 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
A Moment of Silence

Presentation

Appreciation Plaque Presented to Outgoing President of the Council Sam Susuras

Proclamation

[Attachment](#)

Proclaiming the Week of May 18 through May 24, 2014 as “Emergency Medical Services Week” in the City of Grand Junction

Certificate of Appointments

To the Horizon Drive Association Business Improvement District

Council Comments

[Supplemental Documents](#)

Citizen Comments

Revised May 22, 2014

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

***** CONSENT CALENDAR ***®****1. Minutes of the Previous Meetings [Attach 1](#)**

Action: Approve the Minutes of the April 30, 2014 City/County Annual Persigo Meeting, the Summary of the May 5, 2014 Workshop, and the Minutes of the May 7, 2014 Regular Meeting

2. Setting a Hearing on the GSI Annexation, Located at 543 31 Road [File #_ANX-2014-170] [Attach 2](#)

A request to annex 0.707 acres, located at 543 31 Road. The GSI Annexation consists of one parcel and no public right-of-way.

Resolution No. 15-14—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, GSI Annexation, Located at 543 31 Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, GSI Annexation, Approximately 0.707 Acres, Located at 543 31 Road

®Action: Adopt Resolution No. 15-14, Introduce Proposed Ordinance, and Set a Public Hearing for July 2, 2014

Staff presentation: Brian Rusche, Senior Planner

3. Fleet Services Division Tire Purchases [Attach 3](#)

The fleet services division maintains almost 600 pieces of equipment including refuse trucks, street sweepers, pick-up trucks, ambulances, fire trucks, police vehicles, and mowers. It is the goal of the division to instill proper maintenance and repair practices that ensure that equipment is available, performs safely and properly, and is economical. Tires are critical when it comes to both safety and performance. The last time tires were bid was in 2010. Product contracts such as this may be renewed up to three additional contract periods based on satisfactory performance of the contractor.

Action: Authorize the City Fleet Division to Purchase New Tires, Recapped Tires and Contract Large Tire Repairs from Standard Tire and Retread, Commercial Tire Service, and GRC Tire Center for an Estimated Annual Amount of \$135,000

Staff presentation: Jay Valentine, Internal Services Manager

4. **Purchase of Right-of-Way for F ½ Road and 29 Road** [Attach 4](#)

As part of the Matchett Park Master Plan, the proposed road to serve the park has become more defined. The Matchett family has decided to sell two other pieces east of the proposed Matchett Park and offered the City to purchase the land necessary for the right-of-way of future F ½ Road and 29 Road.

Resolution No. 16-14—A Resolution Authorizing the Purchase by the City of Right-of-Way for F ½ and 29 Roads and Ratifying Actions Heretofore Taken in Connection Therewith

®Action: Adopt Resolution No. 16-14

Staff presentation: Greg Lanning, Public Works and Utilities Director
Trent Prall, Engineering Manager

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

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

5. **Community Development Block Grant (CDBG) 2014 Program Year Funding Requests** [File #2014 CDBG] [Attach 5](#)
[Supplemental Documents](#)

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2014 Program Year. The City will receive \$376,349 for the 2014 Program Year which begins September 1, 2014. The City also has \$51,899 in funds remaining from previous years to be allocated with the 2014 funds.

At this meeting, the City Council will receive public input on the use of the 2014 CDBG allocation.

Action: Approve the CDBG City Council Workshop Recommendations of Funding for the 2014 Program Year and Set a Public Hearing for Adoption of the 2014 One-Year Action Plan for June 18, 2014

Staff presentation: Tim Moore, Deputy City Manager
Kathy Portner, Neighborhood Services Manager

6. **Public Hearing—Persigo Biogas Supplemental Appropriation Ordinance and Select a Company to Convert the Digester Gas at Persigo Waste Water Treatment Plant to Compressed Natural Gas (CNG) that will be Used to Fuel the City’s CNG Fleet – Continued from May 7, 2014** [Attach 6](#)

Several years ago, the wastewater division contracted with an engineering firm to help identify any beneficial uses of the biogas produced at the Persigo treatment facility. Persigo “flares” or burns off approximately 100,000 cubic feet per day of digester gas. Digester gas is methane gas that is created as a byproduct of processing waste.

In order to proceed with a project to convert this methane gas to bio compressed natural gas fuel (biogas), two actions are required. First the authorization of the spending authority in the Joint Sewer System Fund through the adoption of the supplemental appropriation ordinance, and second the authorization to hire a contractor capable of converting digester gas to compressed natural gas and designing and installing the pipeline to transport the gas to the City fueling site.

Ordinance No. 4631—An Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Biogas Project

®Action: 1) *Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4631; and*

2) *Authorize the City Purchasing Division to Negotiate a Contract with BioCNG, LLC to Convert and Transport Biogas from Persigo to the CNG Fueling Station*

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

7. **Application for US Department of Justice Annual Justice Assistance Grant for Additional Lockers in the Police Department** [Attach 7](#)

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice to apply for an annual grant for 2014 in the amount of \$26,341. If awarded, these funds will be used to purchase additional lockers for the 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.

Action: Authorize the City Manager to Apply for these Funds, and if Awarded, to Manage \$26,341

Staff Presentation: John Camper, Police Chief
Michael Nordine, Deputy Police Chief

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

9. **Other Business**

10. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, emergency medical services are a vital public service; and

WHEREAS, the members of emergency medical service teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical service providers have traditionally served as the safety net of America's health care systems; and

WHEREAS, emergency medical service teams consist of emergency medical technicians, paramedics, firefighters, emergency nurses, emergency physicians, administrators and others; and

WHEREAS, the members of emergency medical service teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, the citizens of Grand Junction benefit daily from the knowledge and skills of these highly trained individuals; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical service providers by designating Emergency Medical Services Week.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of May 18 through May 24, 2014 as

"EMERGENCY MEDICAL SERVICES WEEK"

in the City of Grand Junction, and encourage the community to observe this week with appropriate programs, ceremonies and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 21st day of May 2014.



Phyllis Norris
Mayor



Minutes

**GRAND JUNCTION CITY COUNCIL
and
BOARD OF COUNTY COMMISSIONERS FOR MESA COUNTY**

JOINT PERSIGO MEETING MINUTES

April 30, 2014

Call to Order

The Grand Junction City Council and the Mesa County Commissioners Joint Persigo meeting was called to order by Council President Sam Susuras at 2:08 p.m. on April 30, 2014 in the City Auditorium, City Hall, 250 N. 5th Street.

City Councilmembers present were Councilmembers Bennett Boeschstein, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, and Council President Sam Susuras. Councilmembers Martin Chazen and Jim Doody were absent. County Commissioners present were Steve Acquafresca, Rose Pugliese, and County Commissioner Chair John Justman.

Also present were City Staffers City Manager Rich Englehart, Deputy City Manager Tim Moore, City Attorney John Shaver, Public Works and Utilities Director Greg Lanning, Utility Engineer Bret Guillory, Wastewater System Manager Dan Tonello, Internal Services Manager Jay Valentine, Planning and Development Supervisor Dave Thornton, Senior Planner Scott Peterson, and City Clerk Stephanie Tuin.

County Staffers present were Acting County Attorney David Frankel, Deputy Director of Operations Pete Baier, Engineering Director Mike Meininger, Senior Engineer Julie Constan, and Acting Clerk to the Board Lori Westermire.

Welcome and Introductions

Everyone on the dais and Staff introduced themselves.

Purpose of Annual Joint Meeting of the Persigo Board

Public Works and Utilities Director Greg Lanning explained the purpose of the meeting. He referred to the Persigo Agreement that requires there be at least one annual meeting of these joint boards and noted the importance of the relationship between the two governing bodies which in turn allows for collection and treatment of wastewater in the valley.

201 Boundary Adjustments - Requested Inclusion into the Persigo 201 Service Area

Ron Abeloe, property owner has made a request to have his property included within the Persigo 201 Sewer Service Boundary. The property consists of about 38 acres, on 24 Road, between H and I Roads. Staff is reviewing this request by taking into consideration current land use, proposed future land use, and recommendations included in the Comprehensive Plan.

Public Works and Utilities Director Greg Lanning presented the agenda for the meeting and then introduced the first item.

Ron Abeloe has requested inclusion of his 38 acre property into the Persigo 201 Boundary. Mr. Lanning reviewed the zoning of the property in relation to capacity for the proposed development. He noted that after review, it has been determined that the plant does have the capacity and Staff recommends inclusion.

Council President Susuras asked Commission Chair Justman for comments from the County.

Chairman Justman said he was on the County Planning Commission when the Comprehensive Plan was developed. In the Plan, urban growth was encouraged closer to the City. Therefore, this request fits into the Comprehensive Plan.

Commissioner Pugliese asked if the applicant had a presentation, if the request had been opened to public comment, and if there has been any negative feedback. Public Works and Utilities Director Greg Lanning replied they have received comments. He deferred to Utility Engineer Bret Guillory to address the comments received.

Mr. Guillory said he has heard from adjacent owners to this property and the response has been a 50/50 mix as to whether they want this area included within the 201 Sewer Boundary. Some concerns were the rural setting. Those in favor have expressed concern with the high water table and they are looking forward to having sewer service.

He explained that usually a request comes from a property owner to amend the boundary for development. If there are requests prior to the annual meeting, those items are placed on the agenda, and thirty days prior to the meeting, the notice is issued in the paper as well as to the surrounding property owners for purposes of notification and answering any questions property owners may have.

City Attorney Shaver noted for the record the notice for this meeting was mailed and published twice in the newspaper.

Commissioner Aquafresca said there had been thorough briefings from Staff. He asked about the north portion of the property zoned Estate; if developed at one unit per one to three acres, would these dwellings have to hook onto the sewer system. Mr. Guillory said that is correct.

There were no other questions from the County Commissioners.

Council President Susuras asked Council for any questions.

Councilmember McArthur asked if the property has to be annexed to be included in the 201 Boundary. Planning and Development Supervisor Dave Thornton said the process has not yet gone that far. Councilmember McArthur asked if the area presented was in the Comprehensive Plan designations. Mr. Lanning said yes. Councilmember McArthur noted there is sewer within 750 feet and it makes sense to connect. It is better to not have septic systems; he will support this request.

Councilmember Traylor Smith asked for confirmation that while the request is to add to the 201 Boundary, the requestor is not asking for a zoning change to a higher density as of yet. Mr. Lanning said that is correct, a zoning change has not been requested at this time. The requestor would like to be included in the 201 Boundary first.

Councilmember Norris asked for confirmation that the neighbors do not have to hook up to the sewer; this would only apply to new buildings. Mr. Lanning said the new development would be within the 38 acres. As sewer passes by in the boundary, there is not a requirement to hook to the sewer; only if the septic system fails.

City Attorney Shaver added to Mr. Lanning's statement of the requirement to hook to the sewer; if the septic system fails and the property is within 400 feet of the sewer line, the property must connect to the sewer system.

Councilmember Boeschstein noted that the Staff report states gravity service is not available; would a lift station be required? Mr. Lanning said the topography will allow the entire development to be gravity sewer. Councilmember Boeschstein noted there are two land use designations, a Residential Medium Low and an Estate designation; why does the Staff report show this is zoned for urban development when it looks as though half is zoned for rural development. Senior Planner Dave Thornton said this property is divided in two halves and under the Comprehensive Plan there is some flexibility for that division. This process is the first step. The Estate zoning is generally outside the urban boundary but can be within City limits and can be sewered. This zoning can go both ways. It makes sense to include the entire property and then make the zoning determination when development is proposed. Councilmember Boeschstein asked if this property were part of the 201 Boundary, where the line would end and would there be more amendments to include more of the north area. Mr. Thornton said the Comprehensive Plan is being followed with the urban center, which is the northeast edge of the Appleton area. There are areas of higher density further north within the 201 Boundary.

Council President Susuras asked if there were additional questions.

Commissioner Aquafresca asked if there was a natural barrier such as a canal. Mr. Thornton said yes there is canal. There will be clearer direction during the development process.

Councilmember McArthur asked if the crosshatched area is the Village Center. Mr. Thornton said it is a Village Center with the ability to have Mixed Use. Councilmember McArthur asked what the red portion is on the land use map. Mr. Thornton said red is Commercial, the dark red is Residential High.

Council President Susuras opened the floor for public comments.

Jeffrey Fleming, Planner for the property, said he is available for questions. He referred to the Future Land Use Map and the different zoning designations on the map and how it is a guide. The lines do not necessarily follow property lines. They are proposing to bring this property close to the proposed Village Center. Due to the density they would be required to have sewer. The groundwater is high in the area and the soils are very salty; not ideal for agriculture but it is well suited for housing. The Grand Valley Irrigation Company (GVIC) canal does bisect the property and the topography will also limit development of the property. There is also a small piece affected by the Highline Canal. There is no development plan as of yet; it will be a few years before it is developed.

Councilmember Traylor Smith asked if there are other developments in this area. Mr. Fleming said Mr. Abeloe has been building in the valley for 22 years, however not in this specific area.

Rick Tyndal, 2387 Appleton Drive, said the residents are confused about paragraph C which refers to the trunk line. He asked if he would be financially responsible for the cost of the trunk line extension. Public Works and Utilities Director Lanning said that question will apply to the next agenda item.

City Attorney Shaver said Mr. Tyndal will not be assessed the trunk line extension fee; as long as his septic system functions properly, he will have no obligation to hook up to the sewer. Mr. Tyndal asked what would happen if his septic system were to fail. Mr. Lanning said if the sewer passes within 400 feet and the septic system fails, he would be required to hook up to the sewer system.

Mr. Guillory said in reference to Mr. Tyndal's question, there is no financial obligation. There may be in the future, smaller subdivision developments that would likely be added on to the sewer. Currently, in the 201 Boundary, the developer is responsible for extending sewer to his development. Any parcel that would benefit may connect; this is typically done using a reimbursement agreement that requires a proportionate share of the cost from those that hook on. Anyone who connects would then pay the developer if they were to hook on within ten years of the development. Mr. Tyndal asked if his

property will be annexed. Mr. Guillory said the annexation would be for the parcel, not the adjacent properties, unless they petition to be annexed.

There were no other public comments.

Commissioner Acquafresca moved that the County Board of Commissioners approve the requested inclusion into the 201 Boundary. Commissioner Pugliese seconded the motion. County Commission motion carried unanimously by voice vote.

Councilmember Boeschstein asked about the size of the basin for future sewer to the north. Mr. Guillory said this was a part of the basin study for the Comprehensive Plan, and there would be an eight inch line which could serve up to 800 homes.

Councilmember McArthur asked, regarding the reimbursement agreement, that only applies to the portion the developer pays; so if it is all paid by City and County, would that cost just be a tap fee? Mr. Guillory said if City incurred costs to extend the sewer system, costs would be recovered in some form.

Councilmember Norris noted the reimbursement agreement lasts for ten years, and asked for confirmation that if after ten years the neighboring property owners are still on septic, then there would be no reimbursement liability for future connection to the sewer. Mr. Guillory said that is correct.

Councilmember McArthur moved that the Persigo Boundary be amended to include the requesting property. Councilmember Norris seconded the motion. Motion carried by roll call vote.

Proposed Revision of Sewer Trunk Line Extension Policy

Changes to the trunk line extension policy are being proposed to provide greater flexibility with regard to the Persigo System participation in trunk line extension projects.

Public Works and Utilities Director Greg Lanning introduced the item. He spoke to the proposed amendment and the current policy. The proposal will allow a developer to extend the trunk line and pay for the extension without the City's participation. An appeal process was also included in the proposed amendment with specific timelines. Mr. Lanning said this change was brought forward by the development community.

City Attorney Shaver referred to paragraph F regarding operative dates for appeal; he gave an overview of the timeline, and noted over the years there has not been a denial although there is a provision for that.

Council President Susuras referred to the County Commissioners for comments.

Commissioner Chair Justman said the Commissioners have had a briefing and he is in favor.

Commissioner Pugliese said the Commission Board strongly advocates for this appeal time frame. She appreciates the additional language and hard work of Staff because it is important for promoting development.

Council President Susuras asked for Council comment.

Councilmember McArthur asked if the new provisions address the term of reimbursement agreement. Mr. Lanning said it does not. Mr. Guillory said reimbursement is a policy set by the Persigo Board. Councilmember McArthur said in the past, a ten year sunset has been looked at. If it cannot be booked as an asset for the developer, it becomes a disincentive; if the developer can keep it for a longer time they can book it as a receivable, and it then reflects true assets. He would like to extend the sunset for a more reasonable period of time. He then asked for the reasons for having a sunset. Mr. Lanning said the sunset is for the economic return to the fund, and a way to determine economic viability. Councilmember McArthur said in regards to the former agenda item, in this particular area, it is not a real growth area, but anticipated to be in the future, so it could take longer than ten years for development. Mr. Lanning said the property owner has assumed that risk.

Utility Engineer Bret Guillory said this basin is serviced by a trunk line that was extended in 1999 to allow the School District to extend the line to Appleton School. The School District had a reimbursement agreement that sunset in 2001. Basin trunk line extension fees do not sunset.

Councilmember McArthur asked why the developer's extension has a sunset. Mr. Guillory said an extension can be requested after the ten year sunset.

City Attorney Shaver noted that paragraph E could have an addition to include this extension option, however there has not been a request for an extension.

Councilmember Norris asked if it is fair to add an extension to those agreements already established for those development areas as it may affect those in the area. Councilmember McArthur said they would only be affected by the developer's portion since currently the City maintains their asset while the developer is required to write his off.

Councilmember Traylor Smith asked what portion a property owner who decides to hook on to the sewer system would pay using a single family household, medium density area, as an example. Mr. Guillory said the plant investment fee that covers their use of the wastewater plant capacity would be \$4,120. The Trunk Line Extension fee for this particular property would be \$1,500; \$500 paid by the developer and \$1,000

paid by the builder. If it is an existing house, it would just require the builder fee, plus the cost to connect.

City Attorney Shaver said the agreements are negotiated on a case-by-case basis. Each one is customized with the eligible costs determined for recapture, and there are measures taken to ensure fees are reflective of the recoverable costs.

Councilmember Boeschstein noted the Master Sewer Plan shows future trunk lines so it is known where they are going to be. Mr. Lanning said that is correct. Councilmember Boeschstein asked whether it would be known what size trunk lines will be needed. Mr. Lanning confirmed this and said through the Future Land Use Map, it can be determined by the anticipated density.

Commissioner Pugliese asked if County Staff could comment about the best way to accomplish Councilmember McArthur's request.

Deputy Director of Operations Pete Baier said it is not only the time frame for the developer's portion; it is also the cost sharing. Some developers contribute more than 15%, or it could be a 50/50 split. The time frame for recapture question is what is the return on investment; personally he would recommend 15 to 20 years, he would hate to keep track of a reimbursement agreement forever. The Whitewater line had a fifteen year reimbursement period and the County had this same discussion regarding the amount of contribution by the developer.

Commissioner Pugliese asked if there was suggested language to put in Section E to address Councilmember McArthur's concerns. Councilmember McArthur said he is fine with this as long as it is addressed through the sewer policy and it is published for public review.

Acting County Attorney David Frankel said at this time there is not anything that refers to a ten year sunset. For an amendment to be made there would need to be public notice. He suggested Staff draft a proposal to bring to the next meeting. Then modify Paragraph E.

City Attorney Shaver said the City has the ten years in the policy. The trunk line extension policy can stay as presented and the regulations could be amended later to address the reimbursement time frame.

Commissioner Pugliese asked Councilmember McArthur if he thought it was fine to handle it the way City Attorney Shaver recommended. Councilmember McArthur said he was disappointed because he had raised this question previously and it wasn't addressed. He is fine with addressing it through the sewer policy as long as it is publicized so developers know it is an option.

Councilmember Traylor Smith asked Councilmember McArthur to clarify if he is requesting that the developer have more time in order to recoup the cost of extension. Councilmember McArthur said partly yes, if the developer cost is not reimbursed, they must expense it to the lots.

Councilmember Norris asked how this policy change would need to be noticed.

City Attorney Shaver said sewer regulations are similar to an ordinance process for Council. From Staff's perspective, there was not consensus from Council last fall to bring this forward. There is also a difference as this is the trunk line extension policy which is different than the reimbursement/recapture policy. Staff can take direction from the Board of Commissioners and Council to bring this policy back for discussion.

Council President Susuras asked for public comment. There was none so the public comment portion was closed.

County Commissioner Justman said he liked Councilmember McArthur's suggestion and a fifteen year extension would make sense.

Commissioner Pugliese moved to revise the sewer trunk line extension policy contained in Resolution No. 47-93 as presented and discussed by this board. Commissioner Acquafresca seconded the motion. Motion carried unanimously by County Commissioners.

Councilmember Traylor Smith moved to accept the revision to the sewer trunk line extension policy. Councilmember Boeschstein seconded the motion. Motion carried unanimously by roll call vote by City Council.

City Manager Englehart said further direction is needed on the recapture policy. What number of years extension would the Persigo Board like to have Staff bring back? Councilmember McArthur said he would like to see fifteen years with ability to request an extension along with notice and publication of the change. Both City Council and the County Commissioners unanimously supported that a revision to the reimbursement policy be brought back to the Persigo Board.

Council President Susuras called for a recess at 3:22 p.m.

The Persigo Board meeting was back in session at 3:29 p.m.

Persigo Biogas Discussion and Options

Options for the capturing and utilizing bio gas from the Persigo Waste Water Treatment Plant will be presented.

Public Works and Utilities Director Greg Lanning introduced the item. Options were presented to Council at a workshop and this presentation will bring the County up to date. The presentation is a return on investment discussion with the Persigo fund. Biogas is the result of digestion of the solids; the majority of it is methane which is flared off. Since 2006, the City has been looking at putting that byproduct to use to also help prevent impact on air quality. The City has built a compressed natural gas (CNG) fueling station and the City has a number of CNG vehicles. There are also a number of Grand Valley Transit (GVT) buses that are now CNG. The quantity of CNG fuel used per day is 930 gallons per day. He deferred to Internal Services Manager Jay Valentine for further details.

Internal Services Manager Jay Valentine said he acts as the Fleet Manager and was involved in the building of the infrastructure. He reviewed the history of the current proposal. The City has investigated both injecting the gas into the Xcel pipeline and transporting the gas to the City Shops through a pipeline. From a financial standpoint, the payback considers the Renewable Identification Number (RIN) credits. He explained the legislation on RIN credits. Biogas is an advanced bio fuel that is available for RIN credits. Those credits have a value to other energy companies in order to meet the regulations. The demand for these credits will likely go up as the requirements in the law increase. The options were presented to and considered by Council and it was determined that Option 1 offered the best payback and was the best alternative. The only negative to this option was the need for storage but the company who responded to the contract can oversize the pipeline so there could be storage in the pipeline. The cost would be an impact. Mr. Valentine described the Xcel Energy option and how it was not the best option as Xcel would require additional testing equipment at a cost of \$800,000 to ensure quality. If the gas did not meet their standards, Xcel could refuse the gas. In addition, there is less payback; it will take longer than 15 years to see payback. The third option, using an energy service provider, was then explained and Mr. Valentine demonstrated how it was not the best option; the risk is taken on by a third party contractor but the cost for fuel would be much greater. The fourth option is to do nothing, however, the methane will continue to be flared off which may contribute to non-attainment issues regarding air quality. Mr. Valentine reviewed the impact on the Persigo fund and the assumption is that the pipeline would pay back within ten years so the fund balance would still be in place. The value of the RIN credits could change but it is his and the experts' opinion that the demand will increase.

Council President Susuras asked for questions.

Commission Chairman Justman said although he would like to get rid of methane flaring, he is concerned with the payback. He likes Option 3 which is no risk.

Commissioner Pugliese said this is the first time the County has seen this presentation; she needs time to digest it, and would like a briefing from County Staff. She is not prepared to make any decisions today, and asked for a time frame to respond to the City.

City Attorney Shaver said matters for consideration for the Persigo Board are policy matters which include reviewing and adopting capital improvements. The City is scheduled for action at the next Council meeting on Wednesday, May 7th, and he did not know if that is enough time for the County. The Persigo Agreement defines the City as the operating agent, and there is a fine line on how to accomplish this project. If it is not possible to have a decision from the County by next Wednesday, this can be continued, however, it takes thirty-two days for an appropriation to become effective after approval and the sooner a decision can be made, the better. The City is in the process of talking to vendors, designing the project, and moving forward.

Commissioner Pugliese said there is also Option 4 which is to do nothing; she would like some time to have a briefing and may be able to meet the City's time frame. She does not want to ignore Option 4.

Commissioner Acquafresca said analyzing biogas options is a good direction, however, this is the County's first exposure to the options presented. The County will require some time for briefing and he is not sure if a week is enough. There is also the possibility of identifying another option that has not yet been discovered. As of right now, the length of time needed for the County to make a decision cannot be determined.

Mr. Valentine said he has some scenario modeling he can present to the Commissioners for consideration and he would make himself available for County briefings.

County Commission Chairman Justman said that although he understands the priority of this issue, he is not ready to vote at this time.

Council President Susuras asked Council for questions and comments.

Councilmember Boeschstein thanked Staff and said this could be a landmark accomplishment to use waste gas in a positive way. Council has spent a lot of time on this, and Council prefers Option 1, which does not seem to have a great payback, in terms of dollars, but does offer less air pollution, the ability to have a landmark facility, and the ability to reuse methane gas; he would like to move ahead with Option 1. He would like to see a map of the projected pipeline route.

Mr. Lanning displayed the map of the pipeline route and explained it. The majority of the pipeline will be in City right-of-way.

Councilmember Boeschstein noted this pipeline runs along the Riverfront Trail. Mr. Lanning said yes, it would be five to ten feet from the trail and there is adequate right-of-way.

Councilmember Norris asked about the cost of fuel now. Mr. Valentine said for CNG fuel, the average is \$1.13 per gallon. Councilmember Norris asked if the City will pay less if this project goes forward. Mr. Valentine said the projected cost would be \$1.50 a gallon until payback is achieved and then would decrease to \$1.15 a gallon. Councilmember Norris asked if there has been a price fluctuation with CNG fuel. Mr. Valentine said it has fluctuated from \$.98 cents to \$1.23 per gallon.

Councilmember Norris noted that the City has purchased vehicles with CNG which initially costs more but the payoff is greater. Grand Valley Transit (GVT) has seen a big savings by converting to CNG; the payback has been good since diesel fuel costs more.

Councilmember Traylor Smith said the payback of .3% was a very low assumption, and very conservative. Mr. Valentine said yes, a key component is the RIN credits priced at current price; the demand will go up and the price will go up.

Councilmember McArthur said he can appreciate the Commissioners wanting more time. He shared his impression of why he favors Option 1; the control would be maintained in the Persigo operation. If Xcel were used, they have standards and their circumstances can change, which would put the City back to square one. Option 3 is subject to market and no payback. Assumptions on Option 1: the demand for CNG will increase; this will control the use and cost for the City and County; the path of the line is more viable; and it offers pollution control.

Council President Susuras said this would also be the first operation of its kind in Colorado. In Option 1, he noted the four additional slow fill stations at Persigo and asked who would this fuel be sold to? Mr. Valentine said the question was posed, could GVT benefit from these fuel stations for routes west of the valley? The City got an estimate, and there may be some State funding to be explored. As of right now it has only been priced.

County Commission Chairman Justman asked if it was dangerous to have a gas line by the river. Mr. Guillory said when this was looked at, the City wanted to avoid conflicts with other utilities. The proposed pipeline would be a good distance from the Riverfront Trail. The river could migrate but looking at old air photos since the 1930's, the river stays away from where the pipeline would be located.

Commissioner Chairman Justman asked about the cost split between the City and County.

Council President Susuras said the cost would come out of the Persigo fund.

Mr. Valentine said there are funds set aside for future expansion of the Persigo Wastewater Treatment Plant. That is where the funding would come from.

Dan Tonello, Wastewater Services Manager, said for expectations of the planned expenditures for the expansion fund, the biggest expenditure is not until 2035; the fund balance will continue to build. The purpose is to use these funds instead of leaving the balance alone and only generating .1% interest per year.

Commissioner Acquafresca, said, regarding the river pipeline being a threat, it is his understanding that new trail portions being constructed are designed to withstand submersion and he would also expect the gas pipeline to be designed to withstand submersion as well. Mr. Tonello said this would be a consideration and has been mentioned in the proposal.

Commissioner Puglise asked, assuming Option 1 goes forward, what is the \$1.5 million for? Mr. Tonello said \$1.5 million is the cost with either option for gas scrubbing equipment. The other costs associated are the lines or cost to take the gas to the Xcel system. Commissioner Pugliese asked about the storage of excess gas. Mr. Tonello said both the County and the City have more CNG equipment coming. Also on weekends where there is no usage, the digester can store some gas. Additional storage may be needed, but not until this project is in place, and would cost about \$140,000.

Commissioner Acquafresca said he appreciates Council giving the County adequate time for consideration.

Council President Susuras asked City Manager Englehart if a motion should be made by City Council. City Manager Englehart said Council has provided Staff direction for Option 1, so no vote from Council is required. This supplemental appropriation has already been advertised. The final decision for appropriation will be made by City Council on May 7th. He offered City Staff to help further brief the County, and noted that any delay could affect the action and potential contract. No action by Council was needed at this time.

Coordination of Permit Requirements for Directional Boring Projects within the Persigo Sewer Service Area

The City of Grand Junction now requires directional boring contractors to TV sewer lines and storm sewer lines crossed by any directional boring installation. The City is asking Mesa County to support this requirement for directional boring projects completed within the Persigo sewer collection system service area.

Public Works and Utilities Director Greg Lanning introduced the item. He explained directional boring and the need to have the requirement for boring permits. The City currently requires this in the City and is asking the County to do the same for the rest of the sewer service area. The boring of the sewer service lines has occurred on more than one occasion. That would make the requirement consistent throughout the system. It is also a safety concern.

Commission Chairman Justman asked what the cost is to check the line. Mr. Guillory said the cost is about \$350 per City block.

Commissioner Acquafresca said this has been discussed with County Staff and there have been enough mishaps documented to justify the County having consistent rules with the City.

Commissioner Acquafresca moved to adopt a boring line inspection policy to be consistent with the City. Commissioner Pugliese seconded the motion. Motion carried unanimously.

Council President Susuras noted it was not necessary for the City to make a motion since it is a City policy already.

Councilmember McArthur asked if it should be the contractor's responsibility if the asbuilt is not in the right location, who would take care of repair? He referenced the 7th Street explosion; if there is a mislocated gas line, is the contractor liable? City Attorney Shaver said because this is under litigation he cannot give a specific answer. However, he said the City is not liable. The subject is between the utility company and the contractor. The issue is hitting the City's facility; the contractor has a legal right to rely on what has been located. There are lots of variability and complications. From the City's perspective, the contractor has the initial responsibility since they did the bore.

Mr. Guillory referred to photos of sewer mains that were located. He pointed out service lines. This is an ethical question for design purposes; when the City designs for a water line and it is identified in a different location during the design process. The Contractors doing directional borers get locates. Sewer services are owned by property owners. Mr. Guillory described the process the contractors go through. There are other sewer cleaning companies that do not have the same protocols.

Councilmember McArthur asked if only the main line is TV'd. Mr. Guillory said there is a company that can do the service lines and there are requirements to have dual cleanouts in order to locate the services.

Utility Engineer Bret Guillory said the City of Grand Junction now requires directional boring contractors to TV sewer lines and storm sewer lines crossed by any directional boring installation. The City is asking Mesa County to support this requirement for directional boring projects completed within the Persigo sewer collection system service area.

Managers Reports

Public Works and Utilities Director Greg Lanning reported on the Nutrient Study and Saving for Future Implementation. Mr. Lanning explained what nutrient regulations are. They are hoping to have sufficient funds to comply with the regulations.

Mr. Lanning also gave an overview on the dissolution of Orchard Mesa Sanitation District. He explained the time frame for the dissolution of the special district. Councilmember Norris asked what condition the Orchard Mesa Sanitation District's pipes are in, and will there be a cost associated with taking over the District? Mr. Guillory said since 2004, the City has been providing funds from Persigo to replace Orchard Mesa's aging infrastructure. The District has been vigorous about doing that. They have even replaced some sewer service lines to decrease infiltration. The City will also receive additional revenue once it is taken over.

Councilmember Boeschstein asked about the effect on Orchard Mesa homeowners regarding rates. Mr. Tonello said at the current rate, their sewer bill will go down by \$.50 cents.

City Attorney Shaver added that the cost would also be decreased by elimination of the District mill levy.

Mr. Tonello said there would also be a reduction in tap fees.

Councilmember McArthur noted the Orchard Mesa housing market, suffered more than the rest of the City during the economic downfall and said he looks forward to a decrease in rates.

There was no further business.

Adjournment

City Council President Susuras adjourned the meeting at 4:33 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 5, 2014 – Noticed Agenda Attached

Meeting Convened: 5:03 p.m. in the City Auditorium

Meeting Adjourned: 8:05 p.m.

Council Members present: All. Staff present: Englehart, Moore, Shaver, Romero, Evans, Tice, Moberg, Portner, Watkins, Valentine, Kovalik, Lanning, and Tuin.

Downtown Development Authority / Downtown Grand Junction Business Improvement District (DDA/BID): Harry Weiss

Agenda Topic 1. Economic Development Plan (continued) – Moved to follow Agenda Topic 2.

City Manager Rich Englehart said that they will review Economic Development Indicators first. Some components have been added to the Plan since the last time it was reviewed by Council and the goal is that the Council is comfortable with the Plan so that it could go forward for adoption by resolution at the May 7th City Council Meeting.

Agenda Topic 2. First Quarter Economic Development Indicators

Revenue Supervisor Elizabeth Tice reviewed the 1st quarter 2014 retail and revenue report (which highlighted the gross retail activity) as well as the 1st quarter 2014 sales tax revenue both by category and by geographic area within the City. The report showed an increase over the five years and compared them to the national trends. She answered a variety of questions regarding the various categories listed for sales tax collections. Council will be kept informed on the revenues on a quarterly basis. Ms. Tice then gave an overview of the economic indicators and the demographics for the 1st quarter of 2014 highlighting the energy industry (currently down 24% statewide), real estate (showing a small decline), the construction industry (based on building permits issued), and the labor market (the number of jobs are higher than it has been since March 2009).

Agenda Topic 1. Economic Development Plan (continued)

City Manager Englehart informed City Council that, as part of the Economic Development Plan, the data Ms. Tice provided will be used to assess the local economy. Once the Plan is adopted by Council, the Plan and the data will be shared with the other Partners. All the plans and data will be coordinated.

Ms. Tice provided an overview of the Demographic Profile, Section 2, of the draft Economic Development Plan which included projections for population, workforce, educational attainment, housing, employment, and wages. City Manager advised that the information provides baseline data and will be reported to Council on a regular basis. City Council felt that the timeline should go back 10 years instead of 5 years for the workforce statistics. Councilmember Chazen suggested the inclusion of rental rates for commercial space as a marketing tool. There were comments made on the ratio of the income to housing ratio for Grand Junction. Councilmember Traylor Smith suggested the wages and employment by industry job category be broken down further, i.e. educational services and government. It was suggested that the Education Attainment table include Associate and Technical degrees.

Deputy City Manager Tim Moore advised Council that, regarding land use, there are a mix of what is called “ready to develop” properties, that is, properties that have utilities to them, or very close to them. There are some long range properties suitable for heavy commercial and industrial uses. He also said that they have identified the properties, how big they are, and where they are located which could help out as part of a marketing plan.

Greg Moberg, Planning Services Supervisor, reviewed Section 3, Land Use, of the drafted Economic Development Plan. It is broken out into four subsection summaries: Zoning, Residential, Commercial, and Industrial. The City allows a lot of mixture within its 26 separate zone districts (except Community Services and Recreation, it allows some uses, but mostly open space). When asked about Form Districts, it was explained that they were put into place in 2010 for neighborhood centers, although none have been built yet. They are based on the form and structure of the building, not the use. Mr. Moberg described each zone district map in the Plan. There was some discussion regarding the vacant property available in the Residential Zone Districts in the City. Council agreed that the area in the 201 boundary should be looked at as well. Mr. Moberg said there is approximately a 7% vacancy rate for the Commercial Zone District which equates to 565 vacant properties. Comparing to other areas, a 5% to 7% is a normal, healthy vacancy rate. There was discussion about the square footage of vacant, commercial zoned, buildings that are available. Mr. Moberg said they don't have those numbers but can look at the square footage of vacant buildings. He summarized the Industrial Zone Districts and the Industrial Zone map and stated that there is a good inventory of industrial land available. The vacancy rate for the buildings is at about 8% and there are over 600 acres of readily available property. Over half of the properties that are readily developed are between one and fifteen acres and the average site is three acres. Dependent on growth, this provides the City with about 23 years' worth of industrial lands which could be developed.

Councilmember Boeschenstein opened the discussion on Enterprise Zones. He noted the State process is cumbersome so perhaps the City could look at local Enterprise Zones. Council and Staff discussed various ways to offer incentives or fees that could be discounted.

Deputy City Manager Moore outlined two changes that were made regarding the goals and actions in the Plan. One was to get out to the community, existing businesses, and building relationships with them to find ways to help them grow their businesses. That action step was identified under economic gardening. City Manager Englehart advised that the other change to the Plan was to add in “part of the annual budget process” when coordinating with the City’s partners and looking at marketing and the strengths of the community.

There was some discussion whether or not the Economic Development Plan should be considered a plan, strategy, or a policy. Council was unanimously in favor of leaving it as a plan. Adding arts and culture into the action steps because of its importance to the community was also discussed and when polled, Council was in favor of adding it in 4 to 3. When considering how often the Plan should be reviewed, City Manager Englehart advised that components to the Plan will be brought to Council on a continual basis however, it will also be set up as an annual review overall.

Other topics regarding the Plan were discussed including marketing, whether to move forward with the Plan now or later, and the resolution adopting the Plan, whether it needs changed or not.

After polling Council, it was decided to place consideration of adoption of the Plan on the agenda for the Wednesday, May 7th City Council Meeting (five in favor, two opposed).

Councilmember Doody left the meeting.

It was decided to postpone Agenda Topic 3, Vision/Capital Planning, and schedule a workshop to discuss it on May 7th at 5:00 p.m. prior to the City Council Meeting.

Other Business

Annual Reorganization of Council

Council discussed what changes should be made for the Council committee assignments. No changes were suggested and Staff was directed to place the assignments on the May 7, 2014 City Council Meeting agenda.

City Manager Englehart asked Council to consider June 6th as a possible date for an all-day retreat for Council where Department Heads could present reports and Council could look at five year capital plans.

City Attorney Shaver advised Council that he would like to add the Riverview Technology Corporation’s Bylaws housekeeping changes to the Consent Calendar on the May 7th City Council Meeting agenda. There was no objection.

City Manager Englehart reported that the Mesa County Commissioners met with their own Staff regarding the Persigo Biogas and they would like more detailed information from the City Staff so the Public Hearing scheduled for May 7th will be continued to May 21st.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MAY 5, 2014, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. Economic Development Plan (continued)**
- 2. First Quarter Economic Development Indicators**
- 3. Vision/Capital Planning**
- 4. Other Business**
 - Annual Reorganization of Council**

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

May 7, 2014

The City Council of the City of Grand Junction convened into regular session on the 7th day of May, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, 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. The Combined Law Enforcement Honor Guard led the Pledge of Allegiance, followed by a moment of silence.

Presentation

Annual Historic Preservation Award Presented to Troy and Donna Reynolds for Preservation of their Home at 298 Mahan Street

David Bailey, Chair of the Historic Preservation Board, explained the two awards and then presented the Annual Historic Preservation Award to Troy and Donna Reynolds for Preservation of their Home at 298 Mahan Street. He detailed how they had transformed the house. It is called the Page Ranch house. Kristen Ashbeck, Senior Planner, provided a history of the home and allowed the Reynolds to share more details. Troy Reynolds expressed his surprise at receiving the award. He and his wife researched and found out the original owner and builder of the house was Charles Cox who also built the sugar beet factory in Grand Junction. The house was on 400 acres which was the largest orchard in Colorado. The next owner was Walter Page, which is how the house became known as the Page Ranch. His son, John Page, the next owner of the house, was a water engineer and was one of the superintendents of the Hoover Dam. Page, Arizona was named after him. Mr. Reynolds continued to provide history of the house noting at one point it was a restaurant called Green Acres. The next owners were the Mahans (1948). They owned it until 2005. Mr. Reynolds said they refer to the house as the Mahan Manor. They are working on the inside to return it to its true Victorian manner. He thanked the City Council for the award.

Kristen Ashbeck then explained the award to the General Services Administration (GSA) of the federal government for the preservation and the greening of the Wayne N. Aspinall Federal Building and United States Court House. It was renovated to preserve the historical landmark in downtown Grand Junction and converted into one of the most sustainable and energy efficient buildings in the country. The GSA will be hosting a presentation on May 13th at 11:00 a.m. at the Mesa County Public Library.

Council President Susuras recognized students from the Community History Class from Goal Academy who were in attendance.

Proclamations

Proclaiming May 2014 in Honor of “100 Years of Service of the Colorado Red Cross” in the City of Grand Junction

Councilmember Chazen read the proclamation and noted that the lights outside City Hall are red in support of the 100 years of service by the Colorado Red Cross. Eric Myers, Executive Director of the Western Colorado Chapter of the Colorado Red Cross, was present to receive the proclamation. He was joined by Lois Bogart, Mike Leak, and their youngest volunteer, Collin Myers. Mr. Myers explained how they help people in need and spoke about their mission.

Proclaiming May 10, 2014 as “National Train Day” in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Paul Brown and Annie LeDoux of the Depot Preservation Committee were present to receive the proclamation. Mr. Brown encouraged support of restoration of the Old Depot which has really fallen into disrepair. It played a large role in the development of the area. He thanked the City Council.

Councilmember Boeschstein said there will be an open house at the Depot on May 10th and the public can tour the outside of the building.

Proclaiming May 10, 2014 as “Grand Junction Letter Carriers Stamp Out Hunger Day” in the City of Grand Junction

Councilmember Norris read the proclamation. Pancho Carillo and Robin Correia were present to receive the proclamation. Mr. Carillo said this is the 22nd year they have been doing this. He encouraged everyone to set out nonperishable canned goods and food by their mailboxes the morning of May 10th. All food collected is donated locally to various food banks.

Proclaiming Week of May 11-14, 2014 as “Police Week” in the City of Grand Junction

Councilmember T aylor Smith read the proclamation. Grand Junction Police Chief John Camper, Fruita Police Lieutenant Judy Macy, Palisade Police Chief Tony Erickson, Mesa County Undersheriff Rebecca Spiess, and Colorado State Patrol Captain Matt Ozanik were all present to receive the proclamation. Grand Junction Police Chief John Camper thanked the City Council and expressed the importance of the recognition of those who died in the line of duty. In 2014 there has been an 18%

increase in officer fatalities. The City is fortunate to have such good relationships among the various law enforcement agencies in the valley.

Appointments

Councilmember McArthur moved to re-appoint Brenda Brock and Jay Moss and appoint Darshann Ruckman to the Horizon Drive Association Business Improvement District for four year terms expiring April 2018. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Election of Mayor and Mayor Pro Tem/Administer Oaths of Office

Councilmember Doody nominated Councilmember Norris for Mayor. Councilmember Boeschstein seconded. Councilmember Norris was elected Mayor by unanimous roll call vote.

Councilmember McArthur nominated Councilmember Chazen as Mayor Pro Tem. Councilmember Traylor Smith seconded.

Councilmember Doody nominated Councilmember Traylor Smith as Mayor Pro Tem. Councilmember Boeschstein seconded.

Councilmember Traylor Smith withdrew her name from consideration due to her work schedule.

Councilmember Doody nominated Councilmember Boeschstein as Mayor Pro Tem. Councilmember Boeschstein seconded.

The roll was called and Councilmember Chazen was elected as Mayor Pro Tem by a vote of four to three.

City Clerk Stephanie Tuin administered the oaths of office to the Mayor and Mayor Pro Tem. Mayor Norris took the presiding seat at the dais and the meeting continued.

Council Comments

Councilmember Traylor Smith said it was interesting to attend the Economic Development Council convention. It was good to hear their comments about the general atmosphere here and the projects that City Council is focusing on. She was pleased they came to Grand Junction for their convention.

Councilmember Chazen said that he was out of town for training on new equipment for instruction in the process technology program at Western Colorado Community College (WCCC) where he teaches. He supports automation of processes. On April 17th he attended the ribbon cutting for Canyon View Medical Plaza. He attended the April 24th

Downtown Development Authority (DDA) meeting which was a follow up to the joint DDA and Council meeting. They focused on the joint topics and BID renewal. On April 25th he attended the Matchett Park Master Plan meeting at which final issues and the form of presentation at a future City Council workshop were discussed.

Councilmember Doody attended a Pear Park Steering Committee meeting with Councilmember Norris regarding fire and ambulance services. They met with a couple of members from the community and a couple members of the Clifton Fire District Board. There was a Parks and Recreation Advisory Board meeting and the topic was the future of Whitman Park. He and Councilmember McArthur were in DeBeque on Thursday attending a Bureau of Land Management (BLM) comment meeting for the Thompson Divide leases. He found it odd that the BLM had already held three meetings before meeting in DeBeque and none of the leases are in Glenwood Springs, Carbondale, or Aspen. People who want to comment on those leases can go to the BLM website and make comments through May 16th.

Councilmember Boeschstein said that he and Councilmember Norris attended the Incubator meeting. It is always an interesting meeting with business people, and the maker space is doing great things. The Incubator was awarded Incubator of the World. He attended the Riverview Technology Corporation meeting, an Avalon fundraising meeting, the Statewide Economic Development Council meetings held at Two Rivers Convention Center, and the May 5th Homeless/Vagrancy meeting.

Mayor Norris thanked Council President Susuras for his leadership over the last year.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Doody read the Consent Calendar items #1-6, added item #7 to the Consent Calendar, and then moved to adopt the Consent Calendar as amended. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

1. Minutes of the Previous Meetings

Action: Approve the Workshop Summaries for March 10, March 17, April 7, April 14, and April 21, 2014, the Minutes of the April 16, 2014 Regular Meeting, and the Minutes of the April 21, 2014 Special Meeting

2. **Purchase of Crack-fill Material**

This request is for the purchase of crack-fill material to be used to mitigate water intrusion in the asphalt streets to help prevent failure. Each year the City crack-fills one maintenance area and starts on the following year's area. This material will allow two crack-fill crews to operate in the spring and fall when the street cracks are at optimum openness to be filled.

Action: Authorize the Purchasing Division to Enter into a Contract with Crafc, Inc. to Provide 200,000 pounds of Deery 115 Fully Melt-able Crack-fill Material, for an Amount of \$0.477 per Pound for an Estimated Total of \$95,400

3. **Purchase One Ton Hook Lift Crew Cab Dump Truck for Street Department**

This request is for the purchase of a scheduled equipment replacement of a one ton hook lift crew cab dump truck. The purchase proposed is a hook lift truck with a separate dump body. Other versatile pieces of equipment will be added in the future that can be used with this same truck such as water truck, flat bed, stake bed, compressor, hot box for asphalt, and any other needed body options.

Action: Authorize the City Purchasing Division to Purchase a 2015 Ford F450 Crew Cab Dump Truck with Steller Hook System from Rush Truck Center of Colorado in an Amount of \$60,291.41

4. **Purchase Three Tri-Deck Rotary Mowers**

Purchase three Tri-deck fully floating-articulating rotary deck mowers as scheduled equipment replacement of existing mowers.

- Golf Division (1), replacement for units 413 and 4274
- Park Operations, Stadium Division (1), replacement for unit 1613
- Park Operations, Canyon View (1), replacement for unit 1711

Action: Authorize the City Purchasing Division to Purchase One Tri-deck Mower for the Golf Division and Two Tri-deck Mowers for Parks Operations from C & M Air Cooled Engine, in the Amount of \$85,225.20

5. **Amended and Restated Articles of Incorporation and Restated Bylaws of the Riverview Technology Corporation (RTC)**

The RTC is charged with, among other things, planning for and utilizing the resources of the site. The RTC was organized in 1999 and now desires to amend and update its bylaws. The proposed amendments 1) reduce the size of the board from 11 to not less than seven and no more than nine members as determined by the Board and 2) provide for electronic voting and proxy.

Resolution No. 12-14—A Resolution Approving Amended and Restated Articles of Incorporation and Restated Bylaws of Riverview Technology Corporation

Action: Adopt Resolution No. 12-14

6. **Council Committee Assignments for 2014 – 2015**

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Resolution No. 13-14—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

Action: Adopt Resolution No. 13-14

7. **Public Hearing—Persigo Biogas Supplemental Appropriation Ordinance and Select a Company to Convert the Digester Gas at Persigo Waste Water Treatment Plant to Compressed Natural Gas (CNG) that will be Used to Fuel the City's CNG Fleet – Continue to May 21, 2014** – Moved to the Consent Calendar

Several years ago, the wastewater division contracted with an engineering firm to help identify any beneficial uses of the biogas produced at the Persigo treatment facility. Persigo “flares” or burns off approximately 100,000 cubic feet per day of digester gas. Digester gas is methane gas that is created as a byproduct of processing waste.

In order to proceed with a project to convert this methane gas to bio compressed natural gas fuel (biogas), two actions are required. First the authorization of the spending authority in the Joint Sewer System Fund through the adoption of the supplemental appropriation ordinance, and second the authorization to hire a contractor capable of converting digester gas to compressed natural gas and designing and installing the pipeline to transport the gas to the City fueling site.

Proposed Ordinance Making a Supplemental Appropriation to the 2014 Budget of the City of Grand Junction for the Persigo Biogas Project

Action: Open Public Hearing and Continue to May 21, 2014

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

Economic Development Plan

The purpose of the Economic Development Plan is to present a clear Plan of action for improving business conditions and attracting and retaining employers.

Rich Englehart, City Manager, introduced this item and recognized the Director of the Incubator, one of the City's Economic Development Partners, present at the meeting. He reviewed the work the City Council has done in developing this Plan. He reviewed the overall guiding areas of emphasis. The last meeting on the Plan was at the May 5th workshop. City Manager Englehart reviewed the changes made from that workshop. The Plan aligns with the goals and policies of the Comprehensive Plan. The report does not cause or create legal issues, but following the adoption and implementation, it will require careful and conscientious attention to ensure fairness and legality.

Councilmember Traylor Smith thanked the Staff for their time and effort. She thought it was a good first step for the community and will allow collaboration with the other partners to move forward.

Councilmember McArthur also thanked the Staff and Council. This is a good guide for efforts into the future and to help coordinate efforts with the other partners.

Councilmember Chazen commented on the tremendous amount of work that was done by Staff including statistics and analysis. The Plan is a benchmark to measure against, and it is a great start. He thanked City Manager Englehart and Staff for all their hard work and on the great job.

Councilmember Susuras thanked City Manager Englehart, Deputy City Manager Moore, City Attorney Shaver, and the rest of Staff for all of their long, hard hours put into the creation of the Plan. It is a sound Plan and will help leaders come together to create jobs and that is the ultimate goal.

Councilmember Doody thanked everyone who worked on the Plan as well. It is a fluid document and a great opportunity to work with partners and obtain their thoughts on the Plan.

Councilmember Boeschstein thanked City Manager Englehart and Staff. Council has had a lot of give and take as these types of plans are difficult to put together. It is a good, balanced plan. He is glad to know that there will be public input in the future for the Plan and that arts and culture was added to the Plan. He is looking forward to collaborating with other partners.

Resolution No. 14-14—A Resolution Adopting the 2014 Economic Development Plan

Councilmember Susuras moved to adopt Resolution No. 14-14. Councilmember Boeschenstein seconded the motion.

Council President Norris said that the Economic Development Plan has been a goal for the current Council for the last year. She thinks this Plan will help support the City's partners as there is a lot of information in the Plan. It is just the first step and Council will have to decide what the next step is and how to move forward.

Motion carried by roll call vote.

Public Hearing—Orchard Mesa Neighborhood Plan Adoption and Future Land Use Map Amendment, Located on Orchard Mesa [File #CPA-2013-552 and CPA-2013-553]

Request to adopt the Orchard Mesa Neighborhood Plan as an element of the Grand Junction Comprehensive Plan; and to amend the Future Land Use Map encompassing 53 acres of land in and around the Mesa County Fairgrounds between 27 Road and 28 ¼ Road and B Road to B ¾ Road from Neighborhood Center, Residential Medium High, and Residential Medium Future Land Use designations to Neighborhood Center, Commercial, Park, Residential Medium High, and Residential Medium Future Land Use designations.

The public hearing was opened at 8:06 p.m.

David Thornton, Planning and Development Supervisor, presented this item. He acknowledged two planners from Mesa County who were partners in this planning process, Keith Fife and Kaye Simonson, and thanked them for their hard work throughout the process.

Mr. Thornton said there are two pieces for Council's consideration; 1) adoption of the plan and 2) amendment of the Comprehensive Plan Future Land Use Map for the area around 27 ½ Road and B ½ Road. He described the planning area which included the area from Gunnison River on the west, to the Colorado River on the north, from Whitewater Hill on the south, to the eastern boundary which is 34 ½ Road.

He reviewed the time frame and the public outreach which was started in 2013 as a joint effort with Mesa County. Eleven focus groups met; there were three joint workshops with City and County Planners; the Board of County Commissioners were briefed in June and October of 2013; there were City Council workshops in September 2013, January, and March of 2014; and six open houses were held in June, August, and November, 2013. A draft plan was put out to the public for a thirty day review period in November 2013 and a revised draft plan was put out for review from December 20, 2013 through January 24, 2014. A joint public hearing was held on February 20, 2014 with both the City and the County Planning Commissions and a recommendation of approval was forwarded to City Council. Mesa County Planning

Commission is the approving body for the County so a recommendation for approval was not required by Mesa County Commissioners.

The plan has twelve chapters with background and policies taken from the Comprehensive Plan. Mr. Thornton briefly reviewed some of the main topic areas including community image; transportation including pedestrian access (one thing that was looked at is the ability in the future of using the B ½ Road overpass as a pedestrian and bicycle facility with one lane, for safe crossing of Highway 50); economic development; and parks and open space including trails.

Mr. Thornton then reviewed the change to the Future Land Use Map in the area surrounding the existing Fairgrounds. The Future Land Use Map, as it is currently, was based on the fact that at the time Mesa County was not sure the Fairgrounds was going to stay in that location. Now that Mesa County has developed a Master Plan for the Fairgrounds in that location, the plan development looked at the area surrounding that facility to see what makes sense for development. Mr. Thornton explained that the Neighborhood Center was shifted slightly to the north of the Highway and other adjustments were made.

Mr. Thornton noted the criteria for plan amendments and that the change meets four out of five of the criteria, with number five not being applicable. Only one of the criteria needed to be met. The Planning Commission concurred with that finding.

Councilmember Susuras said he read the document and it was very detailed. It was a joint effort with Mesa County. The previous neighborhood plan for Orchard Mesa sunset in 2010 with the adoption of the Comprehensive Plan. He noted the number of forums and meetings, and the number of citizens participating. Both City and County Planning Commissions recommended the adoption of the Plan unanimously.

Councilmember McArthur asked about the population in the Plan area. Mr. Thornton said around 16,000 but there is still a lot of land left for growth. Councilmember McArthur thanked Staff and said he tried to attend as many meetings as he could. It is a good compilation of what the residents want. He explained how developers look at an area for development and this is the southern entrance into town. He said one can't build a development without a plan. This sets out a plan. He thanked Staff for their efforts.

Councilmember Boeschstein expressed his appreciation of Staff's work and said Orchard Mesa has been somewhat neglected. He feels there is a need for a Neighborhood Association to be formed. He is glad to see a bridge over the Gunnison River included in the Plan. There are areas that are deteriorating in the Orchard Mesa area and need attention. He was glad to see the Plan and is looking forward to voting for it.

Councilmember Traylor Smith thanked Staff for their work on the Plan.

Councilmember Chazen said the Plan addresses the issue of availability of commercial and industrial land for development. He felt it was a good plan and he supports it.

Councilmember Doody lauded Staff for the great work. Orchard Mesa has been a place where something needed to be done. Council, with a CDBG grant, will be putting in sidewalks; it's a small start, but Council needs to drill into Orchard Mesa a little bit. The County made a good decision to leave the Fairgrounds in place as there is a huge potential for a Neighborhood Center. He agreed with Councilmember Boeschstein about the bridge and the need for a back way out of that area for both safety and for trails. He appreciated the work that was done on the Plan.

Council President Norris said Staff has done a great job on the Plan. The corridor on Highway 50 from the south is a very important corridor and she is glad that something is being done to make it more attractive.

There was no public comment.

The public hearing was closed at 8:37 p.m.

Ordinance No. 4629—An Ordinance Adopting the Orchard Mesa Neighborhood Plan as an Element of the Grand Junction Comprehensive Plan for the Area Generally Located South of the Colorado River to Whitewater Hill and East of the Gunnison River to 34 ½ Road

Ordinance No. 4630—An Ordinance Amending the Grand Junction Comprehensive Plan Future Land Use Map

Councilmember Susuras moved to adopt Ordinance Nos. 4629 and 4630 and ordered them published in pamphlet form. Councilmember McArthur 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 8:38 p.m.

Stephanie Tuin, MMC
City Clerk



Date: [May 6, 2014](#)
 Author: [Brian Rusche](#)
 Title/ Phone Ext: [Senior Planner/4058](#)
 Proposed Schedule: [Resolution Referring
 Petition, May 21, 2014.](#)
 1st Reading Zoning: [June 18, 2014](#)
 2nd Reading: [July 2, 2014](#)
 File #: [ANX-2014-170](#)

Attach 2
CITY COUNCIL AGENDA ITEM

Subject: GSI Annexation, Located at 543 31 Road
Action Requested/Recommendation: Adopt a Resolution Referring the Petition and Exercising Land Use Control for the GSI Annexation, Introduce a Proposed Annexation Ordinance and Set a Hearing for July 2, 2014
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 0.707 acres, located at 543 31 Road. The GSI Annexation consists of one parcel and no public right-of-way.

Background, Analysis and Options:

The subject property was platted as Lot 8 of 31 Road Business Park in 1981. An adjacent parcel, Lot 1, was annexed in 1999 as the Eberhart Annexation No. 2. A church previously occupied the building on Lot 1 and owned the vacant Lot 8. Both properties were purchased in 2013 and are assessed as one parcel. The current owner has requested annexation of Lot 8 into the City and a zoning of C-2 (General Commercial) to facilitate a proposed storage building in conjunction with their new offices, located on Lot 1 within the remodeled church. Under the 1998 Persigo Agreement with Mesa County proposed commercial development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Annexation of this property will allow for efficient provision of municipal services.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The property is located within a designated commercial corridor along the I-70 Business Loop.

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 will provide appropriate commercial and industrial development opportunities in order to implement this goal. The annexation, proposed zoning and subsequent expansion of an existing business qualifies as one of those opportunities.

Board or Committee Recommendation:

The Planning Commission will consider the Zone of Annexation on June 10, 2014. Their recommendation will be forwarded for 1st Reading of the Zoning Ordinance on June 18, 2014.

Financial Impact/Budget:

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: None.

Previously presented or discussed:

A Neighborhood Meeting was held on March 12, 2014. A copy of those in attendance is attached.

Attachments:

1. Staff report/Background information
2. Neighborhood Meeting sign-in sheet
3. Annexation Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City and County Zoning Map
7. Resolution Referring Petition
8. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION

Location:		543 31 Road		
Applicants:		Kim S. Ruckman		
Existing Land Use:		Vacant		
Proposed Land Use:		Storage		
Surrounding Land Use:	North	Commercial		
	South	Commercial		
	East	Residential		
	West	Commercial		
Existing Zoning:		County I-1 (Limited Industrial)		
Proposed Zoning:		C-2 (General Commercial)		
Surrounding Zoning:	North	C-1 (Light Commercial)		
	South	County B-2 (Concentrated Business)		
	East	County RSF-4 (Residential Single-Family)		
	West	C-1 (Light Commercial) County I-1 (Limited Industrial)		
Future Land Use Designation:		Commercial		
Zoning within density/intensity range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 0.707 acres of land and is comprised of one (1) parcel and no public right-of-way.

The property owner has requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Ray Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;

- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The following annexation and zoning schedule is being proposed:

<i>ANNEXATION SCHEDULE</i>	
May 21, 2014	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
June 10, 2014	Planning Commission considers Zone of Annexation
June 18, 2014	Introduction of a Proposed Ordinance on Zoning by City Council
July 2, 2014	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
August 3, 2014	Effective date of Annexation and Zoning

GSI ANNEXATION SUMMARY

File Number:		ANX-2014-170
Location:		543 31 Road
Tax ID Number:		2943-094-77-012
# of Parcels:		1
Estimated Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		0.707
Developable Acres Remaining:		0.707
Right-of-way in Annexation:		None
Previous County Zoning:		County I-1 (Limited Industrial)
Proposed City Zoning:		C-2 (General Commercial)
Current Land Use:		Vacant
Future Land Use:		Storage
Values:	Assessed:	\$22,770
	Actual:	\$78,520
Address Ranges:		543 31 Road
Special Districts:	Water:	Clifton Water District
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Clifton Fire Protection District
	Irrigation:	Palisade Irrigation District
	Drainage:	Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

Neighborhood Meeting – March 12, 2014

Proposed Annexation and Storage Yard Development

Located at south of 543 31 Road

Existing Zoning is County I-1

Proposed Zoning is C-2 (General Commercial)

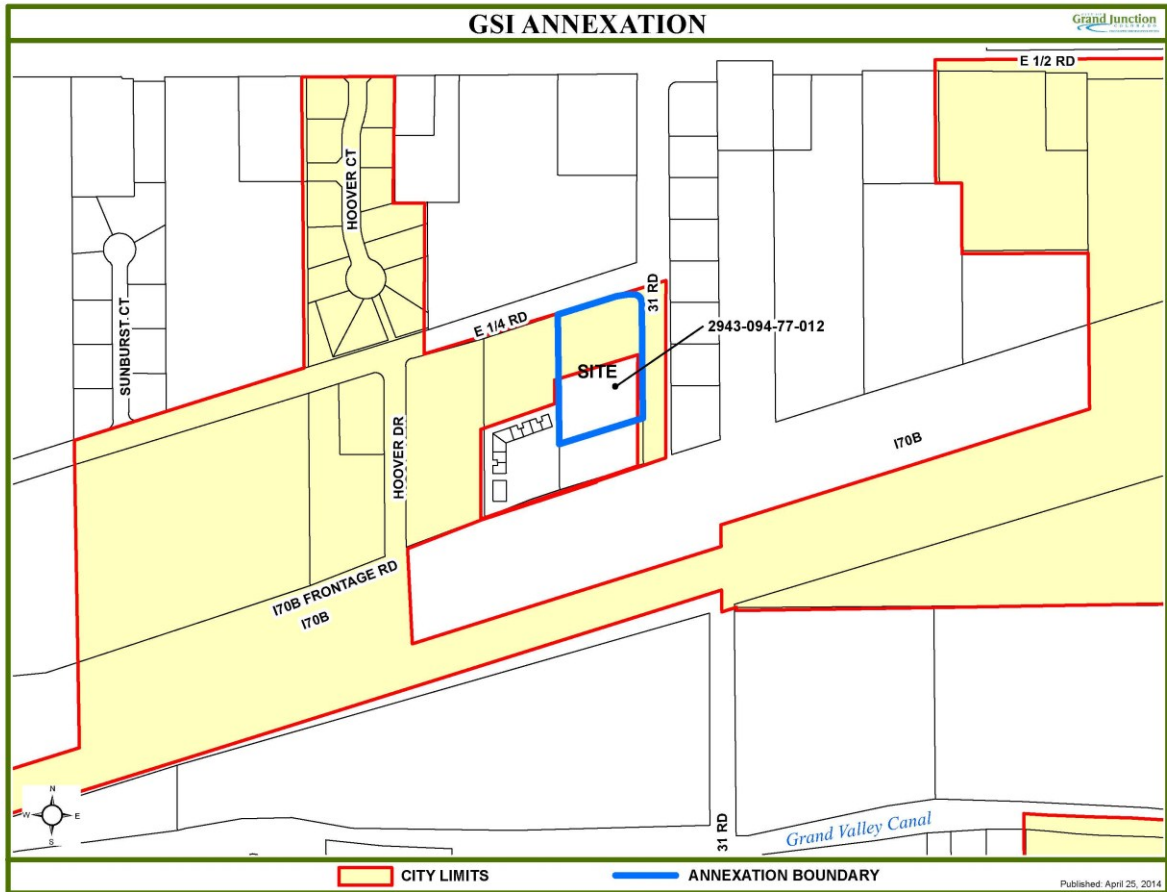
Future land Use Designation is Commercial

Please Sign In

Name	Address	Contact info
Brian Ruscio Malcolm Sencanon	250 N. 5TH ST.	256-4058
Blake, Sheri McEwen	542 31 Rd.	523-4196
Mark Wright	408 29 Rd	250 8792
Kim Wright	408 29 Rd	589 6604
Brian Bray	575 28 Rd	986-0446
Kathy Owens	536 31 Rd	434-4026

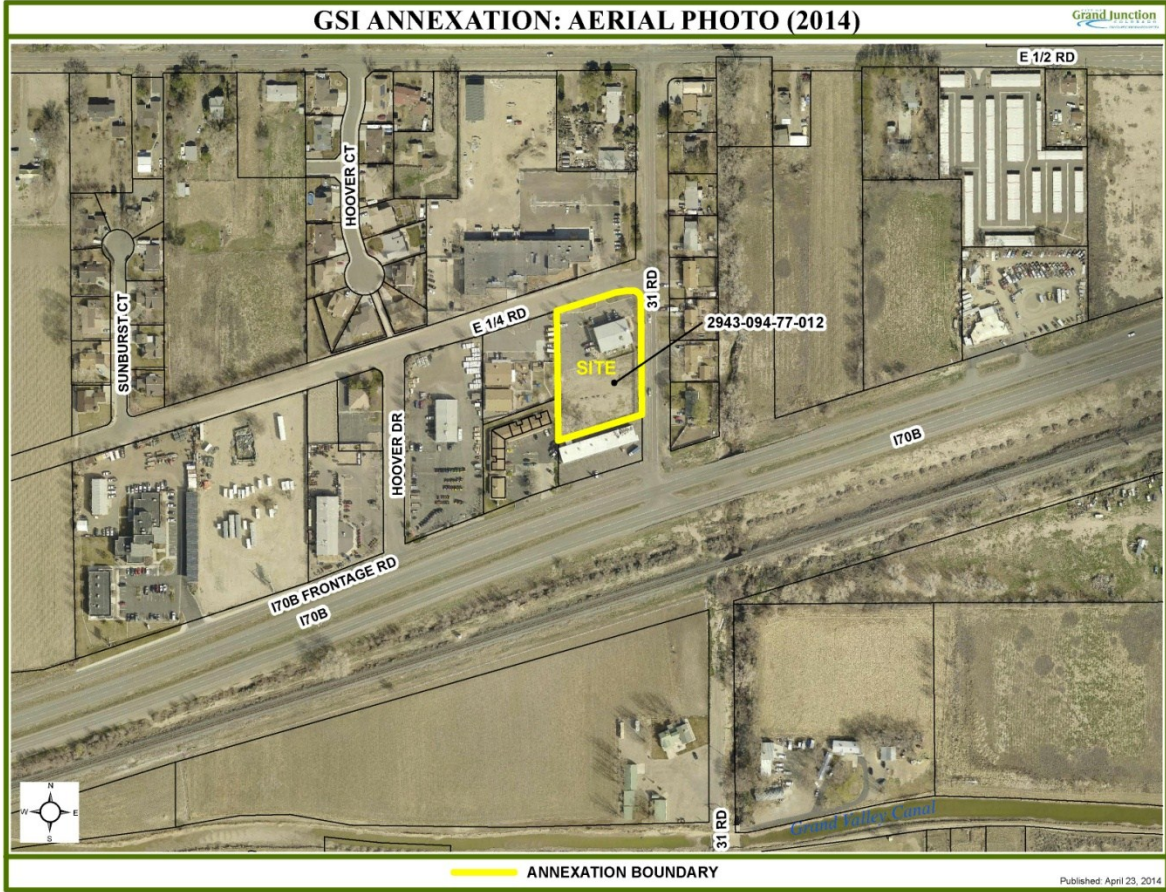
Annexation Map

Figure 1

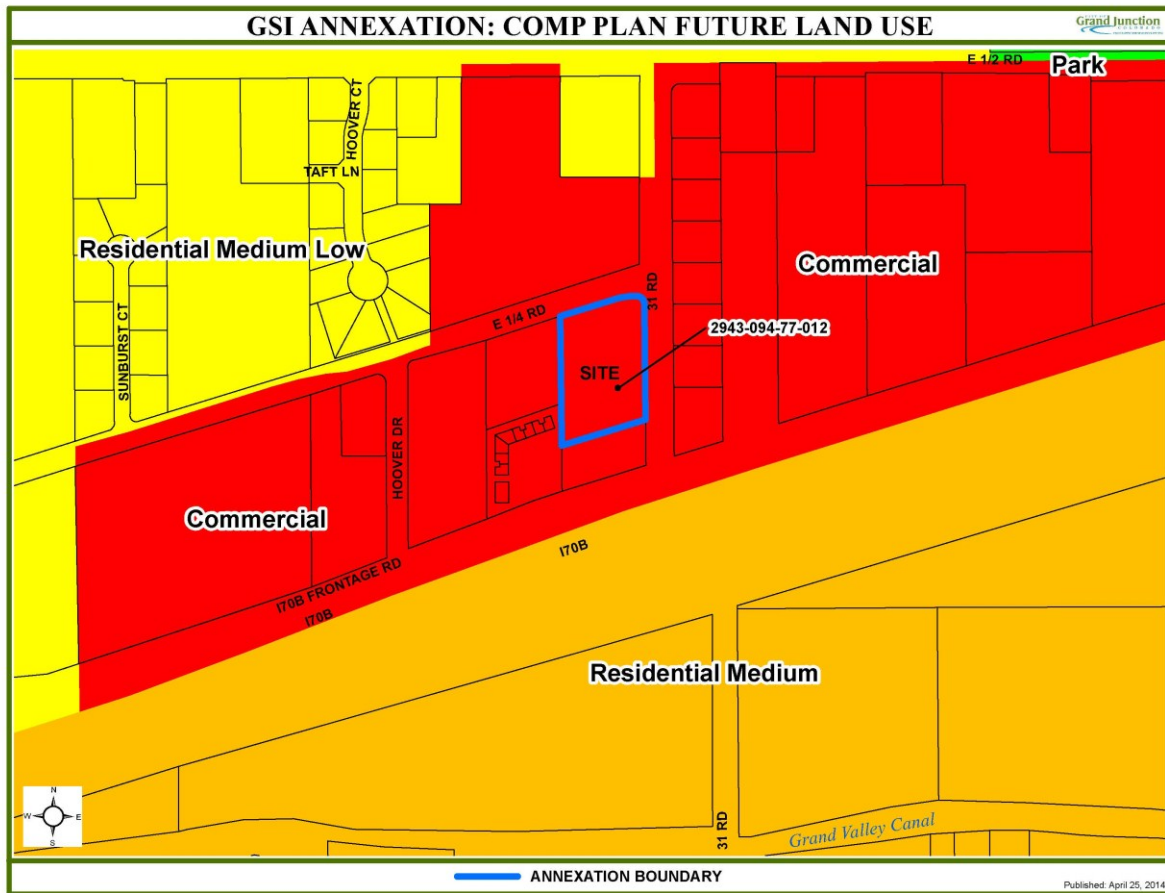


Aerial Photo

Figure 2

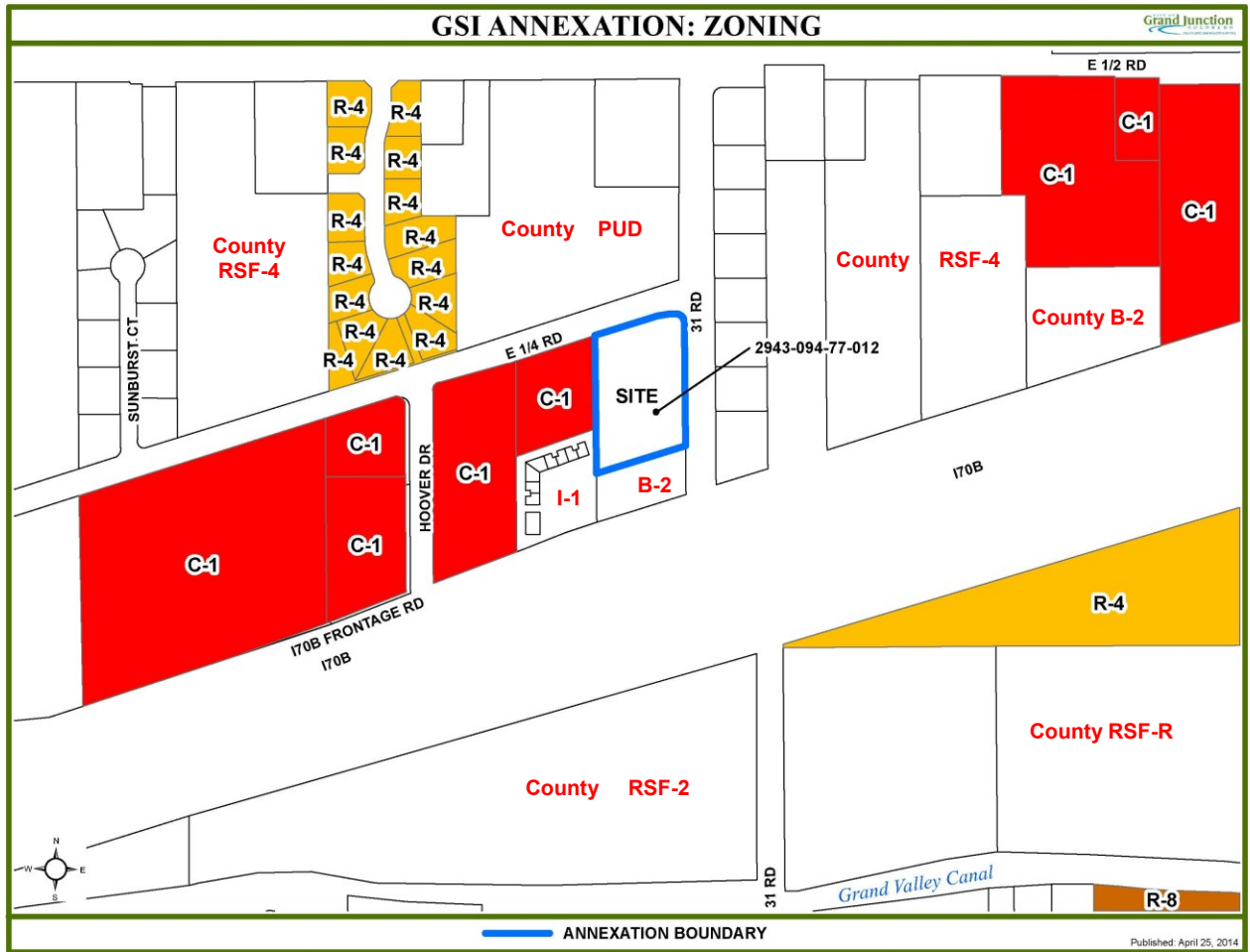


Comprehensive Plan – Future Land Use Map Figure 3



Existing City and County Zoning Map

Figure 4



**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 21st day of May, 2014, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

GSI ANNEXATION

LOCATED AT 543 31 ROAD

WHEREAS, on the 21st day of May, 2014, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

GSI ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Lot 8, 31 Road Business Park, as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 2nd day of July, 2014, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included

without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Planning Division of the City.

ADOPTED the _____ day of _____, 2014.

Attest:

President of the Council

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
May 23, 2014
May 30, 2014
June 6, 2014
June 13, 2014

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

GSI ANNEXATION

APPROXIMATELY 0.707 ACRES

LOCATED AT 543 31 ROAD

WHEREAS, on the 21st day of May, 2014, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of July, 2014; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

GSI ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Lot 8, 31 Road Business Park, as same is recorded in Plat Book 12, Page 353, Public Records of Mesa County, Colorado.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the ____ day of _____, 2014 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk



Date: 5/7/2014
 Author: Tim Barker
 Title/ Phone Ext: 1532
 Proposed Schedule: 5/21/2014
 (if applicable): _____
 File # (if applicable): _____

Attach 3
CITY COUNCIL AGENDA ITEM

Subject: Fleet Services Division Tire Purchases
Action Requested/Recommendation: Authorize the City Fleet Division to Purchase New Tires, Recapped Tires, and Contract Large Tire Repairs from Standard Tire and Retread, Commercial Tire Service, and GRC Tire Center for an Estimated Annual Amount of \$135,000
Presenter(s) Name & Title Jay Valentine, Internal Services Manager

Executive Summary:

The fleet services division maintains almost 600 pieces of equipment including refuse trucks, street sweepers, pick-up trucks, ambulances, fire trucks, police vehicles, and mowers. It is the goal of the division to instill proper maintenance and repair practices that ensure that equipment is available, performs safely and properly, and is economical. Tires are critical when it comes to both safety and performance. The last time tires were bid was in 2010. Product contracts such as this may be renewed up to three additional contract periods based on satisfactory performance of the contractor.

Background, Analysis and Options:

Fleet Services budgets roughly \$135,000 annually for tire purchases and large truck and equipment tire repairs. Tires play a big role in the maintenance efforts of the Fleet Division because they ensure the vehicle is at its proper performance and safety levels. Since tires differ by the job they are designed for, this purchase ensures that the application specific tire will be available to keep fleet operators safe and efficient while also achieving the best value for the City. Every year the City sees 10-15 percent price increases in tire cost due to the fluctuations in petroleum prices. A tire contract is one way to control these increases. It also helps with consistency in tire brand and tread pattern which is a contributing factor in how a vehicle tracks when going down the road. The bid document was split into sections for Passenger, Truck / Equipment, Recap and repair. Fleet Services recommends making a split award as indicated below:

- Purchase new passenger car, truck, and equipment tires from GRC Tire Center.
- Purchase Michelin Fire Truck tires and Good Year Ambulance tires from Commercial Tire Service along with road call services.
- Contract truck tire repair and purchase recapped tires from Standard Tire

- Purchase other size tires not listed from GRC who will honor State bid listed price.

A formal Invitation for Bids was published via the City of Grand Junction Website and the Rocky Mountain E-Purchasing Website, and advertised in The Daily Sentinel. Three companies submitted formal bids, all of which were found to be responsive and responsible.

Company	Passenger/ truck	Caps/Repair	Emergency
GRC Tire Center – Grand Junction	Proposed Vendor		
Standard Tire – Grand Junction		Proposed Vendor	
Commercial Tire – Grand Junction			Proposed Vendor

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.*

A safe and reliable fleet system ensures that City services including, emergency response and public safety, can be delivered in an efficient and cost effective fashion.

Board or Committee Recommendation:

None

Financial Impact/Budget:

Funds for these purchases have been budgeted in the Fleet Maintenance Fund.

Legal issues:

There are no legal issues associated with the recommended purchase.

Other issues:

None.

Previously presented or discussed:

None.

Attachments:

None.



Date: 5-12-2014
 Author: Trent Prall
 Title/ Phone Ext: Engineering
Manager, 970-256-4047
 Proposed Schedule: May 21, 2014
 2nd Reading
 (if applicable): N/A
 File # (if applicable): _____

Attach 4
CITY COUNCIL AGENDA ITEM

Subject: Purchase of Right-of-Way for F 1/2 Road and 29 Road
Action Requested/Recommendation: Adopt a Resolution Authorizing the Purchase of a Portion of Property Located at 651 29 Road for Right-of-way
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Trent Prall, Engineering Manager

Executive Summary:

As part of the Matchett Park Master Plan, the proposed road to serve the park has become more defined. The Matchett family has decided to sell two other pieces east of the proposed Matchett Park and offered the City to purchase the land necessary for the right-of-way of future F 1/2 Road and 29 Road.

Background, Analysis and Options:

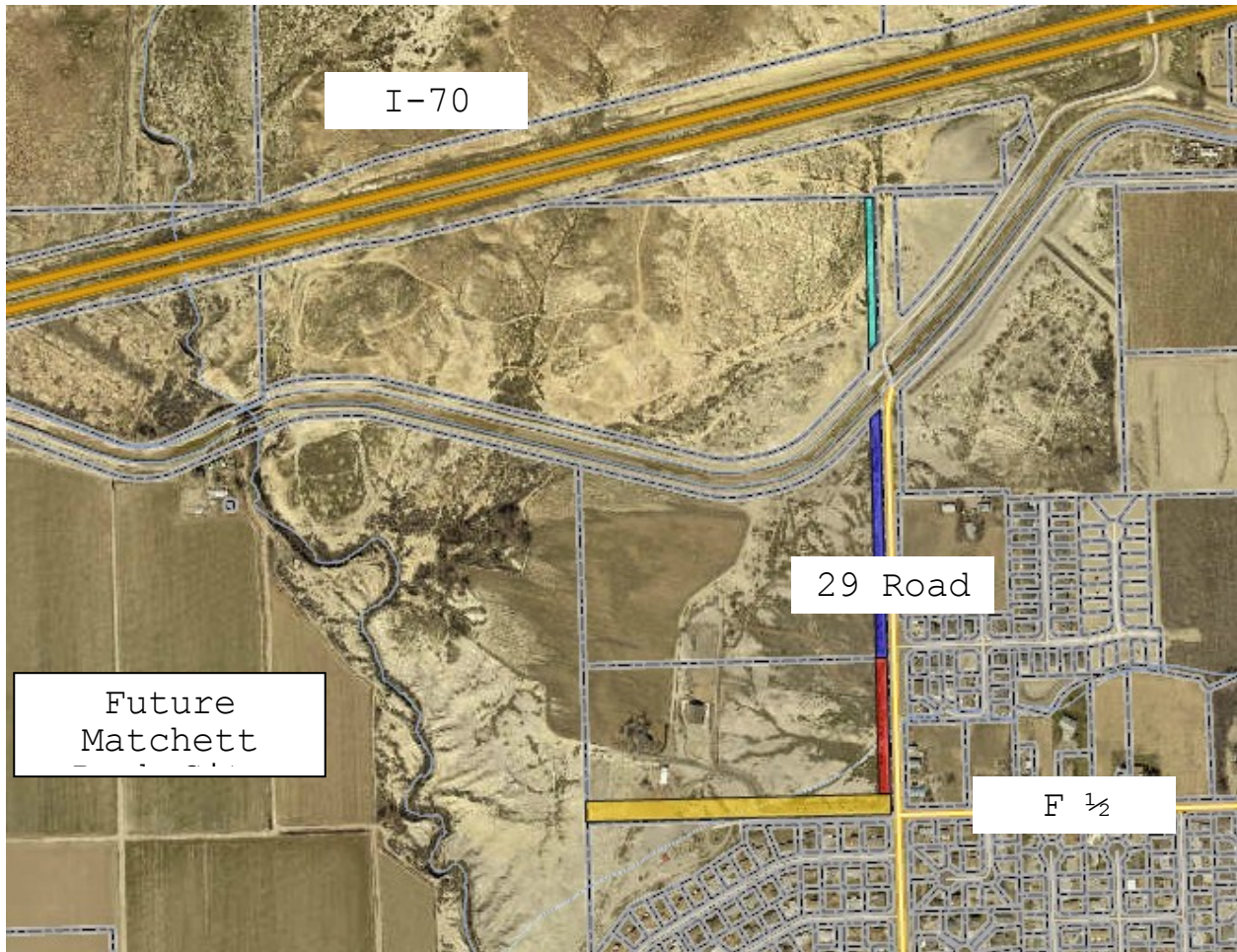
The City Attorney has negotiated with the owners of the property located at and near 651 29 Road for the purchase of a portion of the property for 29 and F1/2 Road purposes. This section of F 1/2 Road would be the primary eastern entrance into the Matchett Park and would also connect to F 3/4 Road (Cortland) on the northwest corner of the park providing an alternative to Patterson Road.

The right of way to be acquired for the F 1/2 Road alignment will provide for an 80 foot right of way that will accommodate a three lane section complete with bike lanes and detached sidewalks on both sides.

The right of way to be acquired along 29 Road will provide for half of the 110 foot right of way that will provide for a five lane section complete with bike lanes and detached sidewalks on both sides.

The City Manager recommends that the City Council authorize the purchase of the property as the same is shown and described in the attachments to this Resolution.

Closing is scheduled for May 23, 2014.



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

Goal 9 which states, “Develop a well balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources”.

Policy E – When improving existing streets or constructing new streets in residential neighborhoods, the City and County will balance access and circulation in neighborhoods with the community’s need to maintain a street system which safely and efficiently moves traffic throughout the community.

F 1/2 Road and 29 Road corridor development would implement Goal 9 and one of its policies. One of the Guiding Principles in the Plan is to minimize impacts to existing neighborhoods. The Plan is further enhancing this goal by creating corridors that help the City reach its vision of becoming most livable by providing for all modes of transportation in a safer way.

Board or Committee Recommendation:

No board or committee has reviewed this proposal.

Financial Impact/Budget:

The purchase price of the described property is set at \$158,819.00. Funding for the right-of-way is to be from the Transportation Capacity Fund which has a sufficient fund balance to make this purchase. This spending authority will be authorized by this action and ratified in a Supplemental Appropriation later in the year as part of the budget development process.

Legal issues:

The City Attorney has reviewed the proposed agreement.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has been discussed previously.

Attachments:

Proposed Resolution

RESOLUTION NO. ____-14

**A RESOLUTION AUTHORIZING THE PURCHASE BY THE CITY OF RIGHT-OF-WAY
FOR F 1/2 AND 29 ROADS AND RATIFYING ACTIONS HERETOFORE TAKEN IN
CONNECTION THEREWITH**

RECITALS:

The City Attorney has negotiated with the owners of the property located at and near 651 29 Road for the purchase of a portion of the property for 29 and F1/2 Road purposes. The City Manager recommends that the City Council authorize the purchase of the property as the same is shown and described in the attachments to this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

1. That the City Council hereby authorizes the purchase of the described property by the City for a purchase price of \$158,819.00. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the purchase are hereby ratified, approved and confirmed.
2. That the City Council hereby authorizes the expenditure of \$158,819.00 for the purchase of said property to be paid at closing on May 23, 2014 or by mutual agreement at a different date.
3. That the officers, employees and agents of the City are hereby authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this Resolution including, without limitation, the acceptance and recording of the deeds and delivery of any papers, certificates and documents as may be necessary or desirable to complete the purchase.

PASSED and ADOPTED this _____ day of _____ 2014.

President of the Council

Attest:

City Clerk



Date: May 21, 2014

Author: Kristen Ashbeck

Title/ Phone Ext: Senior Planner x1491

Proposed Schedule:

1st Meeting: May 21, 2014

2nd Meeting with Action Plan: June 18, 2014

File # (if applicable): 2014 CDBG

Attach 5

CITY COUNCIL AGENDA ITEM

Subject: CDBG 2014 Program Year Funding Requests
Action Requested/Recommendation: Approve the CDBG City Council Workshop Recommendations of Funding for the 2014 Program Year and Set a Public Hearing for Adoption of the 2014 One-Year Action Plan for June 18, 2014
Presenter(s) Name & Title: Tim Moore, Deputy City Manager Kathy Portner, Neighborhood Services Manager

Executive Summary: City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2014 Program Year. The City will receive \$376,349 for the 2014 Program Year which begins September 1, 2014. The City also has \$51,899 in funds remaining from previous years to be allocated with the 2014 funds.

At this meeting, the City Council will receive public input on the use of the 2014 CDBG allocation.

Background, Analysis and Options: CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2014 Program Year will begin September 1, 2014. Applications for funding were solicited and received by the City in March. The City has received \$1,191,206 in grant requests. This City will receive \$376,349 for the 2014 Program Year and has \$51,899 remaining from previous years to be allocated with the 2014 funds. At its April 16, 2014 workshop, City Council established a work plan for the 2014 CDBG Program Year by recommending which projects should be funded. The final funding decision will be made by the City Council at its meeting on May 21, 2014 and final adoption of the 2014 Program Year Action Plan will occur at the June 18, 2014 meeting. Attached is a summary of the applications for 2014 funding.

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

The projects proposed for CDBG funding meets the following goal of the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our

community, particularly for the benefit of low and moderate income citizens and neighborhoods and special needs populations.

Board or Committee Recommendation: No board or committee reviews this.

Financial Impact/Budget: 2014 CDBG appropriation will be \$376,349 in addition to \$51,899 unexpended from previous program years.

Summary of Recommended Funding: On April 16, 2014 City Council met in a workshop to discuss the funding requests and recommended funding for the projects listed below and on the attached spreadsheet of funding requests.

	PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
1	Program Administration	\$43,000	-
2	Senior Companion Program	\$10,000	\$227,670
3	Counseling and Education Center	\$3,000	\$44,000
4	Hilltop Latimer House	\$10,320	\$40,027
5	Marillac Clinic Remodel	\$60,000	\$35,700
6	Mind Springs Health Hospital Improvements	\$31,164	\$48,058
7	Salvation Army Kitchen Remodel	\$25,000	\$15,000
8	Hope West Hope's House	Tentatively \$9,682 pending zoning approval	\$22,976
9	Grand Junction Housing Authority	\$50,000	\$125,000
10	HomewardBound of the Grand Valley Homeless Shelter Energy Improvements	\$1,500	\$293,950
11	Orchard Avenue Sidewalk	\$29,313	\$68,707
12	28-3/4 Road Sidewalk	\$25,757	-
13	B-1/2 Road Sidewalk	\$129,512	-

Total Allocation: \$428,248

Total Funds Leveraged: \$921,088

Legal issues: The process for allocating funding is specified in the HUD/CDBG regulations. Close adherence to those regulations ensures that the funding may be properly awarded and used in the community. The City Attorney is aware of no regulatory/compliance issues in the local administration of the program.

Other issues: No other issues have been identified.

Previously presented or discussed: City Council discussed this item at its April 16, 2014 workshop.

Attachments:

- A. Summary of 2014 Funding Requests
- B. CDBG Evaluation Criteria
- C. 2014 CDBG Program Year Schedule
- D. History of CDBG Projects 1996-2013
- E. Spreadsheet of 2014 Funding Requests

ATTACHMENT A: SUMMARY OF 2014 FUNDING REQUESTS

1 Program Administration – Cannot Exceed 20% of Allocation (\$75,270)

The City allocated \$43,000 2013 CDBG funds for general administration of the program and a portion of staff salary (\$40,000 towards staff salary and \$3,000 for other program administration costs). There is a remaining balance of \$25,926 which will be expended by September 1, 2014. Council can consider what level of CDBG funding they would like to use for 2014 Program Administration.

Funds Requested: \$43,000
Recommended Funding: \$43,000

SERVICES PROJECTS – Cannot Exceed 15% of Allocation (\$56,452)

2 St. Mary's Hospital – Foster Grandparent Program

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would allow for the addition of 5 volunteers and a 10% increase in the number of children served in 2014/2015 (85 more students within the City limits). Foster Grandparent Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000) and 2013 (\$10,000). All funds have been expended and projects closed out except for the 2013 grant which has a 64% balance remaining.

Total Project Cost: \$341,086
Funds Requested: \$10,000
Recommended Funding: \$0

FUNDING CONCERNS: None

3 St. Mary's Hospital – Senior Companion Program

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. In 2013, services were provided to 341 clients, using 30 senior volunteers. CDBG funds would be used to reimburse 3 new volunteers for mileage expenses and support an estimated increase of 14% in total clients served (35 more clients total and 15 more clients in the City limits). The Senior Companion Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$8,000), 2007 (\$10,000), 2009 (\$12,000), 2011 (\$8,000), 2012 (\$8,000) and 2013 (\$8,000). All funds have been expended and projects closed out except for the 2013 grant which has a balance of 40% remaining.

Total Project Cost: \$239,670
Funds Requested: \$12,000
Recommended Funding: \$10,000

FUNDING CONCERNS: None

4 Giving Adolescents New Goals, Inc. (GANG) – After School Activities

GANG works with children in low income housing/neighborhoods through after school programs that offer homework assistance/tutoring, art camps and sports camps. The programs are currently offered at two Grand Junction Housing Authority properties (Courtyard and Linden Pointe Apartments) and the Applewood Estates manufactured housing complex. CDBG funds are requested for supplies and learning aids for the various activities at the Grand Junction Housing Authority properties. GANG received \$4,700 2013 CDBG funding for the same purpose and have a 86% balance.

Total Project Cost: \$7,000
Funds Requested: \$4,000
Recommended Funding: \$0

FUNDING CONCERNS: There has been very little expenditure of the 2013 funds and, to date, the program has not demonstrated growth in the number of children participating in the programs.

5 Counseling and Education Center (CEC) - Low Income Counseling Services

This program provides counseling services for low income citizens. Funds are requested to help pay for 103 more counseling sessions for an estimated 26 clients. The number of persons served is directly related to the amount of funding received. In 2013, CEC served 417 low income clients with 3,224 hours of counseling and expects to provide services to about the same number of low income clients but with 3,400 hours of counseling in the next year. CEC received CDBG funding for this purpose in 2007 (\$7,181), 2010 (\$6,682), 2012 (\$7,000) and 2013 (\$7,000). All funds have been expended and the projects closed out with the exception of the 2013 grant which has a 58% balance.

Total Project Cost: \$51,000
Funds Requested: \$7,000
Recommended Funding: \$3,000

FUNDING CONCERNS: None

6 Hilltop Community Resources, Inc. – Latimer House

Hilltop operates the Latimer House which serves as an emergency shelter to help people who experience domestic violence and sexual assault move from crises to confidence. The Latimer House provides shelter as well as case management, advocacy, individual and group counseling, children's services, transitional housing, 24-hour crisis line and community outreach and education. Hilltop is requesting CDBG funding to expand services at the Latimer House including an increase in the number of children's groups per week and a 25% increase in community outreach activities. Hilltop received CDBG funding in 2004 (\$50,000), 2007 (\$24,547) and 2013 (\$86,840) for other facilities. All funds have been expended and the projects closed out except for the 2013 grant which is expected to be completed by May 31, 2014.

Total Program Cost: \$60,027

Funds Requested: \$40,000
Recommended Funding: \$10,320

FUNDING CONCERNS: The project cost breakdown includes amounts for Latimer House staff salary and general operating costs which are ineligible CDBG expenditures. Program supplies, outreach materials and transportation are eligible expenses.

7 Mesa County Public Libraries – Imagination Library

The Imagination Library is a program that provides new, age-appropriate books to registered children each month until their fifth birthday at no cost to their family. All they have to do register the child.

FUNDING CONCERNS: Proposed project is not eligible. The program does not allow the library to collect demographic data such as whether they live in the City limits, family financial status, or racial information – all of which HUD requires for eligibility and reporting for CDBG funds.

Total Program Cost: \$65,000
Funds Requested: \$5,000
Recommended Funding: \$0

CAPITAL IMPROVEMENTS PROJECTS

8 Karis, Inc. – Asset House Addition: Room for More

The Asset House is an existing two-year transitional program for homeless individuals and couples located at 536 29 Road. In exchange for a modest sliding scale rent, residents receive housing, utilities, meals and assistance in moving towards self-sufficiency. The program also provides assistance from on-site house managers and a case manager who visits The Asset House bi-weekly. CDBG funds are requested to remodel/update the existing 9 units of transitional housing for homeless and to construct an addition for 2 more units. Karis, Inc. received CDBG funding (\$85,000) in 2012 towards the purchase of The House which has been expended.

Total Project Cost: \$208,250
Funds Requested: \$85,000
Recommended Funding: \$0

FUNDING CONCERNS: None

9 Marillac Clinic, Inc. Remodel

Marillac Clinic serves low and moderate income, uninsured and underinsured individuals and families who pay a portion of the cost of medical and dental services. Funding is requested to remodel the interior of the clinic to improve the client lobby and the administration space. CDBG funds were allocated in 1997 (\$90,000), 2002 (\$200,000) and 2013 for dental clinic improvements (\$23,190) and for services to the homeless (\$10,000). All funds have been expended except for the 2013 grants which have 12% and 48% remaining respectively.

Total Project Cost: \$119,000

Capital Funds Requested: \$83,300
Recommended Funding: \$60,000

FUNDING CONCERNS: Approximately 70% of the clients provided services at the Marillac Clinic live in the City limits. Thus, only 70% of the total project cost can be funded with CDBG dollars. This corresponds with the request.

10 Mind Springs Health (formerly Colorado West) – West Springs Hospital

Mind Springs Health provides mental health and substance abuse services. With a total of 32 beds for inpatient psychiatric services, West Springs Hospital is part of the Mind Springs Health organization that covers ten counties on the Western Slope. Mind Springs Health applied for funds in 2013 for this same request but was not awarded a grant.

Total Project Cost: \$109,223
Capital Funds Requested: \$61,165
Recommended Funding: \$31,164

FUNDING CONCERNS: Approximately 56% of the clients provided services at the West Springs Hospital live in the City limits. Thus, only 56% of the total project cost can be funded with CDBG dollars. This corresponds with the request.

11 Salvation Army – Kitchen Remodel

The Salvation Army operates a kitchen at its facility located at 1235 North 4th Street for its feeding programs that are expected to expand by 30% in the coming year. CDBG funds are requested to help remodel and improve the kitchen including purchase and completion of a walk-in refrigerator, weather enclosure and commercial-scale kitchen equipment. The Salvation Army received CDBG funding in 1998 and 1999 (total \$50,000) for its Hope House shelter and in 2005 (\$25,000) for its recovery programs. All funds have been expended and the projects closed out.

Total Project Cost: \$40,000
Funds Requested: \$25,000
Recommended Funding: \$25,000

FUNDING CONCERNS: None

12 HopeWest – Hope’s House

Hope West (formerly Hospice) operates the HopeWest Kids Child and Teen Grief Programs which plans to expand to a two-story residence at 3045 N. 13th Street that is owned by HopeWest and is adjacent to the main campus. CDBG funds are requested to remodel the house for the proposed new use. HopeWest received \$9,242 2013 CDBG funds for the teen grief programs. No funds have been expended since Camp Good Grief will be held in the summer 2014.

**Total Project Cost: \$32,976 Funds Requested: \$10,000
Recommended Funding Pending Zoning Approval: \$9,682**

FUNDING CONCERNS: The project requires a rezone of the property to be able to use it for non-residential purposes. Since City Council will hear the rezone request in summer/fall 2014, staff recommends waiting on consideration of the grant application until the zoning decision is made.

13 Grand Junction Housing Authority (GJHA) – Walnut Park Improvements

GJHA owns and manages the 90-unit Walnut Park Apartments located at 2236 North 17th Street which provides housing for elderly and disabled persons. CDBG funds are requested to repair roofs and purchase and install new evaporative coolers in the 78 older units (constructed in 1970s) in the complex. GJHA received CDBG funds in 1996 (\$330,000), 1999 (\$205,000), 2002 (\$41,720), 2003 (\$335,450), 2005 (\$127,500), 2006 (\$178,630), 2009 (\$100,000) and 2011 (\$101,205) for numerous housing developments. All projects have been completed and closed out.

**Total Project Cost: \$175,000
Funds Requested: \$50,000
Recommended Funding: \$50,000**

FUNDING CONCERNS: None

14 Center for Independence – Adaptive Gardening for Healthy Living

The Center for Independence provides independent living skills training to a targeted population of persons with disabilities. CDBG funds are requested for its adaptive gardening for healthy living project to convert a yard area at its main office at 740 Gunnison Avenue to an adaptive garden. The funds would be used to install a new irrigation system in the lawn area to prepare for construction of the garden. The Center for Independence has received CDBG funding in the past: 2003 (\$15,000), 2008 (\$9,500), 2010 (\$34,100) and 2011 (\$30,475) for purchase of a vehicle and improvements to its main program office. All projects have been completed and closed out.

**Total Project Cost: \$24,000
Funds Requested: \$20,000
Recommended Funding: \$0**

FUNDING CONCERNS: None

15 Grand Valley Catholic Outreach (GVCO) – St. Martin Place Phase II

GVCO is developing 24 apartment units in downtown Grand Junction to house homeless veterans. The project will begin construction in the Spring 2014. GVCO is requesting funding to purchase the major appliances, swamp coolers, mailboxes and bicycle racks for the units which are CDBG-eligible expenditures. GVCO has received CDBG funding in the past: 1996-1999, (\$73,131), 2000

(\$130,000), 2001 (\$10,000), 2002 (\$50,000), 2010 (\$88,725), 2011 (\$50,000) and 2012 (\$12,638). All projects have been completed and closed out.

Total Project Cost: \$2,633,850

Funds Requested: \$93,160

Recommended Funding: \$0

FUNDING CONCERNS: None

16 HomewardBound of the Grand Valley, Inc. – Shelter Energy Improvements

HomewardBound of the Grand Valley (HBGV) provides year-round overnight emergency shelter for up to 160 individuals nightly. HBGV is in the process of renovating the existing community homeless shelter. CDBG funds are requested to fund the remaining work which will improve energy efficiency through replacement of the front door and windows and installing three new rooftop HVAC units. HomewardBound has received funding in the past: 2002 (\$10,000), 2007 (\$40,000), 2009 (\$21,071), 2010 (\$6,000) and 2012 (\$109,971). All projects have been completed and closed out except for the 2012 grant which is expected to be completed by May 31, 2014.

Total Project Cost: \$328,850

Funds Requested: \$35,000

Recommended Funding: \$1,500

FUNDING CONCERNS: None

17 School District 51 – Acquisition for Expansion of Dual Immersion

Academy (DIA)/Riverside Community Center Campus

School District 51, in collaboration with the Riverside Educational Center (REC) is seeking to expand the Riverside School Campus through the acquisition of the last remaining residential parcel east of the school. The current campus consists of the DIA elementary school, the Community Center in the old Riverside School which also houses some uses for the school and is utilized by REC, a playground and parking areas. The restored school has achieved optimal usage, with the majority of the 4,000 square feet of functional space being utilized by the elementary school, the after-school programs and other community uses on evenings and weekends.

The City awarded 2008 and 2009 (total \$326,474) CDBG funds to the Riverside Task Force to acquire and demolish the structures on two properties east of the campus and School District 51 has acquired with other funds and demolished the structures on one property east of the campus. Once the remaining property is acquired, a capital campaign can begin towards ultimate construction of a community recreational center on the area east of the historic school. The School District has never applied for CDBG funds.

Total Project Cost: \$111,000

Funds Requested: \$76,000
Recommended Funding: \$0

FUNDING CONCERNS: Acquisition of the property with CDBG funds will trigger the requirement that the demolition of the building (when it occurs) be subject to all Federal regulations, primarily the study and remediation of any hazardous materials such as lead-based paint and asbestos. In addition, the City and the School District will work closely with HUD Relocation staff to ensure that the acquisition is carried out properly in regards to the Uniform Relocation Act. Per HUD, the following steps/items are required for this type of acquisition: 1) Appraisal documentation; 2) Copy of letter and documentation of how they have been delivered to the property owner; 3) Establish voluntary acquisition through the letter; and 4) Demonstrate compliance with a Residential Anti-Displacement and Relocation Assistance Plan as set forth by the City of Grand Junction.

18 GRID Alternatives Colorado – Solar Affordable Housing Program

GRID Alternatives is a non-profit organization that installs solar power exclusively for low-income families who most need the financial savings, while at the same time giving job trainees and community volunteers hands-on installation experience to help them secure jobs in the rapidly-growing industry. GRID Alternatives is requesting CDBG funds to purchase and install solar systems for five qualifying families in Grand Junction. GRID will work with local housing entities to identify families and homes that will remain low-moderate income housing. The improvements, along with energy conservation training GRID also provides, will save each family approximately \$1,000 per year in energy costs. GRID has never requested CDBG funds from the City of Grand Junction but has used CDBG funds for this purpose in other communities.

Total Project Cost: \$98,434
Funds Requested: \$25,000
Recommended Funding: \$0

FUNDING CONCERNS: None

19 City of Grand Junction – Orchard Avenue Sidewalk

There is currently no curb, gutter and sidewalk on either side of Orchard Avenue between Normandy Avenue east to 28-3/4 Road which is a walking route for Nisley Elementary students. Thus, the absence of sidewalk is a safety concern. The proposed project would construct 715 linear feet of curb, gutter and sidewalk along the south side of Orchard Avenue which is the more heavily travelled side of the street for pedestrians walking to and from the school. 2013 CDBG funds in the amount of \$68,707 were granted for this project and design work has started. With the 2013 funding, the work that can be completed includes: irrigation relocation and upgrade, clearing and grading, base course and a layer of recycled asphalt as a detached path to provide temporary pedestrian facilities. However, in order to construct standard curb, gutter and sidewalk that will not need to be replaced in the future, additional funds are needed. Staff is presently

working with adjacent properties for dedication of required right-of-way.

Total Project Cost: \$98,020
Funds Requested In Addition to 2013 CDBG Funding: \$29,313
Recommended Funding: \$29,313

FUNDING CONCERNS: None

20 City of Grand Junction – Westlake Park Skate Park Upgrades

Westlake Skate Park was constructed in 1996 and was one of the first skateparks on the western slope. Since that time, skating has evolved to include multiple forms of participation including long boards, short boards, BMX bikes, and other various apparatus making Westlake Skate Park outdated. In 2007, the local graffiti artist community worked with the City and the skateboarding community to develop the concept of Mural Jam, a special event for artists and skaters which resulted in graffiti art being allowed to be painted on the skateable surfaces at the park. While this program has been successful, it is now creating a dangerous situation for skaters as the paint has become too slick for most modes of skating. CDBG funds are requested to help with the restoration and repair of the skate park.

Total Project Cost: \$32,000
Funds Requested: \$20,000
Recommended Funding: \$0

FUNDING CONCERNS: None

21 City of Grand Junction – 28-3/4 Road Sidewalk

There is currently no curb, gutter and sidewalk on either side of 28-3/4 Road between Orchard Avenue south to Nisley Elementary School. This segment is a walking route for students attending the school thus the absence of sidewalk is a safety concern. CDBG funds are requested to construct 350 linear feet of curb, gutter and sidewalk along the west side of 28-3/4 Road which is the more heavily travelled side of the street for pedestrians walking to and from the school.

Total Project Cost: \$25,757
Funds Requested: \$25,757
Recommended Funding: \$25,757

FUNDING CONCERNS: None

22 City of Grand Junction – B-1/2 Road Sidewalk Near Dos Rios School

There is currently no curb, gutter and sidewalk on either side of B-1/2 Road between approximately 27 Road and the Highway 50 frontage road on Orchard Mesa. This segment is a walking route for students attending Dos Rios Elementary School but it also will eventually create a pedestrian connection between this neighborhood and the Orchard Mesa City Market shopping area

when a portion of the B-1/2 Road overpass is converted to provide a pedestrian crossing of Highway 50. CDBG funds are requested to construct 1,420 linear feet of curb, gutter and sidewalk along the south side of B-1/2 Road which is the more heavily travelled side of the street for pedestrians walking to and from the school because of the adjacent 127-unit manufactured housing development.

Total Project Cost: \$129,512
Funds Requested: \$129,512
Recommended Funding: \$129,512

FUNDING CONCERNS: None

23 City of Grand Junction – Emerson Park New Shelter/Restrooms

This project would replace the restroom at the downtown Emerson Park with a new combined restroom/shelter facility. The Emerson Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1950 and is dated, dilapidated and requires significant ongoing maintenance. Cost savings can be realized on the project through City Parks employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009.

Total Project Cost: \$235,600
Funds Requested: \$175,000
Recommended Funding: \$0

FUNDING CONCERNS: None

24 City of Grand Junction – Whitman Park New Shelter/Restrooms

This project would replace the restroom at the downtown Whitman Park with a new combined restroom/shelter facility. The Whitman Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1950 and is dated, dilapidated and requires significant ongoing maintenance. Cost savings can be realized on the project through City Parks employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009.

Total Project Cost: \$325,600
Funds Requested: \$175,000
Recommended Funding: \$0

FUNDING CONCERNS: This project might be premature until a redevelopment strategy is established for the Park.

ATTACHMENT B CDBG EVALUATION CRITERIA

Applications for CDBG funding will be judged by the following criteria:

- Proposed project meets national Objectives, is an eligible project and meets Consolidated Plan goals
- Ability of the applicant to complete the project
- Agency capacity – history of performance, staff level and experience, financial stability
- Amount requested
- Request by applicant is consistent with agency needs

CDBG NATIONAL OBJECTIVES

The mission of the CDBG program is the “development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.” Therefore, projects funded must address one or more of the following national objectives:

- Benefits low and moderate income persons
- Eliminates or prevents slum or blight
- Address an urgent community need (usually a natural disaster)

GRAND JUNCTION PRIORITIES 2011 FIVE YEAR CONSOLIDATED PLAN

The Grand Junction City Council maintains a commitment to use CDBG funds for facilities, services, and infrastructure that directly benefits low-income households in Grand Junction. The 5-Year Consolidated Plan outlines the following five priorities for the expenditure of CDBG funds.

- Need for non-housing community development infrastructure
- Need for affordable housing
- Needs of the homeless
- Needs of special needs populations and other human services

**ATTACHMENT C
CITY OF GRAND JUNCTION
2014 CDBG PROGRAM YEAR SCHEDULE**

Monday February 10	APPLICATION WORKSHOP 2014 CDBG Program Year Grant Applications Available
Thursday March 13	DEADLINE for Grant Applications
March 14 – 31	STAFF REVIEW of Applications
By April 3	STAFF REPORT for Council Workshop
Wednesday April 16	CITY COUNCIL WORKSHOP Make recommendations on which projects to fund for 2014
Wednesday May 21	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2014 Program Year
June 4 – July 7	30-Day PUBLIC REVIEW of 2014 Annual Action Plan
Wednesday June 18	CITY COUNCIL PUBLIC HEARING Adoption of 2014 Annual Action Plan
By July 11	SUBMIT 2014 Annual Action Plan to HUD 45-day review period required
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2014 Program Year BEGIN CONTRACTS WITH SUBRECIPIENTS

ATTACHMENT D: CDBG PROJECTS BY PROGRAM YEAR 1996-2013

1996 PROGRAM YEAR – All Projects Completed

- Habitat for Humanity Property Acquisition - \$80,000
- Catholic Outreach Homeless Day Center - \$30,000
- Program Administration - \$44,000
- GJHA Lincoln Apartments Property Acquisition - \$330,000

1997 PROGRAM YEAR – All Projects Completed

- Catholic Outreach Homeless Day Center - \$10,000
- Marillac Clinic Elevator and Program Costs - \$90,000
- South Avenue Reconstruction - \$330,000
- Program Administration - \$47,000

1998 PROGRAM YEAR – All Projects Completed

- Catholic Outreach Homeless Day Center - \$17,131
- Colorado West Mental Health Transitional Living Center - \$25,000
- Salvation Army Hope House Shelter - \$25,000
- Mesa Developmental Services Group Home Rehabilitation - \$200,000
- Elm Avenue Sidewalk - \$157,869
- Program Administration - \$44,000

1999 PROGRAM YEAR – All Projects Completed

- GJHA Homeless Shelter Acquisition - \$205,000
- Catholic Outreach Homeless Day Center - \$16,000
- Salvation Army Hope House Shelter - \$25,000
- Riverside Drainage Improvements - \$200,000
- Program Administration - \$26,000

2000 PROGRAM YEAR – All Projects Completed

- Catholic Outreach Day Center Acquisition - \$130,000
- Energy Office Linden Building Rehabilitation - \$55,000
- Riverside Drainage Improvements - \$200,000
- Head Start Classroom/Family Center - \$104,000

2001 PROGRAM YEAR – All Projects Completed

- The Energy Office – Housing Acquisition - \$200,000
- Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic Dental Expansion - \$200,000
- Mesa County Partners Activity Center Parking/Landscaping - \$15,000
- Mesa Developmental Services Group Home Improvements - \$40,000

2002 Program Year – All Projects Completed

- Catholic Outreach Soup Kitchen Remodel - \$50,000
- Western Region Alternative to Placement Program Costs - \$10,000
- Homeward Bound Bunk Beds for Homeless Shelter - \$10,000
- Western Slope Center For Children Remodel - \$101,280
- GJHA Affordable Housing Pre-development/ costs - \$41,720

- Bass Street Drainage Improvements \$205,833
- Program Administration - \$50,000

2003 Program Year – All Projects Completed

- Riverside School Historic Structure Assessment - \$4,000
- Riverside School Roof Repair - \$15,000
- Center For Independence Purchase 4-passenger Accessible Van - \$20,000
- Western Region Alternative to Placement Program Costs - \$7,500
- The Tree House Teen Bistro Rehabilitation and Americorp Volunteer - \$20,000
- Gray Gourmet Program - \$5,050
- Foster Grand Parents Program - \$5,000
- Senior Companion Program - \$5,000
- GJHA Linden Pointe Infrastructure - \$335,450

2004 Program Year – All Projects Completed

- Program Administration - \$20,000
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000
- Gray Gourmet Program - \$10,000
- Foster Grand Parents Program - \$7,000
- Senior Companion Program - \$8,000
- Radio Reading Services of the Rockies - \$4,500
- Mesa County Health Dept Purchase Equipment - \$5,000
- Riverside School Roof Repair/Rehabilitation - \$47,650
- Senior Center Masterplan Study – \$20,000
- Hilltop Community Resources Energy Improvements - \$50,000
- Housing Resources Permanent Supportive Housing - \$50,000
- Hope Haven Roof Replacement - \$7,500
- Riverside Sidewalk Improvements - \$50,000
- Grand Avenue Sidewalk Improvements - \$60,000

2005 Program Year – All Projects Completed

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$127,500
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

2006 Program Year – All Projects Completed

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630
- Orchard Mesa Drainage Improvements - \$100,000

2007 Program Year – All Projects Completed

- Program Administration - \$4,808
- Audio Information Network of Colorado - \$4,500
- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500

- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000
- Hilltop Daycare/Family Center Remodel - \$24,547
- Homeless Shelter Screen Wall - \$40,000

2008 Program Year – All Projects Completed

- Senior Multiuse Campus Study - \$80,000
- Riverside Educational Center – Americorps Personnel - \$5,000
- Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition - \$220,900
- Partners W CO Conservation Corps Acquisition - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom Replacement - \$108,201

2009 Program Year – All Projects Completed

- CDBG Program Administration - \$30,000
- HomewardBound Van Purchase - \$21,071
- Senior Companion Program - \$12,000
- GJHA Walnut Park Apartments - \$100,000
- Riverside Task Force Acquisition/Clearance - \$105,574
- MDS Group Home Remodel - \$40,000
- HRWC Garden Village Learning Center - \$120,000
- W Slope Center for Children Main Program Building Remodel - \$65,000
- Dual Immersion Academy Slope Stabilization/Landscaping - \$56,714

2010 Program Year – All Projects Completed

- CDBG Program Administration - \$60,000
- Gray Gourmet Program - \$20,500
- Foster Grandparent Program - \$12,000
- Partners Western CO Conservation Corps Van Purchase - \$17,000
- Counseling and Education Center - \$6,682
- Hawthorne Park Restroom Replacement - \$140,000
- HomewardBound Shelter Repairs and Improvements - \$6,000
- Center for Independence Energy Improvements - \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel - \$88,725

2011 Program Year – All Projects Completed Except as Noted

- CDBG Program Administration - \$30,000
- Grand Valley Catholic Outreach St. Martin Place - \$50,000
- BIC Downtown Economic Gardening - \$50,000 (\$2,400 remaining balance)
- GJHA Courtyard Apartments Remodel - \$101,205
- MDS Group Home Remodel - \$9,924
- Homeless Shelter Bathroom Remodel - \$30,000
- Center for Independence Kitchen Remodel - \$30,475
- Strong Families, Safe Kids Parenting Place Remodel - \$9,371
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Foster Grandparent Program - \$10,000

2012 Program Year – All Projects Completed Except as Noted

- CDBG Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125 (70% completed)
- CEC Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971 (not completed)
- GVCO T-House Rehabilitation - \$12,638
- MDS Program Office Remodel - \$25,000
- Strong Families, Safe Kids Parenting Place Rehabilitation - \$14,080
- Gray Gourmet Kitchen Remodel - \$5,500 (62% completed)
- 6th Street Sewer Realignment - \$27,500
- 6th Street Pedestrian Safety/Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

2013 Program Year

- CDBG Program Administration - \$43,000 (40% completed)
- St. Mary's Foster Grandparent Program - \$10,000 (36% completed)
- St. Mary's Senior Companion Program - \$8,000 (60% completed)
- Marillac Clinic Homeless Services - \$10,000 (52% completed)
- CEC Low Income Counseling Services - \$7,000 (42% completed)
- GANG Afterschool Tutoring/Enrichment - \$4,700 (14% completed)
- Hospice Teen Grief Program - \$9,242 (no expenditure – summer program)
- Marillac Clinic Dental Equipment - \$23,190 (100% completed)
- STRIVE Parenting Place Rehabilitation - \$20,000 (bid process underway)
- Head Start Facilities Security Upgrade - \$20,000 (bid process complete)
- Hilltop Opportunity Center Rehabilitation - \$86,840 (bid process complete)
- Partners Van Purchase - \$15,000 (completed)
- Nisley Neighborhood Sidewalks - \$68,707 (no expenditure)

ATTACHMENT E: 2014 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATIONS

		2014 FUNDING	\$376,349				Maximum Administration Allocation (20%) - \$75,270	
		Funds not Expended Prior Years	\$51,899				Maximum Services Allocation (15%) - \$56,452	
		TOTAL FUNDS FOR ALLOCATION	\$428,248					
1	City of Grand Junction	Program Administration	\$43,000	\$3,000	\$43,000	NA	General program administration, fair housing activities, portion staff salary. Outstanding balance of \$25,926 on 2013 grant to be expended by August 31, 2014.	\$43,000
	Balance for Projects		\$385,248				SUBTOTAL ADMINISTRATION FUNDING	\$43,000
	AGENCY	PROJECT TITLE	GRANT REQUEST	MIN REQUEST	2013 FUNDING	FUNDING LEVERAGE	PROJECT INFORMATION AND STAFF REVIEW COMMENTS	COUNCIL RECOMMEND
2 Services	St. Marys Foundation	Foster Grandparent Program	\$10,000	\$10,000	\$10,000	\$331,086	Funds to reimburse senior volunteers for travel expenses to/from work locations. Outstanding balance of \$6,329 on 2013 grant to be expended by December 2014.	\$0
3 Services	St. Marys Foundation	Senior Companion Program	\$12,000	\$10,000	\$12,000	\$227,670	Funds to reimburse senior volunteers for travel expenses to/from work locations. Outstanding balance of \$4,898 on 2013 grant to be expended by December 2014.	\$10,000
4 Services	Giving Adolescents New Goals, Inc. (GANG)	After school activities for children	\$4,000	\$3,000	\$4,700	\$3,000	Funds towards supplies/equipment for art and athletic camps and tutoring at Grand Junction Housing Authority properties. Outstanding balance of \$4,065 on 2013 grant. Not showing growth in program as originally proposed.	\$0
5 Services	Counseling and Education Center	Low Income Counseling Services	\$7,000	\$3,000	\$7,000	\$44,000	Funds will be used to provide approximately 103 additional counseling sessions for approximately 26 low income persons residing within the Grand Junction City limits. Outstanding balance of \$3,755 on 2013 grant to be expended by December 2014.	\$3,000
6 Services	Hilltop Community Resources, Inc.	Latimer House Emergency Shelter	\$40,000	\$20,000	\$86,840	\$40,027	Funds requested to increase children's programs and community outreach. Portions of the request are for salary and general operating expenses which are not eligible CDBG expenses. Thus, total amount of eligible expense is \$10,320 rather than \$20,000 request.	\$10,320
7 Services	Mesa County Public Libraries	Imagination Library	---	---	\$0	---	Project is ineligible. \$5,000 requested to purchase books to give to children enrolled in program. Per program restrictions, the Library is unable to collect demographic information such as City residency, family income or racial information, all required by HUD.	\$0
	SUB-TOTAL SERVICES REQUESTS		\$73,000				SUBTOTAL SERVICES FUNDING	\$23,320
8 Facility	Karis, Inc.	Asset House Addition	\$85,000	\$61,165	\$0	\$48,058	Add 2 single rooms and upgrade existing 9 rooms in the Asset house facility for homeless.	\$0
9 Facility	Marillac Clinic, Inc.	Clinic Lobby and Patient Services Remodel	\$83,300	\$60,000	\$33,190	\$35,700	Funds to remodel the lobby and patient services area to better serve clients. Serve low-mod income patients, 70% in City limits thus maximum CDBG funding is 70% of project cost as indicated in the budget.	\$60,000

	AGENCY	PROJECT TITLE	GRANT REQUEST	MIN REQUEST	2013 FUNDING	FUNDING LEVERAGE	PROJECT INFORMATION AND STAFF REVIEW COMMENTS	COUNCIL RECOMMEND
10 Facility	Mind Springs Health (formerly Colorado West Mental Health)	West Springs Hospital Improvements	\$61,164	\$61,164	\$0	\$48,058	Funds to purchase specialized bedroom sets for 24 rooms. 56% of the clients served at the hospital are City residents. Thus, only 56% of the project can be funded with CDBG funds. With the Mind Springs match of \$48,058, the City's share of CDBG cannot exceed \$61,164 (original request \$109,223).	\$31,164
11 Facility	Salvation Army	Kitchen Remodel	\$25,000	\$25,000	\$0	\$15,000	Funds to purchase and install a walk-in refrigerator, weather enclosure and kitchen equipment including dishwasher, serving tables and containers and stem and cold tables.	\$25,000
12 Facility	HopeWest (formerly Hospice)	Hope's House	\$10,000	None Specified	\$9,242	\$22,976	Remodel existing home at 3045 north 13 th Street to be used as center for child and teen grief programs. Project requires a rezone of the property to be able to use it for non-residential purposes. Since City Council will hear the rezone request in summer/fall 2014, staff recommends waiting on consideration of grant application until zoning decision is made. 2013 funds have not been expended since the Camp Good Grief program is provided in the summer.	\$9,682
13 Facility	Grand Junction Housing Authority	Walnut Park Apartment Improvement	\$50,000	\$40,000	\$0	\$125,000	Repair roofs and purchase and install 78 new evaporative coolers (replacement) in a 90-unit community for elderly and disabled persons.	\$50,000
14 Facility	Center for Independence	Adaptive Gardening for Healthy Living	\$20,000	\$15,000	\$0	\$4,000	Funds to remove lawn area, install new irrigation system, construct planters and prepare site for the Center's Adaptive Gardening for Healthy Living project.	\$0
15 Facility	Grand Valley Catholic Outreach	St. Martin II Housing	\$93,160	\$75,000	\$0	\$2.54 Million	Funds to purchase appliances, HVAC equipment and site furnishings for 24 new housing units for homeless veterans.	\$0
16 Facility	HomewardBound of the Grand Valley, Inc.	Community Homeless Shelter Energy Improvements	\$35,000	\$1,500	\$0	\$293,950	Funds to make energy improvements including front door replacement, window replacement and purchase and installation of three new rooftop HVAC units.	\$1,500
17 Facility	Mesa County Valley School District 51	Acquisition for DIA/Riverside Community Center Campus Expansion	\$76,000	\$76,000	\$0	\$35,000	Acquisition of property at 520 West Main Street to provide land for future expansion of the Dual Immersion Academy/Riverside Community Center campus. Acquisition will trigger Federal environmental and relocation requirements.	\$0
18 Facility	GRID Alternatives Colorado	Solar Affordable Housing Program	\$25,000	\$15,000	\$0	\$73,434	Funds will be used to purchase and install solar systems for five low-moderate income homes within the City limits.	\$0
	SUBTOTAL NON-CITY CAPITAL REQUESTS		\$563,624				SUBTOTAL NON-CITY CAPITAL FUNDING	\$177,346

	AGENCY	PROJECT TITLE	GRANT REQUEST	MIN REQUEST	2013 FUNDING	FUNDING LEVERAGE	PROJECT INFORMATION AND STAFF REVIEW COMMENTS	COUNCIL RECOMMEND
19 Public	City of Grand Junction – Public Works	Orchard Avenue Sidewalk	\$29,313	\$29,313	\$68,707	\$0	This project would construct 715 linear feet of missing curb, gutter and sidewalk along south side of Orchard Avenue between Normandy Avenue east to 28-3/4 Road - walking route to Nisley Elementary. \$68,707 2013 CDBG funds were allocated to this project which can complete irrigation work and prep the site for construction of a concrete sidewalk which provides a minimal pedestrian path along the street. Construction of standard curb, gutter and sidewalk requires additional funds.	\$29,313
20 Public	City of Grand Junction – Parks and Recreation	Westlake Park Skate Park Improvements	\$20,000	\$20,000	\$0	\$10,000	This project would remove painted surfaces, repair uneven concrete and repair/enhance street skate features at the Westlake Skate Park.	\$0
21 Public	City of Grand Junction – Public Works	28-3/4 Road Sidewalk	\$25,757	\$25,757	\$0	\$0	This project would construct 350 linear feet of missing curb, gutter and sidewalk along west side of 28-3/4 Road - walking route to Nisley Elementary.	\$25,757
22 Public	City of Grand Junction – Public Works	B-1/2 Road Sidewalk	\$129,512	\$129,512	\$0	\$0	This project would provide a pedestrian link along the south side of B-1/2 Road to Dos Rios School and, in the future, provide an important connection to the Highway 50 overpass that will become a pedestrian link between this area of Orchard Mesa and the neighborhood City Market commercial area. Wait for adoption of Orchard Mesa Neighborhood Plan.	\$129,512
23 Public	City of Grand Junction – Parks and Recreation	Emerson Park Restroom	\$175,000	\$175,000	\$0	\$60,600	This project would provide for construction of a new restroom/shelter to replace the existing restroom in Emerson Park.	\$0
24 Public	City of Grand Junction – Parks and Recreation	Whitman Park Restroom	\$175,000	\$175,000	\$0	\$150,600	This project would provide for construction of a new restroom/shelter to replace the existing restroom in Whitman Park.	\$0
	SUBTOTAL CITY CAPITAL REQUESTS		\$554,582				SUBTOTAL CITY CAPITAL FUNDING	\$184,582
	TOTAL PROJECT REQUESTS (excluding administration)		1,191,206					
							TOTAL FUNDING RECOMMENDATION	\$428,248



Date: 4/30/14
 Author: Jay Valentine-Jodi Romero
 Title/ Phone Ext: 1517
 Proposed Schedule: _____
 2nd Reading
 (if applicable): May 7th, 2014
 File # (if applicable): _____

Attach 6
CITY COUNCIL AGENDA ITEM

<p>Subject: Supplemental Appropriation Hearing and Selection of a Company to Convert the Digester Gas at Persigo Waste Water Treatment Plant to Compressed Natural Gas (CNG) that will be Used to Fuel the City’s CNG Fleet</p>
<p>Actions Requested/Recommendation: 1) Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Proposed Ordinance; and 2) Authorize the City Purchasing Division to Negotiate a Contract with BioCNG, LLC to Convert and Transport Biogas from Persigo to the CNG Fueling Station</p>
<p>Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager</p>

Executive Summary:

Several years ago, the wastewater division contracted with an engineering firm to help identify any beneficial uses of the biogas produced at the Persigo treatment facility. Persigo “flares” or burns off approximately 100,000 cubic feet per day of digester gas. Digester gas is methane gas that is created as a byproduct of processing waste.

In order to proceed with a project to convert this methane gas to bio compressed natural gas fuel (biogas), two actions are required. First the authorization of the spending authority in the Joint Sewer System Fund through the adoption of the supplemental appropriation ordinance, and second the authorization to hire a contractor capable of converting digester gas to compressed natural gas and designing and installing the pipeline to transport the gas to the City fueling site.

Background, Analysis and Options:

Currently Persigo uses a fraction of the digester gas to heat the plant. The methane biogas produced at Persigo when converted to CNG is the equivalent of 146,000 gallons of gasoline with an approximate 3 million pound reduction of CO2 emissions released in a year.

Other identified uses for the gas include powering micro-turbines to create electricity; selling the gas to Xcel Energy; compressing and scrubbing the gas to be used as bio-compressed Natural Gas (CNG) fuel.

The economics of taking “free” fuel and utilizing it as a vehicle fuel are obvious, not to mention the environmental benefits associated with using a clean fuel source. Current

financial modeling shows the savings may be significant enough to pay back the initial infrastructure costs in as little as 10 years. This savings is over and above the savings the City is already experiencing in the CNG program. Users will still receive CNG fuel at a savings of over \$2.00 per gallon compared to the price of diesel fuel per gallon. Since the greatest challenge with this project presents is how to get the gas from Persigo to the CNG fueling site, three different distribution methods were identified and studied. They include compressing the gas in high pressure vessels and trucking it to the current CNG fueling site; negotiating with Xcel Energy to utilize their gas distribution system in transporting the gas to the site, or installing a dedicated pipeline from Persigo to the City Shops.

Trucking the gas was studied in detail by Johnson Controls as part of an Energy Efficiency Study conducted in 2009. It was determined that this option would not only be very expensive and labor intensive but would also negate the benefits of using CNG by burning diesel fuel to deliver it.

Negotiating with Xcel to utilize their distribution system has been studied by Xcel and City staff over the past several years. This alternative proved to have a longer term payback than installing a dedicated pipeline and would require the City to perform extensive testing as an ongoing requirement of utilizing their system. In addition the City could be penalized for producing too much or too little gas.

At the City Council workshop on January 6th, Council directed Staff to explore these options further. The options were then presented to Council at the workshop on April 14th and the recommendation was made to convert the biogas into compressed natural gas, deliver it to the City's fueling facility and use it to fuel CNG vehicles.

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 proposals were received and evaluated from the following firms, in the estimated amounts:

Firm	Location	Amount
BioCng, LLC	Madison, WI	\$2,799,796
SCS Electronic	Long Beach, CA	\$3,305,000

A selection committee consisting of staff from Public Works Engineering, Persigo Waste Water Treatment Facility, and Internal Services evaluated the proposals based on: experience, necessary resources, strategy and implementation plan, and proposed estimated fees. BioCng is being recommended based on these criteria.

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.

The methane biogas produced at Persigo when converted to CNG is the equivalent of 146,000 gallons of gasoline with an approximate 3 million pound reduction of CO2 emissions released in a year.

Financial Impact/Budget:

The estimated cost to complete this project is \$2.8 million dollars and includes the gas scrubbing and compressing equipment as well as the pipeline construction. The Joint Sewer System Fund has a fund balance (\$11.5 million) adequate to appropriate the funds necessary for the infrastructure improvements. The portion of the fund balance that is to be used for this project is expected to be replenished within 10 years and is not expected to affect future expansion needs or rates.

The payback on this project is dependent upon the sale of fuel to the fleet operations as well as the renewable identification numbers (RIN's) generated by the conversion of the methane to CNG.

Upon passage of the Supplemental Appropriation Ordinance and approval of the contract, the 2014 budget will be amended accordingly.

Legal issues:

The Supplemental Appropriation Ordinance has been drawn, noticed, and reviewed in accordance with the Charter.

Other issues:

None known at this time.

Previously presented or discussed:

This project was discussed at City Council workshops on January 6th and April 14th. It was presented to the Board of County Commissioners on April 30th.

Attachments:

Proposed Supplemental Appropriation Ordinance for the Persigo Biogas Project

ORDINANCE NO. ____

**AN ORDINANCE MAKING A SUPPLEMENTAL APPROPRIATION TO THE 2014
BUDGET OF THE CITY OF GRAND JUNCTION FOR THE PERSIGO BIOGAS
PROJECT**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2014, to be expended from such funds as follows:

<u>Fund Name</u>	<u>Fund #</u>	<u>Appropriation</u>
Joint Sewer System	900	\$ 2,800,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 16th day of April, 2014.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2014.

Attest:

President of the Council

City Clerk



Date: 5/8/14

Author: Kimberly Swindle

Title/ Phone Ext: Financial

Analyst/5119

Proposed Schedule: 5/21/14

2nd Reading

(if applicable): _____

File # (if applicable): _____

Attach 7

CITY COUNCIL AGENDA ITEM

Subject: Application for US Department of Justice Annual Justice Assistance Grant for Additional Lockers in the Police Department

Action Requested/Recommendation: Authorize the City Manager to Apply for these Funds, and if Awarded, to Manage \$26,341

Presenter(s) Name & Title: John Camper, Police Chief
Michael Nordine, Deputy Police Chief

Executive Summary:

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice to apply for an annual grant for 2014 in the amount of \$26,341. If awarded, these funds will be used to purchase additional lockers for the 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.

Background, Analysis and Options:

The Grand Junction Police Department has been the recipient of funding from this annual formula grant for many years and has benefitted from the funding for various projects. The funding level changes each year as the Bureau of Justice Assistance calculates, for each State and Territory, an allocation based upon the statutory JAG formula (U.S.C. 3755(d)(2)(B)). Funds received in prior years ranged from \$14,000 to \$254,568.

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

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

These grant funds are being used to purchase additional lockers to accommodate the expansion of the Women's locker room. The continued diversification of the Police Department staff has made it necessary to increase capacity.

Board or Committee Recommendation:

There is no board or committee review of this item.

Financial Impact/Budget:

There will be no net impact to the General Fund associated with this request, however, \$26,341 will need to be appropriated with the related revenue budgeted in the revision process.

Legal issues:

No legal issues have been identified with the acceptance and/or expenditure of this grant.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This is an annual formula grant application process, as has been done in previous years, and requires an opportunity for public comment and Council approval at the application phase.

Attachments:

None.



April 23, 2014

Mr. Richard White-Systems Support Supervisor
Information Technology Dept.
City of Grand Junction
250 N. 5th St. Ste. 272
Grand Junction, CO 81505

Dear Richard:

On behalf of WCCC staff and students, I would like to extend our appreciation for your donation of the 19 Personal computer systems (PC, Monitor, mouse, keyboard, etc.), 4 Laptops, 2 Dell 1U servers, and 2 Cisco 3750 P.O.E switches to the Technology Integration program.

Your generosity contributes to the success of our students and programs as well as to the future of our community in general.

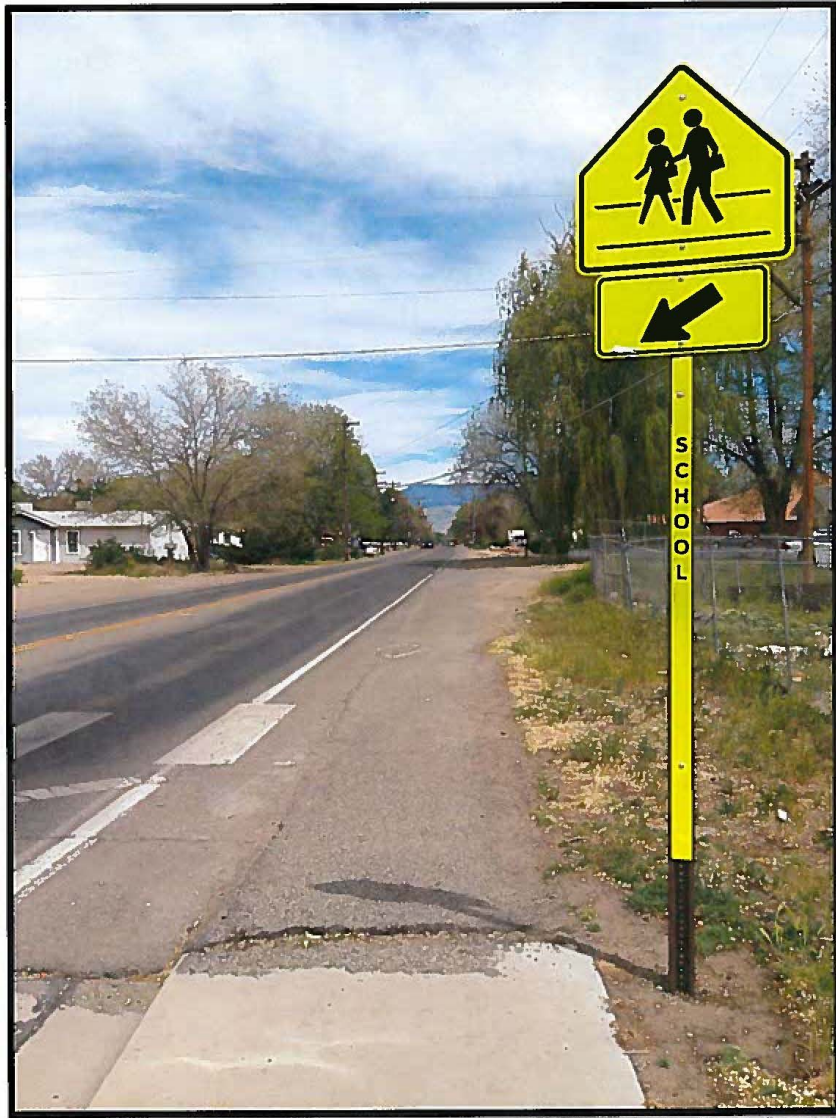
Thank you greatly for your support.

Sincerely,

Brigitte Sündermann
Vice President of Community College Affairs

tsm

cc: Jack Yon
John Sluder
Danette Cadman
Debbie Balmer



*Eastbound Orchard Ave.
Entering Nisley's School Zone*

NISLEY ELEM.



28 3/4 Road across from
Nisley Elem.



28 3/4 Road



28 3/4 Road