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**CITY COUNCIL AGENDA
WEDNESDAY, JULY 16, 2014
250 NORTH 5TH STREET
6:10 P.M. – WHITE AVENUE – FIRE TRUCK DEBUT
6:30 P.M. – ADMINISTRATION 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

Presentations

June Yard of the Month

Kamie Long, State Forest Service and Forestry Board Member, to present certificates to Colorado State Champion Tree winners

Presentation of the Comprehensive Annual Financial Report (CAFR) by the City's Auditor Chadwick, Steinkirchner, and Davis

Proclamation

Proclaiming July 16, 2014 in Celebration of the "125th Anniversary of the Grand Junction Fire Department" in the City of Grand Junction [Attachment](#)

Council Comments

Revised July 17, 2014

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

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

Action: Approve the Summary of the June 16, 2014 Workshop and the Minutes of the July 2, 2014 Regular Meeting

2. Contract for the 2014 Curb, Gutter, Sidewalk Replacement Project [Attach 2](#)

This request is to award a construction contract for the concrete replacement project at various locations throughout the City of Grand Junction. This contract is to remove and replace damaged curb, gutter, and sidewalk that are the highest priority on the “Fix It” requests received. In all, a total of 24 locations were selected.

Action: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, CO for the 2014 Street Maintenance – Curb, Gutter, Sidewalk Repair and Replacement Project in the Amount of \$94,536.26

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

***** 3. Ratify the Acquisition of the Meens and Files Properties [Attach 3](#)**

The presenters request and recommend the City Council consider and adopt a resolution ratifying the acquisition of the Meens and Files properties, also known as the Monument Road Bookends. The properties are located south and west of Monument Road are adjacent to the Three Sisters and Lunch Loop Recreation areas.

Resolution No. 23-14—A Resolution Ratifying the Acquisition of the Meens and Files Properties Located South and West of Monument Road also Known as the “Monument Road” Bookends

®Action: *Adopt Resolution No. 23-14*

Staff presentation: John Shaver, City Attorney
Rob Schoeber, Parks and Recreation Director

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

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

4. **Public Hearing—Vacating a Portion of Hacienda Street Right-of-Way** [File #VAC-2014-175] [Attach 4](#)

Request to vacate a portion of Hacienda Street in anticipation of a residential subdivision to be known as South Rim Hollow to facilitate the proposed development.

Ordinance No. 4636—An Ordinance Vacating a Portion of the Hacienda Street Right-of-Way for the Proposed South Rim Hollow Subdivision, Located at 2312 Hacienda Street

®Action: *Adopt Ordinance No. 4636 and Order Publication of the Ordinance in Pamphlet Form*

Staff presentation: Scott D. Peterson, Senior Planner

5. **Contract for the 2014 Sewer Line Replacement Project Phase 2** [Attach 5](#)

This request is to award a construction contract for the sewer line replacement project at various locations within the 201 Persigo boundaries. This annual program replaces aging sewer lines that have surpassed their design life. In all, a total of 6,800 lineal feet of sewer main line will be replaced as part of this project.

Action: *Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction of Grand Junction, CO for the 2014 Sewer Line Replacement Project Phase 2 for the Bid Amount of \$1,181,069.25*

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

6. **Letter of Commitment to CDOT's Transportation Alternative Program Grant for B ½ Road Overpass Multimodal Conversion** [Attach 6](#)

The Transportation Alternatives Program (TAP) is a federal funding program administered by the Colorado Department of Transportation (CDOT). Applications for funding are due August 1. Although not required as part of the application, the attached "letter of commitment" shows a strong position towards the project. The proposed \$1.7 million project will convert one lane of the B ½ Road overpass to multimodal space for both bicycles and pedestrians. A minimum 20% match is required for the project.

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

Staff presentation: Trent Prall, Engineering Manager

7. **Orchard Mesa Fire Station 4 Grant Request** [Attach 7](#)

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs for a \$1,966,428 grant with a local match of \$655,476 to fund the development of the relocated Orchard Mesa Fire Station 4. Funding for the local match will be provided from existing funds, including the Persigo Sewer Fund.

Resolution No. 22-14—A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Program for Development of Fire Station 4 on Orchard Mesa

Action: Adopt Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' Energy and Mineral Impact Assistance Program for the Development of the Relocated Fire Station 4

Staff presentation: Ken Watkins, Fire Chief

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

9. **Other Business**

10. **Adjournment**



Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS,** *in 1881, a man named George Crawford created a new town in western Colorado at the junction of the Grand (later renamed the Colorado) and Gunnison Rivers; and*
- WHEREAS,** *pioneers of Grand Junction recognized the need for fire protection because of the area's climate, parched land, and limited water; and*
- WHEREAS,** *on July 16, 1889 thirty-eight concerned Grand Junction citizens met and organized a fire hose company and elected B.K. Kennedy as the first temporary fire chief; and*
- WHEREAS,** *the Grand Junction City Council donated \$250.00 and James Cameron, a local businessman donated \$100.00 to purchase equipment and a hand drawn hose cart, his generosity honored by the name of the Hose Company; and*
- WHEREAS,** *in December 1889, the Secretary of the Hose Company filed the official name of the Cameron Hose Company with the Grand Junction Town Recorder and City Council availed the ground floor of City Hall on the corner of 5th and Colorado Avenue to house the fire department; and*
- WHEREAS,** *the Grand Junction Fire Department over the course of 125 years has grown to over 130 members, serving from five fire stations, covering 77 square miles and protecting a population over 82,000; and*
- WHEREAS,** *today, July 16, 2014, the Grand Junction Fire Department will commemorate 125 years of service to the citizens of Grand Junction.*

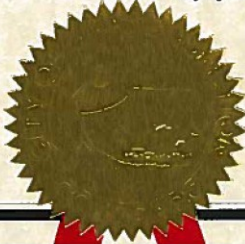
NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim July 16th, 2014 as celebrating

“Grand Junction Fire Department’s 125th Anniversary”

in the City of Grand Junction and encourage all individuals to participate in the celebration of this milestone by thanking those who have served, past and present, in the Fire Department.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 16th day of July 2014.

Mayor



Attach 1

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 16, 2014 – Noticed Agenda Attached

Meeting Convened: 5:00 p.m. in the City Auditorium

Meeting Adjourned: 7:22 p.m.

Council Members present: All. Staff present: Englehart, Shaver, Moore, Romero, Schoeber, Lanning, Camper, Kovalik, Portner, Janda, and Kemp.

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

Riverfront Commission Board Members: Co-Chair Brad Taylor, Stacy Beaugh, and Frank Watt

Urban Trails Committee Members: Co-Chair Elizabeth (Biz) Collins and Daniel Fitzgerald

Agenda Topic 1. Riverfront Commission Strategic Plan

Riverfront Commission Co-Chair Brad Taylor introduced himself, Commission member Stacy Beaugh, and Co-Chair Frank Watt, and advised that the Commission has been working on a written Strategic Plan. He provided the history of the Riverfront Commission. He displayed photos of areas that have been cleaned up; by the riverfront, at Watson Island, the future Las Colonias Park, and at the Botanical Gardens. He explained how the areas were cleaned up. There is still a gap in the trail at 33 ½ Road and at the west end of Riverbend Park in Palisade. The trail which they are calling the “String of Pearls” joining Grand Junction with Fruita should be completed in August 2014. School groups are using the trail to learn about the wildlife and ecosystems. They are hoping that eventually the trail could be completed someday all the way to the Loma boat launch which would then connect to the Kokopelli Trail. There is a bronze plaque down from the 5th Street Bridge which is dedicated to the thousands of volunteers who have helped with the trail.

Mr. Taylor reviewed the funding of approximately \$66 million for the Riverfront Trail which included Mesa County, City of Grand Junction, City of Fruita, Town of Palisade, Colorado River State Parks, Colorado Conservation Fund (Lottery), and Great Outdoors Colorado.

Stacy Beaugh, Riverfront Commission member and Executive Director for the Tamarisk Coalition, reviewed the mission statement and the vision statement for the Riverfront Commission. She also reviewed the strategies and goals for the Riverfront Commission Strategic Plan which included cultivating the economic, cultural, and ecological values of the corridor, supporting multiple uses of the river corridor, and inspiring stewardship of the river systems.

Mr. Taylor answered questions regarding who maintains the Riverfront Trail, staffing for the Riverfront Commission, partnerships for signage, vandalism, safety issues, better signage on the trail, and the necessary easements needed to be obtained to close the gaps on the trail. Mr. Taylor said that they would like to give Council an update every year. Council President Norris said that it would be good if a presentation could be made at one of the quarterly Municipalities Dinners where the Mesa County Commissioners, Palisade Town Board, Fruita City Council, and the Grand Junction City Council get together and meet.

City Manager Englehart advised Council that they contribute \$17,000 from their budget to the Riverfront Commission.

Council thanked Mr. Taylor and Ms. Beough for their presentation.

Agenda Topic 2. Urban Trails Committee Update

City Manager Englehart introduced this topic. He said that even though the members of the Urban Trails Committee are appointed by the Riverfront Commission, who focus on the river, Urban Trails have a much broader focus. The structure of the two entities might want to be looked at.

Biz Collins, co-chair of the Urban Trails Committee, introduced Dan Fitzgerald, Urban Trails Committee member, and Jody Kliska (to answer any professional questions).

Ms. Collins reviewed a presentation which gave the background for the Urban Trails, when they were formed, their Committee members, their accomplishments (review agency for development applications, Urban Trails Master Plan, active transportation advocate/ establishment of 104 miles of bike lanes, Safe Routes to School program, and 2013 walking and biking trails summit), their current activities (Bike Month and Bike to Work Day, 2015 walking and biking trails summit, Safe Routes to School program, Healthy Mesa County Built Environment and Leadership for Healthy Community Design Team, development review committee, 2040 Transportation Plan, active transportation priorities), and the Committee's priorities (Tier 1 – 1st Street from Ouray to Orchard, Orchard Avenue from 29 Road to Mesa Mall, Horizon Drive/Horizon Drive Channel/Patterson Road, Redlands Parkway from the Riverfront Trail to Patterson Road, B ½ Road/Hwy. 50 crossing, and the Riverfront Trail from 27 ½ Road to 29 Road; Tier 2 – Monument Road trail, Redlands Parkway/South Broadway, Crosby Avenue from pedestrian bridge to 25 ½ Road, Black Bridge, 20 ¾ Road Colorado River crossing; Tier 3 – 12th Street from Gunnison Avenue to Bonita Avenue, 7th Street from Grand Avenue to Horizon Drive, Grand Avenue from Spruce Street to 7th Street, S. 7th Street from Main Street to the Riverfront Trail, D Road from Riverside Parkway to 9th Street, and 9th Street from D Road to Main Street).

Ms. Collins answered questions from City Council which included the Safe Routes to School Program that was recently passed in legislation, the three years of secured funding they were able to get, and the education program at schools for kids that the Urban Trails Committee does.

City Council thanked Ms. Collins for her presentation.

City Manager Englehart advised that Deputy City Manager Moore is looking at ways to streamline and be more engaged with Urban Trails Committee.

Agenda Topic 3. Update on the Greater Downtown Plan

Deputy City Manager Moore provided City Council with a review of the activity since the adoption of the Greater Downtown Plan in 2013. There were 131 areas of activity which included general meetings, a variance request, a TED's exception, simple subdivisions, a rezone, revocable permits, changes of use, site plan reviews, planning clearances, and sign permits. That was not enough information to really tell how the regulations are impacting the City. There were not any problems for meeting the standards and guidelines for the few that did reach the threshold to kick in the standards and guidelines.

Kathy Portner, Community Development, added that in the central business district area, there has not been anything to trigger the standards and guidelines, only in the residential and corridor areas. The flexibility that is in place when applying the standards and guidelines has been very helpful.

Deputy City Manager Moore advised that review will be provided to Council in one year.

Councilmember Boeschstein pointed out that the Avalon Theatre is one example of how the Greater Downtown Plan is working.

Agenda Topic 4. Board Reports

Tabled to the end of the meeting.

Agenda Topic 5. Other Business

Whitman Park

City Manager Englehart reported that the Vagrancy Committee has met and has had a lot of discussions on ideas for the vagrancy issue at Whitman Park. Police Chief Camper and the HOT Team have been working on putting together some statistics from the law enforcement and emergency services side.

City Council said that would like to hear from the Vagrancy Committee and asked who is on the Committee. City Manager Englehart said that it is made up of Department Heads, Police Staff, Fire Staff, Parks Staff, the HOT Team, Downtown Development Authority, and three City Council members.

There was a lengthy discussion regarding the vagrancy at the Park and how to address that. It was noted that there are 26 different agencies that work with the vagrants and the homeless but there are none that deal with the chronically homeless.

Councilmember Boeschstein said that Whitman Park should be a benefit to the City as it is in the center of town. It is affecting the Museum. The vagrants should be treated humanely and sensitively which the HOT Team currently does.

Police Chief John Camper advised Council that Police Officer Cory Tomps is working on an addendum to the 2012 Homelessness Report. He is comparing municipal, health care, and other costs and looking at ten people who are the highest contacts with Police, medical facilities, and the Fire Department. The project is not done yet and the costs are up over \$700,000. A report will be provided as soon as it is complete. He explained the Duluth Model that appears to be working for the chronically homeless. A lot of enforcement is still being done. There have been 175 arrests out of 477 calls for service at Whitman Park. A change of use for the park would be a good idea as there is no parking and nothing around the park.

Councilmember Traylor Smith mentioned that funding was supposed to help people with mental disorders back in the 1970's but that didn't happen. Those people were put out in the street.

City Manager Englehart advised that they have talked about getting a coordinator to get assistance in a coordinated effort.

Further discussion was held regarding ideas of how to address the situation from regional medical centers, drug treatment centers, funding availability from the State, Catholic Outreach program, asking the community what they would like to see at the Park, having a round table discussion that is spearheaded by Parks and Recreation Director Rob Schoeber, addressing the safety concern, disposing of the Park which would require a vote from the citizens, repurposing the Park, and using it as a special events venue.

Peter Booth, Executive Director of Museum of Western Colorado, introduced Carrie Beard, President of their Board, and advised Council that the cost for the Park is a loss of tourism. The Park needs attention now.

Carrie Beard, President of the Board for the Museum, said the City is a vibrant place with many amenities, the riverfront, the trails, etc. The Park should be looked at as a link to the trails, river, etc. She encouraged Council to think of a vision for downtown, the Museum, and the park connecting to the river. She questions whether the Museum could make it at the current location under the current situation.

Downtown Development Authority Executive Director Harry Weiss said that vagrancy is a community-wide problem. He has seen this with other downtowns. It will have to be a partnership model to address the issue of vagrancy at the Park. The community would like to see success for the area.

City Council agreed that once the Matchett Park Master Plan is complete, City Manager Englehart and Parks and Recreation Director Schoeber could put some staffing resources together to address Whitman Park and internally look at getting a coordinator, putting some partners together, getting a consensus, and working together on a solution.

HomewardBound Request

Council President Norris advised she received a letter from HomewardBound and they are requesting the City's support to get money for their Chapter, which the City is already

supporting them in the grant program. Council agreed that the City should support the request.

Agenda Topic 4. Board Reports

Councilmember Traylor Smith reported that the Housing Authority meeting was canceled and she has no report.

Councilmember Boeschstein reported that there was no Land Trust meeting and they are still looking to get the bookends to the Three Sisters purchased. The Avalon Theatre is opening in August for the church, and the Symphony grand opening will be in September. Economic, Convention, and Visitor Services (ECVS) Director Debbie Kovalik said the church is actually starting in July in the old part of the theatre only, the Paver Program is underway, tours are being conducted daily, investors are continuing to support the theatre, and money is continuing to come in.

City Manager Englehart advised that FCI Constructors would like to have their logo on a plaque at the Theatre. He recommended that the City Council have a plaque with the 2014 City Council and City logo on it instead of utilizing a private sector on a plaque. City Council agreed that a plaque with City Council would be best.

Councilmember Susuras reported that he met with the Chairman of the Airport Authority and they are looking at a sublease for a hanger for the Police Department's automobiles. City Attorney Shaver explained some further details on the hold up for a sublease. Councilmember Susuras said that the Federal Aviation Administration (FAA) grant is not moving forward and they may have to get the U.S. Representative and Senator involved. The Airport is still working on hiring an Airport Manager; there were 62 applicants and there is currently one finalist. Councilmember Susuras recently went on a three day tour of the Yampa River and reported that it was a fun tour and the River is very well managed. The reason he took the tour is because the Yampa River flows into the Green River which flows into the Colorado River.

Councilmember Doody advised that the Parks and Recreation Advisory Board meeting got trumped by Elam Construction and he will let Council President Norris report on the Fire meeting.

Councilmember Chazen said that at the Visitors and Convention Bureau Board of Directors (VCB) meeting and there was a presentation on the changes for Horizon Drive and it is looking positive. The VCB numbers are showing a 6% increase in revenue which is good. He attended the Associated Governments of Northwest Colorado (AGNC) meeting regarding the re-permitting of the Bonanza Power Plant. There is a problem because the Environmental Protection Agency (EPA) had overlooked something at the time of permitting. There will be another meeting in Rangely on June 26th.

Councilmember McArthur reported that a response is pending on the letter that City Attorney Shaver wrote to the 521 Drainage Authority and the next meeting has been postponed. City Attorney Shaver said that they were very appreciative in the tact on the proposal for the committee structure and segregating out the agricultural issues from the urban issues. Council

President Norris asked that Councilmember Boeschstein work with Councilmember McArthur on the Committee for that.

Council President Norris reported that there was no Grand Valley Regional Transportation Committee (GVRTC) meeting but they will meet later in the month. She and Councilmember Doody met with the Pear Park Fire group and a name change has occurred to a Fire Authority Committee because Clifton Fire has agreed to look at moving towards a Fire Authority. The goal is to have this ready to roll out in two years which would be comprised of Grand Junction Fire, Clifton Fire, and Grand Junction Rural Fire. It will probably take a full time staff person to work on putting an Authority together and look at Durango's Fire Authority as a model. City Manager Englehart said that, with being able to do some restructuring and utilizing Legislative Liaison Elizabeth Tice to perform some financial analysis, get Human Resources and the Legal Department involved, and with the help of Fire Chief Watkins, it should all work out. Council President Norris said the other thing to look at is who will be on the very time consuming committee.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, JUNE 16, 2014, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. Riverfront Commission Strategic Plan:** Colorado Riverfront Commission Chairs Brad Taylor and Frank Watt will present the Riverfront Commission's Strategic Plan Adopted on May 20, 2014. **Attachment**
- 2. Urban Trails Committee Update:** Members of the Urban Trails Committee will present an update on their activities and recommendations on bicycle and pedestrian improvement priorities.
- 3. Update on the Greater Downtown Plan:** With the adoption of the Greater Downtown Plan and Overlay District on March 12, 2013, the City Council requested that Staff do an annual review of activity in the area. **Attachment**
- 4. Board Reports**
- 5. Other Business**
 - HomewardBound Request – Mayor Norris
 - Whitman Park

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

July 2, 2014

The City Council of the City of Grand Junction convened into regular session on the 2nd day of July, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember Boeschstein led the Pledge of Allegiance, followed by a moment of silence.

Certificate of Appointment

Kirk Granum was present to receive his certificate of reappointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District. Mr. Granum expressed his appreciation for being allowed to serve again.

Council Comments

Councilmember McArthur said he spent a week assessing water levels downstream. He reported the water levels are in good shape: although not as high as in 2011; it is encouraging news for the next year or two.

Councilmember Boeschstein said he attended the St. Baldrick's head shaving event at Edgewater Brewery for childhood cancer awareness. June 25th was Bike to Work Day; over one hundred bicyclists attended the free breakfast at City Hall and then rode through downtown Grand Junction. He also attended the Colorado Municipal League conference in Breckenridge, CO; there were a lot of good sessions and discussions with fellow municipal councilmembers. Of specific interest was the talk by Jim Echlin, Director of the Colorado Water Conservation Board, regarding the water plan being developed for the State of Colorado. He also noted the many sustainable initiatives Breckenridge has put in place, such as reusable grocery bags with the Breckenridge logo that sell for ten cents, the town's use of solar power, and a free bus that is available within the town limits.

Councilmember Chazen said on Friday, June 20th, he had the privilege of throwing the ceremonial first pitch for the Grand Junction Rockies. Since it had been a long time since he had thrown a baseball, he asked his 14 year old neighbor to coach him. After Councilmember Chazen made a successful first pitch, he had the ball signed by the players and then gave the signed ball to his coach. He also went to the Associated

Governments in Northwest Colorado (AGNC) meeting on June 26th where they had discussions on the Roan Plateau regarding negotiations between the leesees and the lessors of some federal government leases. The federal government is looking to cancel some of the leases in order to recover some money. If this happens, beneficiaries of the lease sale monies may be required to pay the funds back to the Federal Government. The City of Grand Junction is a case in point; the City was the beneficiary of \$ 3.5 million dollars in lease funds and used them to help pay for the 29 Road Bridge. AGNC is taking steps to help protect municipalities and counties from this “claw back” of having to pay cancelled lease funds back to the federal government. On July 1st he attended the Forestry Board meeting. The Board announced they are upgrading their training manual and discussed requirements for class B and C licensing, which include tree spraying/trimming and lawn care businesses. He encouraged owners of these types of businesses to contact the Forestry Board to ensure their licenses are current. The Board is also planning to hold a Western Slope Tree Care workshop on December 4th.

Councilmember Doody mentioned he was pleased to have just seen a picture of the City's founder, George Crawford, on his tomb that is now above the Cemetery. He complimented former Councilmember Bruce Hill on his dream to have Mr. Crawford looking over Grand Junction. He noted Mr. Hill formed and led a committee that collected money to clean and add Mr. Crawford's statue to his tomb. He encouraged everyone to visit.

Councilmember Traylor Smith attended the Grand Junction Housing Authority meeting and will expound on their activities at a later date. She mentioned she is an alternate on the Parks Improvement Advisory Board and attended their latest meeting, but since Councilmember Susuras is a board member, she deferred to him to provide information.

Councilmember Susuras visited the construction site for West Star Aviation's new hangar that will house painting and refurbishing operations for larger aircraft. To date, West Star Aviation has only been able to provide these services for smaller aircraft. When the new hangar is completed, West Star will employ an additional 50 people with the hopes of adding another hundred positions.

Council President Norris attended the Grand Valley Regional Transportation Committee (GVRTC) meeting. GVRTC is working on a 40 year plan for the Grand Valley road system and offered a call-in session for citizens who wanted to offer suggestions on the future of transportation in the valley. She mentioned the City had received quite a few comments on the closure of the downtown water feature. Council President Norris explained that after a few years of discussion with City Staff regarding the health risks posed by the lack of adequate filtration to maintain the quality of the water, Council agreed to close the feature on June 30th. This was a necessary but difficult decision. City Staff was challenged to suggest an alternate solution for the public and they proposed to rearrange the fencing at the Lincoln Park-Moyer Pool to make it available free to the

public. This solution was accepted and she noted the additional benefits of the Lincoln Park-Moyer Pool location, such as adequate parking, restrooms, concessions, and picnic tables. She thanked the Staff for their contribution and reiterated the reasons for the move are to provide a healthy and safe environment for the public.

Citizen Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, wanted to address the status of some cases where the statute of limitations had been allowed to lapse. He read rule CSR4. He said he spoke to Sheriff Spiess regarding four finished case reports that were not being pursued, including a 1998 perjury memorandum that was allowed to expire. He also asked if Council had come to any conclusion regarding his suggestion from the June 18th City Council Meeting to allow camping at Whitman Park.

CONSENT CALENDAR

Councilmember Doody read Consent Calendar items #1 through #4 and then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of the Previous Meetings**

Action: Approve the Summary of the June 16, 2014 Workshop and the Minutes of the June 18, 2014 Regular Meeting

2. **Setting a Hearing on Vacating a Portion of Hacienda Street Right-of-Way**

Proposed Ordinance Vacating a Portion of Hacienda Street Right of Way for the Proposed South Rim Hollow subdivision located at 2012 Hacienda Street.

Action: Introduce a Proposed Ordinance and Set a Public Hearing for July 16, 2014.

3. **Construction of Radio Tower Site in the Town of Collbran**

This request is for the Grand Junction Regional Communication Center (GJRCC) to enter into a contract with G4S Technology LLC for the construction of the communications tower and shelter at the Mesa County Road and Bridge site in the Town of Collbran.

Action: Authorize the Grand Junction Regional Communication Center to Sign Final Contract with G4S Technology, LLC for a Total of \$309,956.77 to Construct a Communication Tower and Shelter.

4. Persigo Waste Water Treatment Plant Flow Equalization Basin Floor Repair

This request is to award a construction contract for repair of a floor section on the north flow equalization basin at the Persigo Waste Water Treatment Plant.

Action: Authorize City Purchasing Division to enter into a Contract with Mays Construction Specialties Inc. for the Persigo Waste Water Treatment Plant Flow Equalization Basin Floor Repair Project in the Amount of \$74,950.

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing-GSI Annexation and Zoning; Rezoning, Located at 543 31 Road

[File #ANX-2014-170 and RZN-2014-171]

A request to annex and zone the GSI Annexation, located at 543 31 Road. The GSI Annexation consists of one parcel of 0.707 acres and no public right-of-way. The requested zoning is a C-2 (General Commercial) zone district.

A request to rezone 0.728 acres located at 543 31 Road from a C-1 (Light Commercial) to a C-2 (General Commercial) zone district.

The public hearing was opened at 7:15 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location and explained this item is for two separate requests on two separate lots that make up one property. The north half of the property is Lot 1; the south half is Lot 8. The north half is GSI property (he described them), and was previously a church that has been remodeled. The south half is vacant and is being requested for annexation. It fronts the I-70 Business Loop. The applicant held a neighborhood meeting and the neighbors supported the request. Mr. Rusche detailed the goals of the Comprehensive Plan and said the request meets them. He described the current zoning on the properties. The north half is C-1 and the south half is I-1. The combined request will result in the entire lot being zoned C-2, thereby making the entire lot consistent with the Comprehensive Plan.

Councilmember Boeschstein asked if the C-2 zoning will allow for industrial uses, such as manufacturing even though it is a commercial zoning, not an industrial one. Mr. Rusche said he is correct. The C-2, General Commercial zoning, has provisions for industrial-type uses with indoor as well as outdoor storage options. Mr. Rusche stated this rezoning is the best fit for what they have planned for this site.

Councilmember Susuras commented on what a good job Mr. Rusche did on the presentation. He also agreed with the Planning Commission's finding that the rezoning is consistent with the goals and policies of the Comprehensive Plan and the criteria of the Zoning and Development Code have all been met. He will support the proposal.

There were no public comments.

The public hearing was closed at 7:23 p.m.

Resolution No. 20-14-A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the GSI Annexation, Located at 543 31 Road, is Eligible for Annexation

Ordinance No. 4633-An Ordinance Annexing Territory to the City of Grand Junction, Colorado, GSI Annexation, Approximately 0.707 Acres, Located at 543 31 Road

Ordinance No. 4634-An Ordinance Zoning the GSI Annexation to C-2 (General Commercial) Located at 543 31 Road

Ordinance No. 4635-An Ordinance Rezoning 0.728 Acres from C-1 (Light Commercial) to C-2 (General Commercial) Located at 543 31 Road

Councilmember Boeschstein move to adopt Resolution No. 20-14, Accepting the Petition for Annexation, adopt Ordinance Nos. 4633 and 4634, the Annexation and Zoning Ordinances, and adopt Ordinance No. 4635, the Rezoning Ordinance, for the GSI Property at 543 31 Road and order publication of the Ordinances in pamphlet form. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Contract to Convert the Digester Gas at Persigo Waste Water Treatment Plant to Compressed Natural Gas (CNG), Construct a Pipeline to the Existing CNG Fueling Station, and Authorize a Grant Application to the Department of Local Affairs (DOLA)

Several years ago, the waste water 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 that is created as a byproduct of processing waste.

This action will allow the Purchasing Division to sign a contract with BioCNG, LLC who is the selected 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.

In addition, the Department of Local Affairs (DOLA) is launching a Compressed Natural Gas (CNG) Initiative to fund projects that promote and advance the use of CNG as a vehicle fuel. The Persigo Biogas project is an eligible project. This is a request to authorize the City Manager to submit an application to the Colorado Department of

Local Affairs for a \$500,000 grant to partially fund Phase 2 of the project to construct the pipeline.

Greg Lanning, Public Works and Utilities Director, introduced this item. He presented the background on the project. The biogas is a byproduct at the Persigo Waste Water Treatment Plant and about 100,000 cubic feet of gas is flared off daily. He reviewed the various meetings held and the steps that were taken in the process. The process began on January 6th when Purchasing was given direction to proceed with a Request for Proposal (RFP) to solicit proposals from contractors interested in a design/build for this project. On April 14th, a workshop and presentation were held to review four different options for a dedicated pipeline which showed a payback for the project cost in about ten years. On April 30th, at a joint City and County Persigo Board meeting the City Councilmembers voted unanimously to proceed with the pipeline project. However, the Board of County Commissioners deferred their decision until they had more information. On May 13th, City Purchasing followed up with the County Commissioners with a presentation. On May 19th, the Commissioners approved the project. On May 21st, a Council meeting was held to consider the supplemental appropriation of the project in the amount of \$2.8 million, and to authorize negotiating the contract.

Jay Valentine, Internal Services Manager, addressed the contract. Mr. Valentine reiterated that Staff received permission in January to develop an RFP which was to include a mandatory site meeting at Persigo. The site visit was held in March with three firms attending; two RFP responses were received. The evaluation team evaluated both proposals. Both firms were capable of completing the project so the low bid was recommended. It is a design/build contract not to exceed \$2,799,796. A copy of the contract was provided to the City Council which included their proposal.

Kathy Portner, Neighborhood Services Manager, addressed the proposed grant application. The timing of the contract is perfect for a grant opportunity. There is some federal funding coming down through the State to help with fueling stations for attainment areas, such as the City. The Department of Local Affairs is partnering with those funds and has encouraged the City to apply. The application will be for a \$500,000 grant.

Councilmember McArthur asked if there are any potential capacity issues that would require the equipment to be expanded. Mr. Lanning said the current design has room for expansion of the production gas, although there may be a slight chance of producing more depending on changes to the plant. Gas will be able to be stored in the line and in the digester, which will allow for a storage cushion. Councilmember McArthur said he was concerned about the increase in the generation of raw material. Mr. Lanning said they have anticipated an increase in the production of gas over time and the equipment can handle an increase. Councilmember McArthur asked what amount was initially budgeted for the project. Mr. Lanning answered \$2.8 was the target from the onset. Mr. Valentine said \$3 million was a guesstimate due to the newness of the process being

considered. Councilmember McArthur asked if there are agreements from the other participating members that need to be completed. Mr. Valentine said this project was presented to the Board of County Commissioners and they approved this project with the \$1.50 per gallon cost. The City currently has an Intergovernmental Agreement (IGA) with Grand Valley Transit through City Fleet, and when this agreement is renewed next year it will include the price of the fuel, purchased through Fleet.

Councilmember Boeschstein said this is a creative and innovative way to reduce pollution and use an alternative fuel source for the City and GVT. He did have a concern regarding construction of the pipeline along the Riverfront Trail; he hopes the construction will not interrupt trail use, but if it does that a detour would be provided during construction. Mr. Valentine stated that the contract includes repair of the Riverfront Trail if damaged by construction of the pipeline, and any disruption of trail use will be kept to a minimum with a detour route provided.

Councilmember Chazen noted that the grant would only fund Phase 2 and asked for more information on why the contract is split into two phases. Mr. Valentine explained the requirements of the grant state that the part of the project for which the grant is being applied cannot be under contract at the time the grant application is submitted. Therefore the grant application will be submitted during the first phase, which is the engineering and design and acquisition of permits and equipment; the second phase will be construction of the pipeline.

City Manager Englehart said this approach is similar to that used with the Avalon Theatre Project.

Councilmember Chazen clarified the resolution only deals with the \$500,000 grant and asked if another resolution is required in order to authorize the contract since it has two phases. City Attorney Shaver said a manager can be legally authorized to sign a contract by a motion that has been seconded and carried with a roll call vote. Councilmember Chazen expressed his concern about the gas commodity pricing; he asked what protections are in place for the Persigo ratepayers since the money is coming out of the Persigo reserves, and ultimately the ratepayers will be responsible for reimbursing the reserves if the gas price goes above \$1.50 per gallon. Mr. Valentine said those concerns have been taken into account in the modeling. For example, City Fleet and GVT have agreed to pay the \$1.50 per gallon contract price. If the price exceeds the \$1.50 mark, no agreements have been put in place to protect the ratepayers. City Fleet is also accepting some of the risk by agreeing to pay the contracted price even if gas prices are below \$1.50 per gallon, which would be a benefit to the ratepayers. The only possible provision for the ratepayers would be in next year's renewal IGA with GVT. Councilmember Chazen asked what the City and GVT are currently paying Xcel Energy for CNG. Mr. Valentine said the latest wholesale price from Xcel was 89 cents per gas gallon equivalent; the City adds 7 cents per gallon for administrative costs, which puts the final

cost around 98 cents. Councilmember Chazen mentioned that if the City and GVT proceed with this agreement, the taxpayers will require an explanation for why City Fleet and GVT are contracted to pay \$1.50 per gallon if the commodity price is below that amount. Mr. Valentine stated that at this time, there are no agreements in place to address those specific concerns, but one of the benefits for City Fleet and GVT is a stable budgeted fuel price. Councilmember Chazen said he has no problem moving forward with the technology and reaping the environmental benefits, but continues to have concerns regarding the revenue since one side or the other is benefiting or subsidizing the price.

Councilmember Doody asked City Attorney Shaver who makes up the Persigo Board. City Attorney Shaver stated under the October 13, 1998 agreement, which is the governing agreement for Persigo, the Board is made up of seven City Council members and three County Commissioners. Councilmember Doody clarified that the City will sell CNG to the City and County Fleets. City Attorney Shaver added, the City and the County jointly own Persigo, but the day-to-day operations are managed by the City. Councilmember Doody stated he will support the project. He also commented that this has been talked about for a long time, referred to the Conserving Our Resources Efficiently (CORE) group contributions, and how the City has been a leader in energy efficiency when they started buying the CNG vehicles. He is proud of the Staff, and mentioned some of the National award ceremonies he has attended where Persigo was recognized.

Councilmember Traylor Smith commented on how valuable the project is and commended everyone for thinking outside the box and utilizing resources that don't look like resources. She encouraged other City employees to think outside the box, bring ideas forward, and use resources wisely.

Councilmember Susuras appreciates all the work that has been put into this project. He also asked for public clarification on where excess gas will be used, if at all, if more gas is produced than the City has capacity to store.

Mr. Lanning said the production is estimated to be 400 gas gallons per day, but they do not anticipate demand will be that high when production is first on line. If there is excess gas a small portion will be flared off, and some is already burned for heating at Persigo. It is anticipated that all the gas produced will be used within a few years.

Councilmember Chazen asked if Persigo is classified as an Enterprise Fund. Mr. Lanning confirmed that it is. Councilmember Chazen then asked if it is common for an Enterprise Fund to draft IGA's with an outside agency (is it usual to have an Enterprise Fund deal with an outside entity to draft an agreement). City Attorney Shaver said it was neither common nor uncommon, but IGA's can be created by the policy boards. This Board did not have a consensus so was not able to move in that direction. Councilmember Chazen asked if GVT clearly understood they will be paying more for gas than

the current price. Mr. Valentine confirmed GVT did understand the pricing and City Manager Englehart followed up with both the County Administrator and Todd Hollenbeck, the GVT Manager, regarding the pricing.

Council President Norris asked if the additional right-of-way properties needed for the project have been secured. Mr. Lanning stated there are four properties for which the City has not secured the rights of way; more work is required. Council President Norris said the contract mentioned some portions of the Riverfront Trail have already disintegrated and clarified the contractor will not be responsible for areas not specifically damaged by the construction of the pipeline. She then asked what monies, if any, have been set aside for trail repairs not caused by the pipeline construction. Mr. Valentine said the Parks and Recreation Department had money in last year's budget to fix damaged trail sections. Since the capital budget covered those repairs he is unsure of the areas mentioned in the contract, but does not anticipate additional expenses for trail repair. Council President Norris clarified that funding for this project is coming out of Persigo reserves, which were set up to fund projects, and is not being funded by the City. She wanted to know how funding this project will affect the reserves and if they foresee any problems with future funding. Mr. Valentine said before deciding to fund the project with the reserves, they verified there were no projects needed during the time frame in which the funds were to be replenished so it would not negatively affect ratepayers or rates. Council President Norris asked if the payback to the reserves will be more than what was borrowed. Mr. Valentine said as long as the proposed price and the other contracted items remain the same, the fund stands to gain \$1.3 million. Council President Norris noted this return would be an advantage for the ratepayers and the City. Mr. Valentine reiterated as long as the parameters remain the same, the investment return will be 5.25%, which is a better return than current investment rates.

Councilmember Doody asked Mr. Lanning how much surface disturbance is anticipated during the construction and installation of the pipeline due to boring underground. Mr. Lanning said only a couple areas will need to be bored; most of the sections will be trenched using a small ditch witch, which is less disruptive and less expensive, and which may reduce the cost of the project.

Council President Norris commented the City has acquired a lot of CNG vehicles in anticipation of this project. She is glad the City is now looking toward completion of the project.

Resolution No. 21-14—A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Program CNG Initiative for Construction of the Persigo Biogas Project

Councilmember Susuras moved to authorize the City Purchasing division to enter into a contract with BioCNG, LLC in the Amount of \$2,799,796 to convert and transport

Biogas from Persigo to the CNG Fueling Station and 2) adopt Resolution No. 21-14 authorizing the City Manager to submit a grant application to the Colorado Department of Local Affairs' Energy and Mineral Impact Assistance Program CNG Initiative for partial funding of the project. Councilmember Boeschstein seconded. City Attorney Shaver asked for an amendment to the motion stating the contract is not to exceed \$2,799,796. Councilmember Susuras amended his motion to include that language. Councilmember Boeschstein seconded the amended motion. Motion carried by roll call vote with Councilmember Chazen voting NO.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There were none.

Adjournment

The meeting was adjourned at 8:02 p.m.

Stephanie Tuin, MMC
City Clerk



Date: June 24, 2014
 Author: Jerod Timothy
 Title/ Phone Ext: Project
Manager, ext. 1565
 Proposed Schedule: July 16,
2014
 2nd Reading
 (if applicable): N/A
 File # (if applicable): N/A

Attach 2
CITY COUNCIL AGENDA ITEM

Subject: Contract for the 2014 Curb, Gutter, Sidewalk Replacement Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with All Concrete Solutions, LLC of Grand Junction, CO for the 2014 Street Maintenance – Curb, Gutter, Sidewalk Repair and Replacement Project in the Amount of \$94,536.26
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the concrete replacement project at various locations throughout the City of Grand Junction. This contract is to remove and replace damaged curb, gutter and sidewalk that are the highest priority on the “Fix It” requests received. In all, a total of 24 locations were selected.

Background, Analysis and Options:

The 2014 Curb, Gutter and Sidewalk Replacement Project includes removing and replacing damaged and aging concrete throughout the City. The focus of this project is to address drainage issues and tripping hazards that were received by City Staff over the last few years (“Fix-It” Requests). Utilizing the available funds, Staff has prioritized the most severe areas to be repaired in 2014.

The streets selected for the concrete replacement as a result from the “Fix It” requests are as follows:

1. Northeast Corner - West Grand & Mulberry Street (CDOT ROW)
2. Northeast Corner – 4th Street & Pitkin Avenue
3. 135 South 7th Street (Avalon Parking Lot)
4. 136 North 7th Street
5. 811 Ouray Ave. Poor drainage
6. 13th St. Main – Rood (Alley Entrance on the East Side of 13th Street)
7. 14th & Main Street (Southeast Corner)

8. 13th St. Ute to Pitkin Avenue – Gutter @ alley (E. Side)
9. 1005 Pitkin Avenue (10th Street Side)
10. 600 North 14th Street (Gunnison Avenue Side)
11. 2425 Teller Ave. Damaged sidewalk (ASR)
12. 800 Belford Avenue
13. 1935 Orchard Ave. – Install Curb
14. 1212 North Avenue – (Glenwood Avenue Side) West entrance to McDonalds
15. North 1st Street Island repair (Adjacent to Lilac Lane)
16. North 1st Street Island repair (Adjacent to Bookcliff Avenue)
17. 25.5 Road & Westwood Drive/Chama Street
18. 2230 Elderberry Court
19. 2948 Joan Way
20. 2695 East Yucatan Court (Curb ramp on south side of the intersection)
21. 903 Kami Circle (Ramp)
22. 264 E. Parkview Drive
23. 2347/2349/2351 Promontory Court
24. 377 Caprock Drive

A formal solicitation was advertised in the Daily Sentinel, and sent to Western Colorado Contractor's Association (WCCA), and posted on the City's website. Although at least two other local contractors showed interest in this project they elected not to bid given their workload for the remainder of the year.

The following bid was received:

Firm	Location	Amount
All Concrete Solutions	Grand Junction, CO	\$94,536.26

This project is scheduled to begin on July 28th, 2014 with an expected final completion date of October 3rd, 2014.

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 curb, gutter, and sidewalk replacement project corrects defects in concrete along streets that need to convey water as well as provide a safe means of travel to the general public. This is a needed maintenance activity to maintain the existing street system to move traffic throughout the community safely and efficiently.

Board or Committee Recommendation:

No board or committee recommendation on this project.

Financial Impact/Budget:

The funding to complete this project is budgeted in the Capital Improvement Fund.

Legal issues:

There are no known legal issues with the procurement; following approval standard contracts will be executed.

Other issues:

There are no other issues to be addressed.

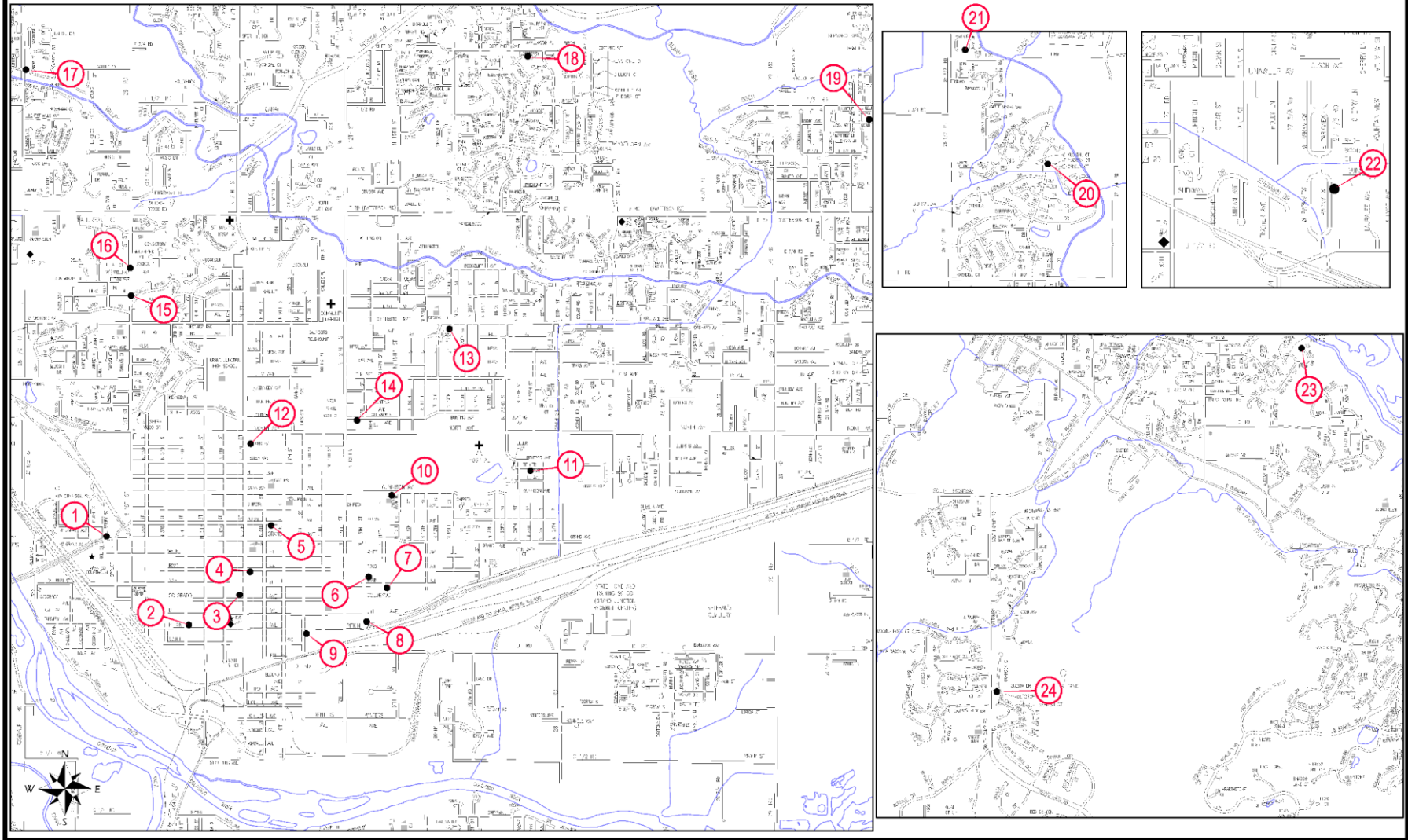
Previously presented or discussed:

Other than discussed at budget review, this has not been previously discussed.

Attachments:

Vicinity Map

2014 CURB, GUTTER & SIDEWALK REPLACEMENTS





Date: July 15, 2014
 Author: Rob Schoeber
 Title/ Phone Ext: P & R Director/3881
 Proposed Schedule: July 16, 2014
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 3
CITY COUNCIL AGENDA ITEM

Subject: Ratify the Acquisition of the Meens and Files Properties
Action Requested/Recommendation: Adopt Resolution Ratifying the Acquisition of the “Monument Road” Bookend Properties
Presenter(s) Name & Title: John Shaver, City Attorney Rob Schoeber, Parks and Recreation Director

Executive Summary:

The presenters request and recommend the City Council consider and adopt a resolution ratifying the acquisition of the Meens and Files properties, also known as the Monument Road Bookends. The properties are located south and west of Monument Road are adjacent to the Three Sisters and Lunch Loop Recreation areas.

Background, Analysis and Options:

The Mesa County Land Conservancy, Inc., d.b.a. Mesa Land Trust will be acquiring the approximately 13 acre “Meens” property and the 47 acre “Files” property. These properties are located adjacent to the Three Sisters/Lunch Loop Trail System and are also known as the “Bookends Acquisition”. In a simultaneous transaction, the Mesa Land Trust will convey the property to the City of Grand Junction.

Funding for these properties has been acquired through private donations, a sizeable grant from Great Outdoors Colorado and the City of Grand Junction. The Bookends properties will offer additional recreational opportunities near the City. Public ownership of this property will protect the view corridor approaching the Colorado National Monument and provide public access to these lands in perpetuity.

The City of Grand Junction and the BLM will act as operational managers of the Bookends, as they do the Three Sisters and Lunch Loop areas. A memorandum of Understanding between the City and BLM defines this partnership and outlines responsibilities among both parties for the operational management of the property. Any future site improvements or developments on the property will be approved by all partners and include a public input process.

Maintenance of this area will be absorbed by the Parks Department and is anticipated to be minimal in operational costs. Routine maintenance typically involves trash removal, pet waste bags and sign upkeep.

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

The acquisition of this property will support Goal #10 – The development of a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Board or Committee Recommendation:

None.

Financial Impact/Budget:

During the budget process for 2014, City Council approved \$150,000 toward this project.

Legal issues:

The City has entered into and is obligated to follow a perpetual conservation easement agreement. This easement will ensure that the conservation values of the property are preserved and protected in perpetuity and that the property is available for public use.

Other issues:

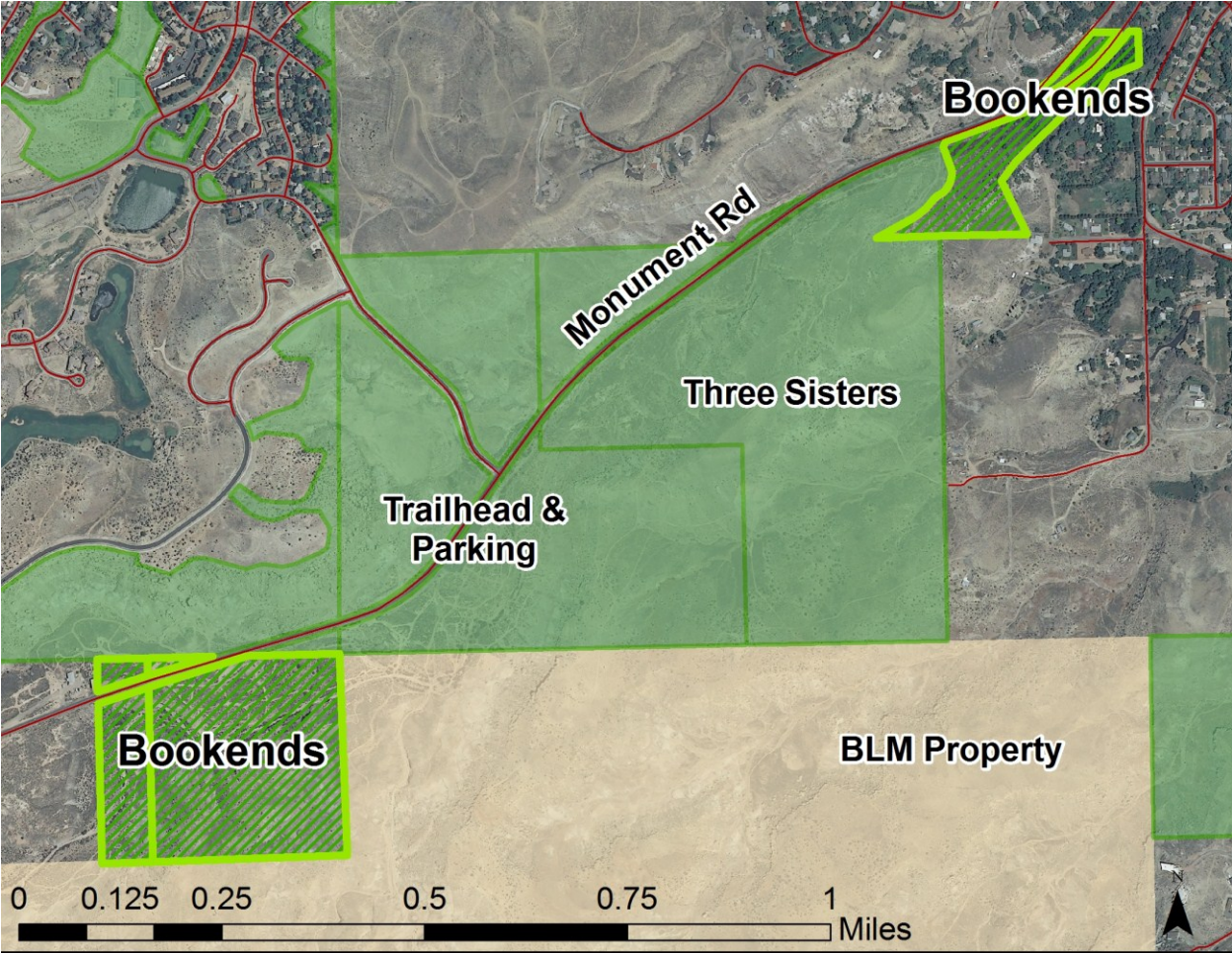
None.

Previously presented or discussed:

This proposal was presented to the City Council during a workshop on September 25, 2013.

Attachments:

Property map
Proposed Resolution



RESOLUTION NO. __-14

A RESOLUTION RATIFYING THE ACQUISITION OF THE MEENS AND FILES PROPERTIES LOCATED SOUTH AND WEST OF MONUMENT ROAD ALSO KNOWN AS THE “MONUMENT ROAD” BOOKENDS

RECITALS:

With the adoption of the 2014 budget the City Council committed \$150,000.00 toward the purchase by the Mesa Land Trust, together with funding from Great Outdoors Colorado (GOCO) and private donations, of two parcels of land located south and west of Grand Junction known as the Meens and Files properties. The City Council agreed to help facilitate the transactions in order to add to the public open space in the vicinity, including but not limited to, the Three Sisters property.

The Meens and Files properties are collectively known as the “bookends” to the Three Sisters property. Together these properties will provide an easily accessible addition to the public lands that are popular for biking and hiking.

The parties have worked diligently and highly cooperatively to make the acquisitions a reality and both sales are set to close on July 17 (Meens) and July 24 (Files) 2014. The necessary agreements for the attainment of the properties and their preservation through perpetual conservation easements need to be executed and by and with this Resolution the City Council authorizes the Mayor and/or the City Manager to 1) pay the City's obligation toward the purchases and 2) to execute the documents and otherwise complete the purchase of the Meens and Files properties with full and formal ratification, confirmation and consent of the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, THAT the City, by and through the City Council and the signature of its President, does hereby ratify the actions taken by the City staff in furtherance of the acquisition of the properties, and;

FURTHERMORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT the City, by and through the City Council and the signature of its President, does authorize the President of the Council (Mayor) and/or City Manager to execute the contracts, deeds, conservation easements, plats and any and all other necessary documents to acquire the Meens and Files “bookends” properties as the same have been identified heretofore and herewith.

PASSED and ADOPTED this ____ day of _____, 2014

President of the City Council

ATTEST:

City Clerk



Date: July 3, 2014
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior Planner/1447
 Proposed Schedule: 1st
 Reading: July 2, 2014
 2nd Reading: July 16, 2014
 File #: VAC-2014-175

**Attach 4
 CITY COUNCIL AGENDA ITEM**

Subject: Vacating a Portion of Hacienda Street Right-of-Way
Action Requested/Recommendation: Adopt Proposed Ordinance Vacating a Portion of Hacienda Street Right-of-Way and Order Publication of the Ordinance in Pamphlet Form
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request to vacate a portion of Hacienda Street in anticipation of a residential subdivision to be known as South Rim Hollow to facilitate the proposed development.

Background, Analysis and Options:

The applicant, Redlands Investment Properties LLC, wishes to vacate a small portion (945 +/- sq. ft. - see attached vacation exhibit) of Hacienda Street. This portion of Hacienda Street will no longer be necessary due to the proposed development of a single-family detached residential subdivision located at 2312 Hacienda Street (14 lots on 3.72 +/- acres). The proposed subdivision is currently under review (City file number SUB-2014-174).

The proposed vacation will not impede traffic, pedestrian movement or access along Hacienda Street. There are no public utilities located within the vacation area. As proposed, Hacienda Street will be extended into the proposed subdivision as a 38' wide right-of-way in accordance with City's Alternative Residential Street Standards of the TEDS (Transportation Engineering Design Standards) Manual. Current width of the existing right-of-way for Hacienda Street is 50'.

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

The vacation of a portion of Hacienda Street implements and meets the following goal and policies from the Comprehensive Plan.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy A. In making land use and development decisions, the City will balance the needs of the community.

Policy C. Increasing the capacity of housing developers to meet housing demand.

Board or Committee Recommendation:

The Planning Commission recommended conditional approval of the request at their June 24, 2014 meeting.

Financial Impact/Budget:

Council directed staff to evaluate on a case by case basis the value of selling ROW's at the time of a vacation request. Based on previous information and the purchase price of ROW recently acquired by the City, staff recommends a value of \$1.00 per square foot. At \$1.00 per square foot, the value of ROW requested through this vacation would be approximately \$945.00.

Legal issues:

The proposed vacation request has been reviewed by the Legal Division.

Other issues:

There are no other issues.

Previously presented or discussed:

First Reading of the Vacation Ordinance was July 2, 2014.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing Zoning Map
Letter from Applicant regarding purchase price of vacated right-of-way
Ordinance

BACKGROUND INFORMATION					
Location:		Adjacent to 2312 Hacienda Street			
Applicant:		Redlands Investment Properties, LLC - Cliff Anson			
Existing Land Use:		Hacienda street right-of-way			
Proposed Land Use:		Residential subdivision to be known as South Rim Hollow			
Surrounding Land Use:	North	Single-family residential			
	South	Single-family residential			
	East	Vacant land			
	West	Single-family residential			
Existing Zoning:		R-4 (Residential - 4 du/ac)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-4 (Residential - 4 du/ac)			
	South	R-5 (Residential - 5 du/ac)			
	East	PD (Planned Development)			
	West	R-4 (Residential - 4 du/ac) and R-5 (Residential - 5 du/ac)			
Future Land Use Designation:		Residential Medium Low (2 - 4 du/ac)			
Zoning within density range?		X	Yes		No

Section 21.02.100 of the Grand Junction Zoning and Development Code:

The vacation of a portion of the existing right-of-way shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

Granting the request to vacate a small portion of the existing right-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City. The requested vacation of right-of-way is in anticipation of a future residential subdivision.

Therefore, this criterion has been met.

- b. No parcel shall be landlocked as a result of the vacation.

No parcels will be landlocked as a result of this vacation request. The adjacent property (3.72 +/- acres) is proposed to be developed by the applicant into a residential subdivision that will include 14 lots.

Therefore, this criterion has been met.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted to any parcel.

Therefore, this criterion has been met.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

No adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land will not be reduced by the result of this vacation request. There are no utilities located within this requested vacation area and there were no objections provided from the applicable utility review agencies during the review process.

Therefore, this criterion has been met.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Zoning and Development Code.

Adequate public facilities and services will not be inhibited to any property as a result of this proposed vacation request. The applicant is requesting to vacate this portion of Hacienda Drive in order to incorporate the area within their proposed subdivision design which is currently under review.

Therefore, this criterion has been met.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements for the City will not change as a result of the proposed right-of-way vacation. There are no public utilities located within the proposed vacation area and no negative comments were received from the Utility review agencies during the review process.

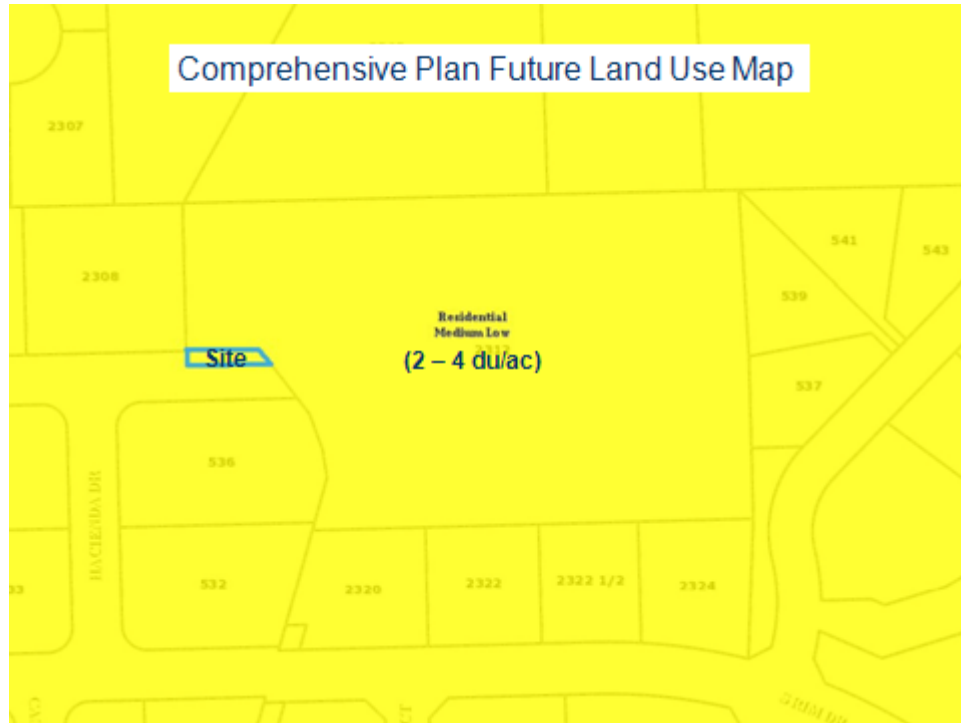
FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Hacienda Street right-of-way vacation application, VAC-2014-175 for the vacation of a portion of public right-of-way, the following findings of fact, conclusions and conditions have been determined:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 (c) of the Grand Junction Zoning and Development Code have all been met.
3. Approval of the right-of-way vacation is conditioned upon the approval and recording of a subdivision plat for the proposed residential development for the subject property currently under review by the Community Development Division (File # SUB-2014-174).



Comprehensive Plan Future Land Use Map



Existing Zoning Map



July 7, 2014

Mr. Scott Peterson
Senior Planner
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Re: The "Purchase Price" of the Hacienda Street vacated Right-of-Way.

Dear Scott,

We object to the Fee/Purchase Price referred to in the Financial Impact/Budget section on page 2 of the City Council Agenda Item report for File # VAC-2014-175 regarding the vacating of a small portion of Hacienda Street.

First of all we do not think that this is a true purchase and sale of real estate transaction. If it were, we believe that the City has other, more proper procedures for that type of transaction.

We have never agreed to purchase the Right-Of-Way. In fact this fee was never mentioned at any of the meetings we had with City Staff or in any of the application forms or checklists we are required to submit. There was no mention of this fee at the Planning Commission's public hearing. Indeed, the Planning Commission voted unanimously to approve File# VAC-2014-175 WITHOUT this fee.

We feel that the Grand Junction City Council should follow normal procedures in implementing this new fee. There should be ample opportunity for public notice and for public input. In essence this proposed fee has not been properly publicized, scrutinized or codified. There must be a consistent procedure used to impose a fee structure on the public in order to provide transparency.

Our South Rim Hollow project will dedicate an additional 24,498 square feet of Rights-of-Way for Hacienda Street and Honita Lane. We think that trading 945 square feet to get 24,498 square feet is a pretty fair deal for the City. Not to mention the additional fees and tax revenues that a 14 lot subdivision will generate for the City.

The Planning Commission has forwarded to City Council a unanimous recommendation for approval without this fee. Additionally, we are in agreement with all of the other Staff recommendations for our project. Therefore, we respectfully request that the City Council approve File# VAC-2014-175 for the vacation of 945 square feet of Hacienda Street with the condition that the Impact Fee of \$945 be waived.

Sincerely yours,

Redlands Investment Properties, LLC

By: 
Clifton Anson, Manager

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING A PORTION OF THE HACIENDA STREET RIGHT-OF-WAY FOR THE PROPOSED SOUTH RIM HOLLOW SUBDIVISION

LOCATED AT 2312 HACIENDA STREET

RECITALS:

The applicant, Redlands Investment Properties LLC, wishes to vacate a small portion (945 +/- sq. ft. – see attached Exhibit A) of Hacienda Street which is no longer necessary in-lieu of anticipation of developing a future single-family detached residential subdivision located on the property of 2312 Hacienda Street (14 lots on 3.72 +/- acres) which is currently under review (City file number SUB-2014-174).

The proposed vacation of a portion of this right-of-way will not impede traffic, pedestrian movement or access along Hacienda Street. There are also no public utilities located within the vacation area. As proposed, Hacienda Street will be extended into the proposed property and be dedicated as a 38' wide right-of-way in accordance with City's Alternative Residential Street Standards of the TEDS (Transportation Engineering Design Standards) Manual. Current width of the existing right-of-way for Hacienda Street is 50'.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be conditionally approved.

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. Approval of the right-of-way vacation is conditioned upon the approval and recording of a subdivision plat for the proposed residential development for the subject property currently under review by the Community Development Division (File # SUB-2014-174).

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO RECORDED IN BOOK 11, PAGE 66, RECEPTION #1033226 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER ON THE WEST LINE OF SECTION 8, AND CONSIDERING THE WEST LINE OF THE NW1/4 SW1/4 OF SAID SECTION 8 BEARS N 00° 03' 12" E AS THE BASIS OF BEARINGS AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N 37° 56' 16" E A DISTANCE OF 833.24 FEET TO THE TRUE POINT OF BEGINNING OF THE VACATION OF PORTION OF HACIENDA STREET RIGHT OF WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE OF THE VACATION OF SAID RIGHT OF WAY, THENCE N 89° 58' 35" E A DISTANCE OF 73.09 FEET TO THE EAST LINE OF SAID RIGHT OF WAY, THENCE S 36° 01' 18" E ALONG THE EAST LINE OF SAID RIGHT OF WAY A DISTANCE OF 15.08 FEET, THENCE S 89° 58' 40" W A DISTANCE OF 81.85 FEET, THENCE N 00° 31' 03" W A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE VACATION IS 945.0 SQ. FT.

Introduced for first reading on this 2nd day of July, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2014 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT 'A'

RIGHT OF WAY VACATION

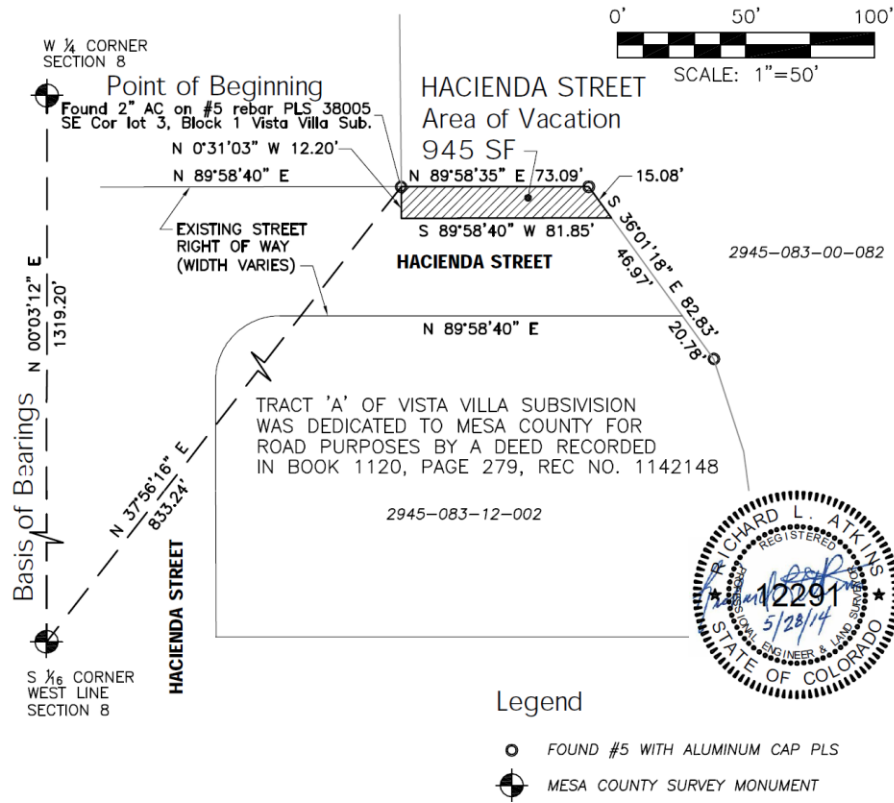
VACATION OF A PORTION OF HACIENDA STREET RIGHT OF WAY

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO RECORDED IN BOOK 11, PAGE 66, RECEPTION #1033226 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH $\frac{1}{8}$ CORNER ON THE WEST LINE OF SECTION 8, AND CONSIDERING THE WEST LINE OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SAID SECTION 8 BEARS N 00° 03' 12" E AS THE BASIS OF BEARINGS AND ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE N 37° 56' 16" E A DISTANCE OF 833.24 FEET TO THE TRUE POINT OF BEGINNING OF THE VACATION OF PORTION OF HACIENDA STREET RIGHT OF WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE OF THE VACATION OF SAID RIGHT OF WAY, THENCE N 89° 58' 35" E A DISTANCE OF 73.09 FEET TO THE EAST LINE OF SAID RIGHT OF WAY, THENCE S 36° 01' 18" E ALONG THE EAST LINE OF SAID RIGHT OF WAY A DISTANCE OF 15.08 FEET, THENCE S 89° 58' 40" W A DISTANCE OF 81.85 FEET, THENCE N 00° 31' 03" W A DISTANCE OF 12.20 FEET TO THE POINT OF BEGINNING.

THE AREA OF THE VACATION IS 945.0 SQ FT



Legend

- FOUND #5 WITH ALUMINUM CAP PLS
- MESA COUNTY SURVEY MONUMENT

DRAWING NUMBER 1 OF 1	SURVEYOR	RLA	RIGHT OF WAY VACATION HACIENDA STREET SOUTH RIM HOLLOW SUBDIVISION GRAND JUNCTION, COLORADO	ATKINS AND ASSOCIATES, INC. 518 28 Road, Suite B-105 Grand Junction, Colorado 81501 P 970.245.6630 F 970.245.2355
	DRAFTING	SLA		
	DATE	5/28/14		
	JOB NO.	14001E		



Date: July 7, 2014
Author: Justin Vensel
Title/ Phone Ext: Project Engineer,
4017
Proposed Schedule: July 16, 2014
2nd Reading
(if applicable): _____
File # (if applicable): _____

Attach 5
CITY COUNCIL AGENDA ITEM

Subject: Contract for the 2014 Sewer Line Replacement Project Phase 2
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction of Grand Junction, CO for the 2014 Sewer Line Replacement Project Phase 2 for the Bid Amount of \$1,181,069.25
Presenter(s) Name & Title: Greg Lanning, Public Works and Utilities Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the sewer line replacement project at various locations within the 201 Persigo boundaries. This annual program replaces aging sewer lines that have surpassed their design life. In all, a total of 6,800 lineal feet of sewer main line will be replaced as part of this project.

Background, Analysis and Options:

The existing concrete and vitrified clay pipe sewer lines have met or exceeded the design service life and will be replaced with Poly Vinyl Chloride (PVC) Pipe. In addition, sanitary sewer manholes damaged by hydrogen sulfide gases will be replaced.

1. The existing sanitary sewer in 1st Street is a parallel system for the majority of the corridor. The new sanitary sewer will eliminate one line thus eliminating half of the manhole structures. The sanitary sewer service lines will also be replaced within the street right of way. The utility replacements along 1st Street are being completed in advance of a proposed reconstruction of 1st Street from Grand Avenue to North Avenue.
2. The Paradise Hills Interceptor has surpassed its design life. The basin area for this line has also grown resulting in the need to increase line capacity. The 8" and 10" VCP line will be replaced an upsized 12" PVC line to accommodate future development in the basin.
3. The 29½ Road sewer line is being replaced and reconfigured to eliminate parallel lines. This work is in advance of road and canal improvements proposed for 2015.

A formal solicitation was advertised in the Daily Sentinel, posted on the City's website and sent to the Western Colorado Contractors Association (WCCA). Bids were opened on July 7, 2014. Two responsive bids were received from the following firms:

Firm	Location	Amount
MA Concrete Construction	Grand Junction, CO	\$1,181,069.25
Sorter Construction	Grand Junction, CO	\$1,299,614.00

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.

This repair and maintenance will guard against failure and ensure longevity for the wastewater collection system.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

There is \$3,156,170 budgeted in the Joint Sewer Fund for the 2014 Phase 1 & Phase 2 sewer line replacements and interceptor rehabilitation projects, and for the completion of the 2013 Sewer line replacement project.

Sources

Sewer Line Replacement Budget	\$1,950,000
Interceptor Repair and Replacement Budget	795,675
2013 Sewer Line Replacement Carry Forward	<u>410,495</u>
Total Project Sources	\$3,156,170

Project Costs

<i>Phase 2 Contract MA Concrete</i>	\$1,181,069
Design (Phase 2)	29,526
City Inspection & Contract Administration (Phase 2)	59,000
Phase 1 (Prior Council Action on April 16 th)	1,380,314
2013 Sewer Line replacement	<u>410,495</u>
Total Project Costs	\$3,060,404

Remaining Funds Available \$ **95,766**

Legal issues:

There are no known legal issues with the procurement; following approval standard contracts will be executed.

Other issues:

In addition to the sewer replacement, 1st Street has also been identified for reconstruction of the paved surface as well as other possible changes to the vehicle and bicycle lanes (complete street design). The project is being phased with the utility replacement this year and future surface improvements in proceeding years to accommodate completing the sewer in one construction season; whereas completing both the utility work and the road reconstruction at the same time is very disruptive, doesn't ensure continuous access to local businesses, and would likely take more than one construction season to complete.

Phasing the utility work in one or more years ahead of road reconstruction also allows smaller, local contractors the ability to qualify and bid the phased project. Utility trenches will have an opportunity to settle over time making for a better final road surface. As for 1st Street, it may take a few more years to complete the concept and design of the final road while coordinating with CDOT and development of funding.

The majority of the 1st Street sewer will be constructed at night allowing for uninterrupted access to local businesses during the day. The total width of the sewer trench will require about one travel lane (12 feet or so wide) and will be patched back to match the existing road. The trench and the surface patch will need to withstand the potential for several years, if need be, for the redesign and reconstruction of the full width of the roadway.

Previously presented or discussed:

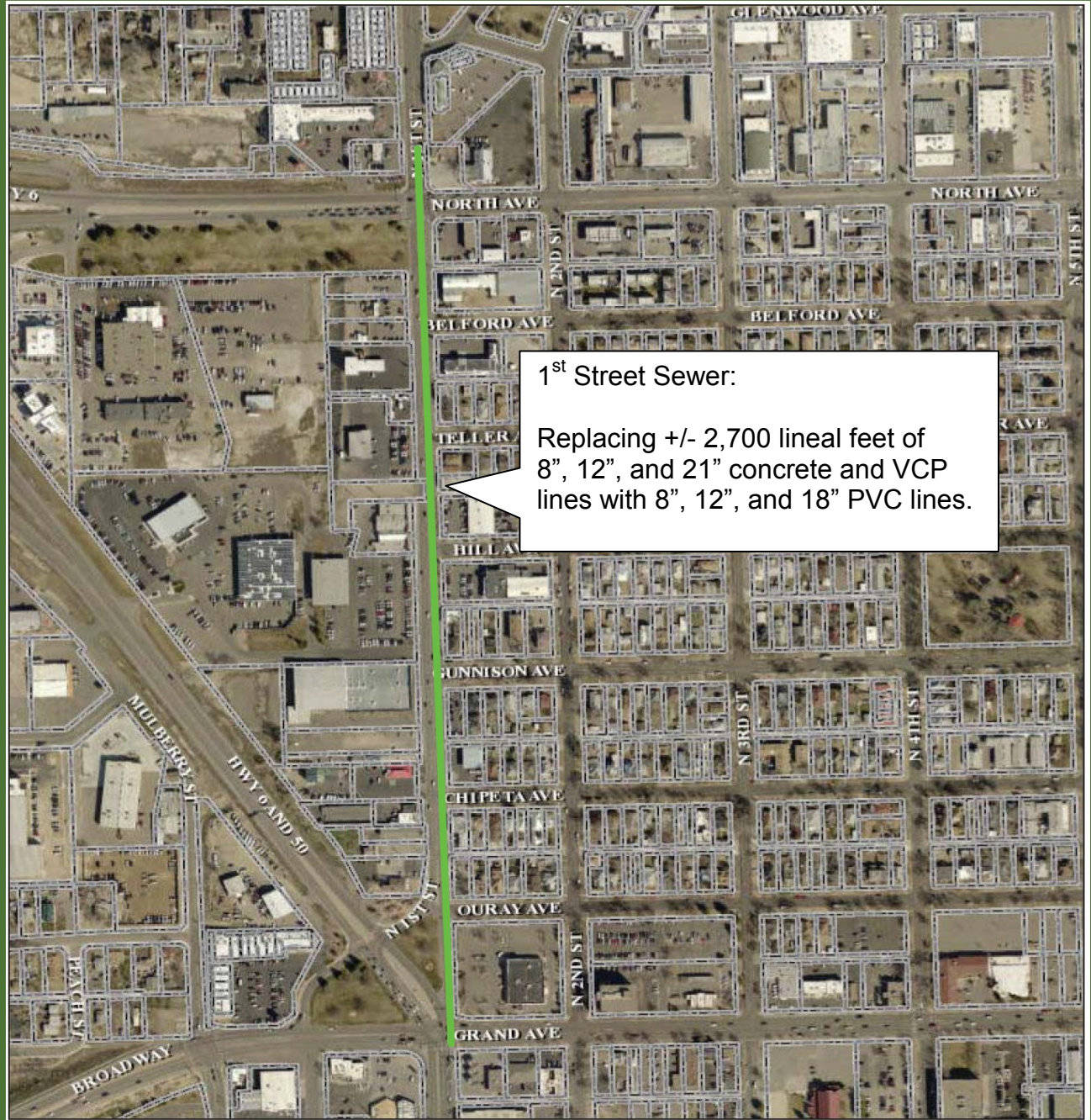
Sewer line replacements were discussed during budget review.

Attachments:

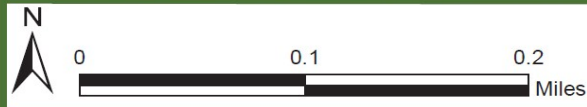
See attached location maps.

1st Street Sewer Line Replacement

City of Grand Junction



1st Street Sewer:
Replacing +/- 2,700 lineal feet of 8", 12", and 21" concrete and VCP lines with 8", 12", and 18" PVC lines.



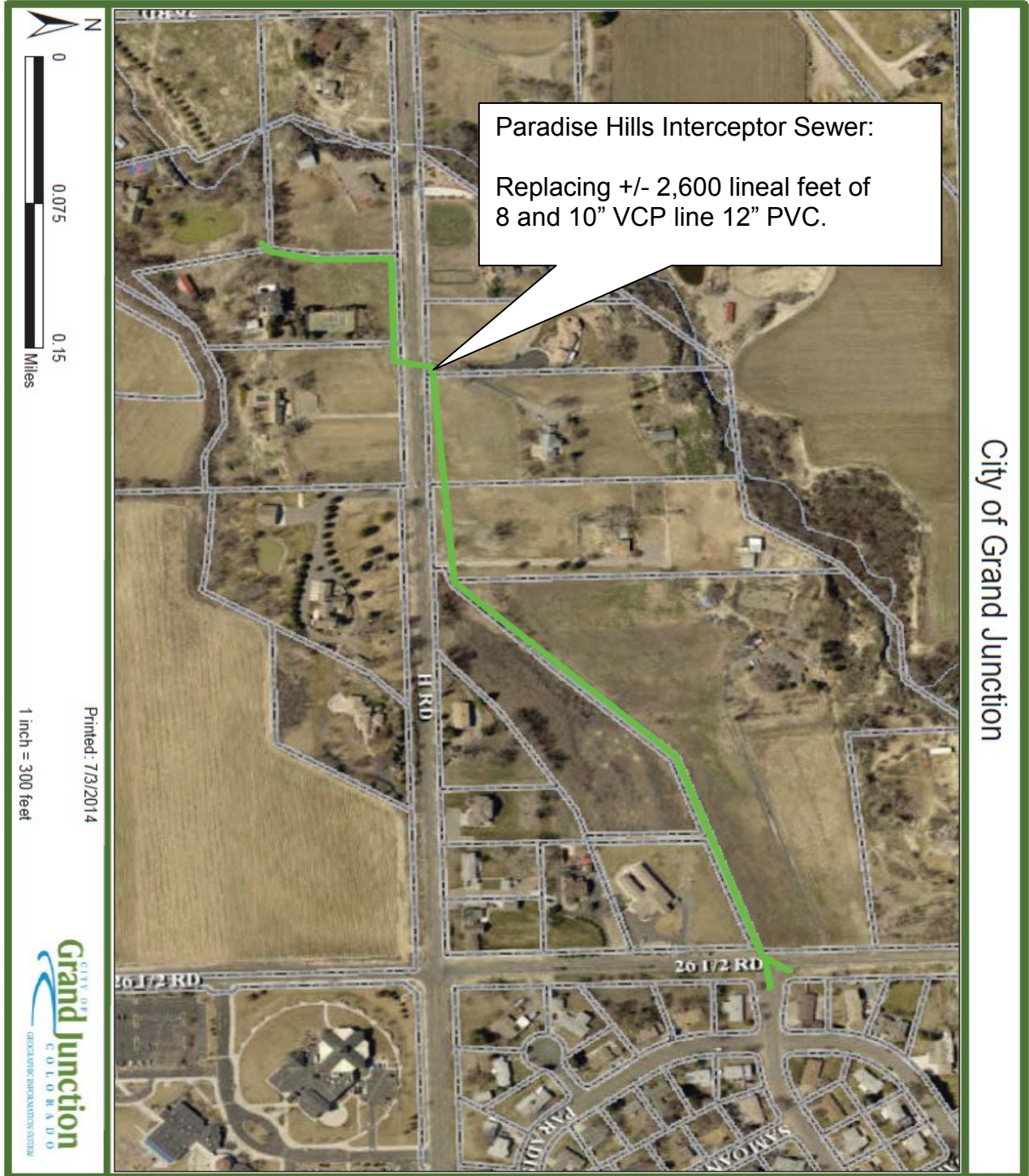
Printed: 7/3/2014

1 inch = 376 feet



 Sewer Line

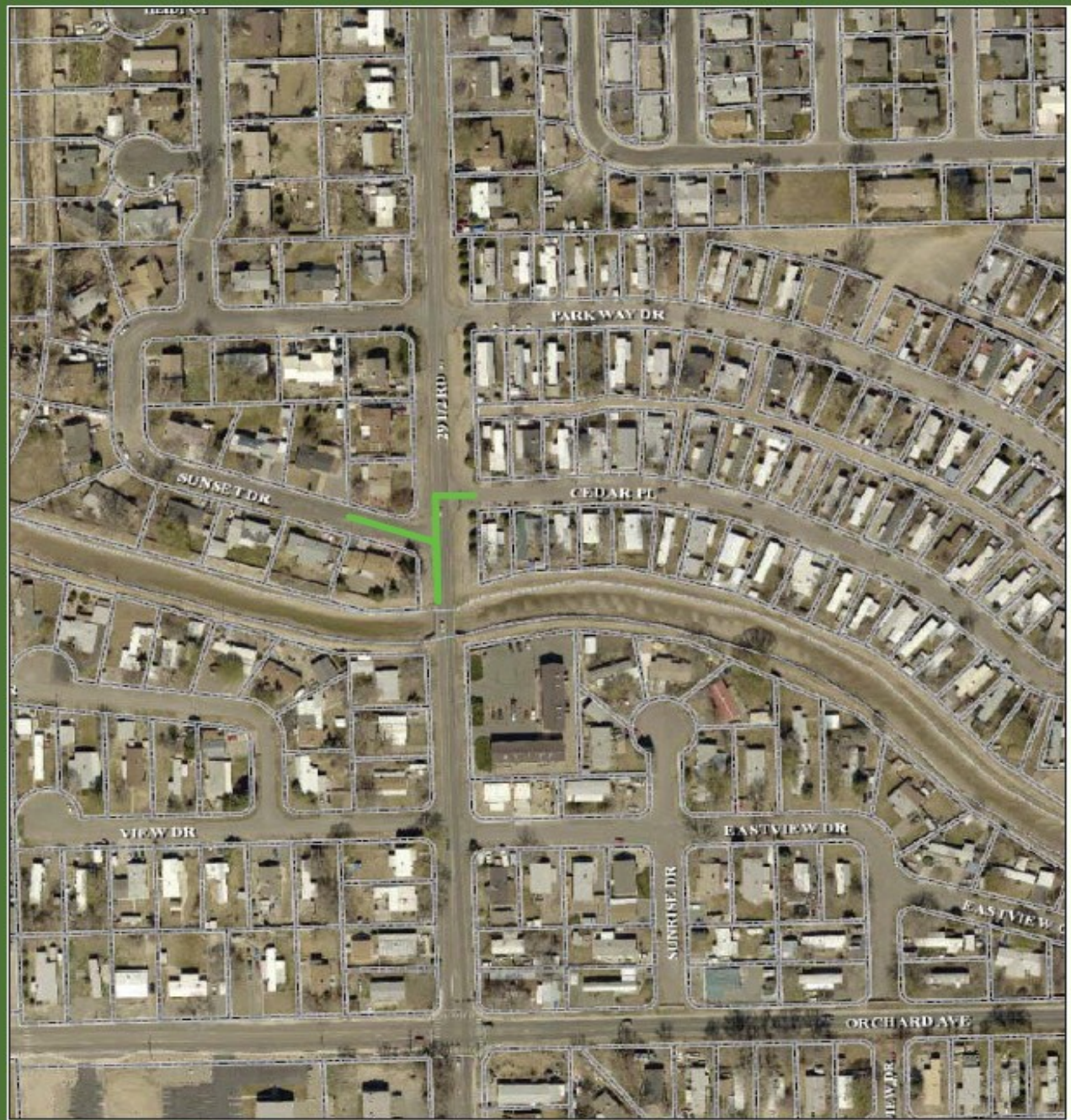
Paradise Hills Interceptor Upgrade/Replacement



 Sewer Line

29½ Road Sewer Line Replacement

City of Grand Junction



Printed: 7/3/2014

1 inch = 200 feet

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

 Sewer Line



Date: July 10, 2014
 Author: Trent Prall/ Kathy Portner
 Title/ Phone Ext: x4047
 Proposed Schedule: July 16, 2014
 File # (if applicable): _____

**Attach 6
 CITY COUNCIL AGENDA ITEM**

Subject: Letter of Commitment to CDOT’s Transportation Alternatives Program Grant for B ½ Road Overpass Multimodal Conversion
Action Requested/Recommendation: Authorize the President of the Council to Sign the Letter of Commitment for the Project
Presenter(s) Name & Title: Trent Prall, Engineering Manager

Executive Summary:

The Transportation Alternatives Program (TAP) is a federal funding program administered by the Colorado Department of Transportation (CDOT). Applications for funding are due August 1. Although not required as part of the application, the attached “letter of commitment” shows a strong position towards the project. The proposed \$1.7 million project will convert one lane of the B ½ Road overpass to multimodal space for both bicycles and pedestrians. A minimum 20% match is required for the project.

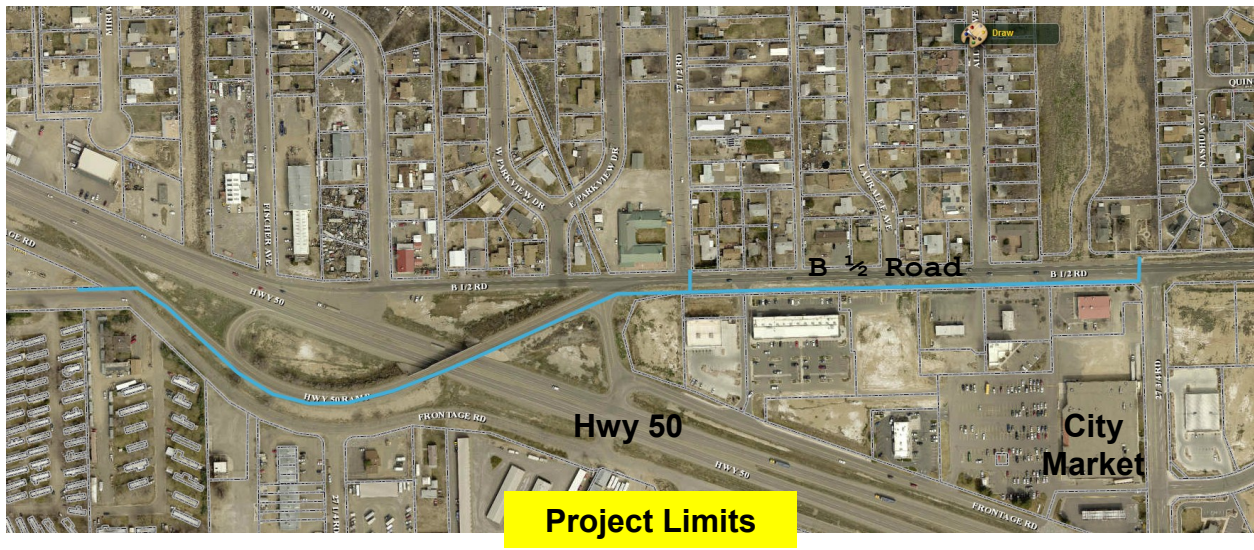
Background, Analysis and Options:

The federal transportation authorization bill is called Moving Ahead for Progress in the 21st Century Act (MAP-21). The Transportation Alternatives Program (TAP) was authorized under that bill provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

CDOT has further defined these activities into three project categories: 1. Bicycle-Pedestrian, Non-motorized forms of transportation activities, 2. Environmental Mitigation transportation activities, 3. Historic/Scenic transportation activities. Applications are due August 1st for the 2015-2017 funding cycle with approximately \$1.2 million being allocated to the entire region each year.

The project proposed for application is the B ½ Road Overpass Multimodal Conversion. With the recent addition of the signal by Mesa County on Highway 50 just east of City Market, the existing westbound B ½ Road to East(South)bound Highway 50 movement is now superfluous. This project proposes to move the eastbound lane to the westbound lane and then convert the previous eastbound lane to a trail for bicycles and

pedestrians to safely cross Highway 50 above grade. This connectivity will tie the highly residential south side to the commercial north side. The Project also expands walkability of Dos Rios elementary school on the south side and Orchard Mesa Middle School on the north side.



The proposed project will tie into the City's current Community Development Block Grant project on B 1/2 Road, utilize the eastbound lane over Highway 50 and then construct additional bike path along B 1/2 Road to tie into Mesa County's existing bike path. Pedestrian level lighting, Type 7 (New Jersey) barrier down the middle and new bridge railing/fencing will provide for an inviting and safe facility.

Improving the aesthetics of the Highway 50 corridor has been a high priority and the B ½ Road overpass was identified in the Orchard Mesa Neighborhood Plan as an important gateway. The project cost is primarily driven by the fencing/railing systems that will have a similar look to those on the Riverside Parkway as shown below and will help enhance Grand Junction’s southern entrance. In addition, the project will include slope and bank stabilization and rock mulch for weed control.

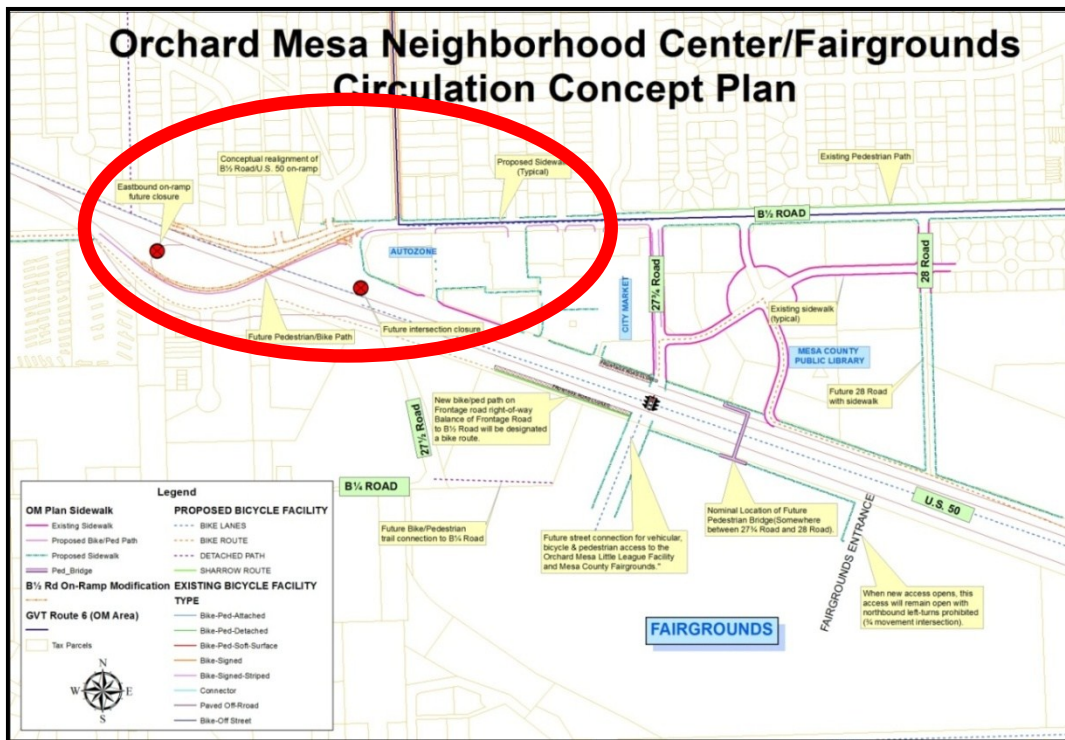


Staff believes that this project will score vary high as it hits all of the evaluation criteria including: Enhancing safety, increase biking/walking, maximize transportation investment and network connectivity, expanding recreational opportunities while enhancing quality of life, provide transportation equity, project readiness and integration with plan and community documented support.

The recently adopted Orchard Mesa Plan identified a significant need for pedestrian and bicycle improvements throughout Orchard Mesa. Highway 50 has no pedestrian infrastructure and few crossings, limiting the ability of local residents to walk or bike safely. Notably, Mesa Valley School District #51 buses students who would have to cross Highway 50 to school, even though students may live within the designated walking area.

Grade-separated pedestrian crossings (bridges) are the safest method to provide Highway 50 crossings for students and residents. While building new pedestrian bridges is very expensive, reconfiguring the B ½ Road overpass to include pedestrian and bicycle facilities would provide both an economical and functional solution that significantly improves connections between schools, neighborhoods, commercial areas and the fairgrounds. The below figure is from the OM Plan and depicts this project (shown in red).

Figure 8: Neighborhood Center Circulation Concept Plan



The proposed project budget is \$1.7 million. The required minimum match is 20% or \$340,000.

Proposed schedule would be for funding in 2016 or 2017.

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

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 B $\frac{1}{2}$ Road overpass multimodal facility will enhance safety, increase biking/walking, maximize transportation investment and network connectivity, expand recreational opportunities while enhancing quality of life and providing transportation equity.

The project also supports the Economic Development Plan’s goal to “make strategic investments in public amenities that support Grand Junction becoming the most livable community west of the Rockies by 2025” by enhancing and accentuating the City’s gateways.

Board or Committee Recommendation:

No board or committee recommendation on this project.

Financial Impact/Budget:

This authorization will commit the City to the 20% match required for the project and participate up to \$340,000 in the project. The City currently maintains this road, railing and sidewalk. The addition of lights will incrementally add to maintenance for electricity, bulb replacement, and occasional repairs.

Legal issues:

If awarded, the grant funding documents shall be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This project was discussed during the review of the Orchard Mesa Neighborhood Plan. The grant has not been discussed previously.

Attachments:

Project Overview
Commitment Letter July 17, 2014

Project Overview





July 17, 2014

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

Re: TAP Funding for City of Grand Junction B ½ Road Overpass Multimodal Conversion

Dear Mr. Eller,

It is my privilege to write this letter expressing the City's commitment to our application, subject to annual appropriations, for the Transportation Alternatives Program (TAP) as authorized under federal transportation authorization bill Moving Ahead for Progress in the 21st Century Act (MAP-21). We greatly appreciate the opportunity and look forward to your support of the B ½ Road Overpass Multimodal Conversion.

Highway 50 bisects the Orchard Mesa neighborhood providing many challenges to non-motorized users of the transportation network. The proposed solution utilizes and upgrades the existing B ½ road bridge infrastructure without the expense of constructing a brand new facility.

The City Council is very appreciative of the past support of CDOT and the present support of the community especially those members that participated in the recent development of the Orchard Mesa Neighborhood Plan that originally scoped this project. With the State as partners we are confident that the improvements to the B ½ Road overpass will be constructed and that those improvements will greatly benefit the community.

The City is committed to not only its 20% share of this \$1.7 million project but also to the long term maintenance of the added trail network.

It is our sincere hope that you will approve the application for this project. Thank you again for the opportunity to enhance transportation in the Grand Valley.

CITY OF GRAND JUNCTION, COLORADO

Phyllis Norris President of the Council

pc: Douglas Aden, Colorado State Transportation Commissioner



**Attach 7
CITY COUNCIL AGENDA ITEM**

Date: July 1, 2014
Author: Kathy Portner
Title/ Phone Ext: Community
Development, ext. 1420
Proposed Schedule: July 16, 2014
2nd Reading
(if applicable): N/A
File # (if applicable): N/A

Subject: Orchard Mesa Fire Station 4 Grant Request
Action Requested/Recommendation: Adopt Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' Energy and Mineral Impact Assistance Program for the Development of the Relocated Fire Station 4
Presenter(s) Name & Title: Ken Watkins, Fire Chief

Executive Summary:

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs for a \$1,966,428 grant with a local match of \$655,476 to fund the development of the relocated Orchard Mesa Fire Station 4. Funding for the local match will be provided from existing funds, including the Persigo Sewer Fund.

Background, Analysis and Options:

Planning for future fire station needs and locations resulted in recommendations for an additional fire station in the Pear Park area and the relocation of Fire Station 4 from the current location to one farther east. In June of 2013, the City was awarded a grant from the Department of Local Affairs for the design of a new fire station in Pear Park. Subsequent to that award, planning for the Pear Park Fire Station was put on hold pending the outcome of negotiations with the Clifton Fire District Board on how best to serve the Pear Park area. In November of 2013, the DOLA contract was modified to allow the grant to be used for design of the relocated Fire Station 4 on Orchard Mesa. The City is currently in negotiations for the purchase of property near B½ and 29 Roads on Orchard Mesa for the relocated station and a Request for Proposals for design consulting services is ready to be issued. The design should be completed by the end of the year, allowing for construction of a new Fire Station 4 in 2015.

During discussions about this project, the Public Works and Utilities Department expressed the need for a facility in the Orchard Mesa area. Dissolution of smaller sewer districts in Orchard Mesa and Fruitvale into the Persigo Wastewater District has expanded the customer base in this area. The existing Fire Station 4 is an ideal location for this need as it has large truck bays and space to accommodate equipment and personnel needing to work in the Orchard Mesa/Fruitvale areas. As a result and upon completion of construction of Fire Station 4, the existing Fire Station 4 property

will transfer to the Public Works and Utilities Department and the determined value will be paid from the Persigo Sewer Fund for all or a portion of the match for this grant.

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

The relocation of Fire Station 4 supports the following Goal from the Comprehensive Plan:

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

Relocation of fire station 4 will meet the emergency response needs of existing and future growth in the area. The new location provides coverage to a larger response area and population base, while still maintaining emergency response times. This location also provides a quicker response to the Pear Park area while planning continues for a long term solution for fire and emergency medical services to the area.

Board or Committee Recommendation:

No board of committee recommendation on this issue.

Financial Impact/Budget:

This grant request will provide for the construction as well as the furniture, fixtures and equipment necessary for the relocation of the station. The required 25% local match for this grant is \$655,476 which, at least in part, will be provided from proceeds from the sale of the existing Fire Station 4 property.

Legal issues:

If awarded, the grant funding documents shall be reviewed and approved by the City Attorney.

Other issues:

No other issues on this item.

Previously presented or discussed:

Relocation of Fire Station 4 was first presented and discussed with City Council at a City Council retreat on June 3, 2011 and most recently at a City Council retreat on June 6, 2014. The project has also been discussed each year during the budget process.

Attachments:

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

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. ____-14**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT
REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS' (DOLA)
ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM FOR DEVELOPMENT
OF FIRE STATION 4 ON ORCHARD MESA**

RECITALS.

In June of 2013, the City was awarded a grant from the Department of Local Affairs for the design of a new fire station in Pear Park. Subsequent to that award, planning for the Pear Park Station was put on hold pending the outcome of negotiations with the Clifton Fire District Board on how best to serve the Pear Park area. In November of 2013, the DOLA contract was modified to allow the grant to be used for design of the relocated Station 4 on Orchard Mesa. The City is in negotiations for the purchase of property near B½ and 29 Roads on Orchard Mesa for the relocated station and a Request for Proposals for design consulting services is ready to be issued. The design should be completed by the end of the year, allowing for construction of a new Fire Station 4 in 2015.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the City Manager to submit a \$1,966,428 grant request, with a local match of \$655,476, in accordance with and pursuant to the recitals stated above to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for development of Fire Station 4 on Orchard Mesa.

Dated this _____ day of _____, 2014.

President of the Council

ATTEST:

City Clerk

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 7/16/14
Citizen's Name: Druce Glemelle
Address: 445 Chapeta Avenue #25
Phone Number: _____
Subject: Contempt "State of Limitation"

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.