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**CITY COUNCIL AGENDA
WEDNESDAY, AUGUST 6, 2014
250 NORTH 5TH STREET
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
Invocation – Pastor Joe Gross, Redlands Community Church

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

Appointments

To the Commission on Arts and Culture

To the Riverfront Commission

Council Comments

[Supplemental Document](#)

Citizen Comments

Revised August 7, 2014

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

***** CONSENT CALENDAR ***®**

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

Action: Approve the Summaries of the June 30, 2014, July 14, 2014, and July 21, 2014 Workshops and the Minutes of the July 16, 2014 Regular Meeting

2. **Resolution Authorizing the Receipt and Disbursement of Trust Assets from the Heywood Jones Trust** [Attach 2](#)

The Heywood Jones Trust named the City as a contingent beneficiary. Recently the Trustee contacted the City in order to disburse the assets in accordance with Mr. Jones' wishes, for museum and library purposes. In order for the City to receive the distribution the Trustee requires written authorization of the City Council.

Resolution No. 24-14 – A Resolution Authorizing the City Manager to Sign Documents to Receive and Disburse Trust Assets

®Action: *Adopt Resolution No. 24-14*

Staff presentation: John Shaver, City Attorney

*** 3. **2014 Proposed Rates and Fees for the Avalon Theatre** [Attach 3](#)

This request is to review the proposed 2014 rates and fees for the Avalon Theatre and consider them for presentation at a future formal Council meeting. The newly renovated Avalon Theatre is scheduled to reopen in mid-September 2014. This is the first time these rates have been recommended to Council.

Resolution No. 25-14 – A Resolution Adopting Fees and Charges for Avalon Theatre

®Action: *Adopt Resolution No. 25-14*

Staff presentation: Debbie Kovalik, Convention and Visitor Services Director

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

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

4. **Design/Build Interior Lighting Project for Two Rivers Convention Center**

[Attach 4](#)

The Visitor and Convention Bureau/Two Rivers Convention Center is seeking approval to update and retrofit the existing lighting system for the Colorado River I, Colorado River II, and Gunnison River Ballroom located at Two Rivers Convention Center.

Action: Authorize the Purchasing Division to Enter into a Contract with R & A Enterprises to Provide New and Retrofit Interior Lighting for the North Half of Two Rivers Convention Center Rooms in the Amount of \$109,996.80

Staff presentation: Debbie Kovalik, Visitor and Convention Bureau Director
Jay Valentine, Internal Services Manager

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

6. **Other Business**

7. **Adjournment**

Minutes

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 30, 2014 – Noticed Agenda Attached**

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

Meeting Adjourned: 8:00 p.m.

Council Members present: All except McArthur. Staff present: Englehart, Shaver, Moore, Romero, Schoeber, Lanning, Camper, Kovalik, Tice, Portner, Prall, Valentine, Evans, and Tuin.

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

Agenda Topic 1. Department Report – Public Works and Utilities

City Manager Rich Englehart introduced this item and listed the main topics: Pavement Management, Utilities and Rates, 29 Road/I-70 Interchange, Canal Trails including the Urban Trails Committee, and then followed by the next agenda topic, the Persigo Biogas Project. He deferred to Public Works and Utilities (PW&U) Director Greg Lanning for the presentation.

PW&U Director Lanning provided an overview of the Department and said he would touch on the 2040 Transportation Plan, Stormwater Issues, and the Department Vision, Capital, and Challenges. He invited Councilmembers to bring any questions forward either in this session or in a one-on-one session.

Pavement Management – PW&U Director Lanning advised that the City's streets consist of over 1400 acres and are counted as a \$266 million dollar asset to the City although some may argue streets are really a liability. Mr. Lanning then focused on road conditions and the three methods used to maintain the condition of the streets in Grand Junction. The City uses crack filling, chip sealing, and overlaying. The first two are done in-house and the overlays are contracted out. There may be an opportunity for the City to get more involved in the overlay work and also the use of micro-surfacing. There is a new material called reclamite which can rejuvenate pavement if it has not already been chip sealed. That was used on the Riverside Parkway.

Council President Norris inquired if the City ever melts down the surface and re-lays the pavement. Mr. Lanning explained that process is only economical for large volumes and is used mainly on interstates. He continued to explain how chip seal and overlay can extend the life of pavement for a much smaller cost.

Mr. Lanning then referred to the Pavement Management Report which indicates that the City's current Pavement Condition Index (PCI) is 69 which is down 5 points since 2009 and 9 points since 2003 but overall was not a bad "report card". Mr. Lanning also directed the City Council's attention to a map that indicated streets in various levels of deterioration. He then showed the Council some examples of various City streets and their corresponding rating so the Council could see the how the various levels of deterioration appear.

The Council discussed and asked questions about accepting streets built by developers as City streets, the length of the warranty, and the remedies or possible options for protecting the City's exposure to inferior streets in new subdivisions. Council was assured that all streets accepted into the City's streets system have been built to City standards. Mr. Lanning offered that the City could require a longer warranty period and/or require that the final overlay be delayed to allow for settling after all construction (and corresponding truck traffic) is complete. City Attorney Shaver noted that there have been circumstances where the City has not accepted the street due to problems in the integrity of the street and so the developer's responsibility continues until that street has been accepted and the one year warranty (beginning after acceptance) has expired. Also, in annexation areas where streets are not in the acceptable condition, the City may not accept the whole street section into the City. Council-member Boeschstein noted that when Ridges was annexed, none of the streets were built to City standards but that was a choice made by the City to include that very large development in the City.

Mr. Lanning pointed out that First Street was rated a 29 by the Pavement Management Study which means it needs total reconstruction. It was discussed that CDOT is planning a reconfiguration of the First and Grand Avenue intersection and how the First Street reconstruction will coordinate with that change.

The funding history of street maintenance was discussed and how the 69 PCI compares with other similar cities in Colorado. Council President Norris noted that it looks as though it will take \$4 million per year to maintain the current index. Mr. Lanning added that there is also about \$800,000 per year budgeted for chip sealing.

Councilmember Chazen asked if the study revealed any surprises. Engineering Manager Prall said the study indicated the streets were in better shape than thought based on the modeling they had done.

Councilmember Traylor Smith suggested the graph include the number of miles worked on and also how many miles were added to the system annually.

Mr. Lanning concluded that his five year pavement plan is to balance the report with reality, continue to tweak their approach to street maintenance (including researching other

treatments for maintaining the roads), working the middle, blending preservation with reconstruction, stabilizing the funding, and maintaining street aesthetics.

Utilities – Mr. Lanning described the City’s water, sewer and trash fees, and compared them to surrounding entities; the City’s fees are the lower than most. Modest increases are proposed for 2015 with the goal of maintaining the appropriate reserve account to fund the long range capital plan.

29 Road/I-70 Interchange and 24 Road – Mr. Lanning advised that the County has brought up the subject of completing the beltway (loop road). City Manager Englehart noted that the subject was brought up at the retreat. The County is considering this project in 2016-2017 timeframe. There may be an opportunity to fund such a project with excess revenues after the Riverside Parkway is paid off, with voter approval.

Councilmember Doody pointed out that the 25 Road leg that goes north from the Riverside Parkway does not function well and needs widening.

PW&U Director Lanning then referred to Growth Projections in conjunction with the 2040 Transportation Plan. Councilmember Traylor Smith questioned the decrease in rating for I-70 once the capacity improvements have been completed. Mr. Prall clarified that is because the new interchange will route more traffic to the interstate.

Urban Trails Master Plan – Mr. Lanning deferred to Deputy City Manager Tim Moore on this subject. Mr. Moore reported that the plan is to use the Urban Trails Committee more like other City advisory boards, getting their bylaws in place, and coordinating them through Community Development under the Deputy City Manager in conjunction with the Parks Department. They are seeking direction on how to move forward since the 2013 Master Plan was not adopted and they have the 2001 Trails Master Plan still in place; they continue to require trail dedications in new development. Staff is asking for direction to have the Urban Trails Committee identify some canal and drainage trail locations that make sense to leave on the Plan. Other options include removing all canal and drainage trail locations from the existing Plan or to leave the 2001 Plan as is. A fourth option is to have the property dedicated at the time of subdivision because what happens is the subdivision property line goes to the center of the canal and most Homeowner’s Associations (HOAs) do not want the responsibility for the underlying property. It was noted that those locations would not be posted on any public map but would be identified where the City would like to reserve the option. City Attorney Shaver noted that based on the prior litigation with the canal companies, no trail construction can happen without an agreement in place. Staff works very diligently to ensure any dedications are the least intrusive on the adjacent property owner as possible.

Further discussion took place regarding canal trails. Councilmember Chazen expressed his opposition to having any trails identified on private property or using the power of government

to acquire easements for trails on private property. He suggested the use of the Riverfront Commission model to acquire trail easements and dedications.

Others on the City Council were in favor of identifying locations for long range planning with an ultimate goal of connecting all the trails and coordinating with the City of Fruita and the Town of Palisade trails plans.

In conclusion, it was agreed that the Urban Trails Committee needs to fall more under the auspices of the City Council and they need to develop bylaws. Councilmember Chazen added that any proposed trail located on private property should be removed from the Master Plan. It was agreed that the Urban Trails Committee should identify the dedications already in place and some potential linkages.

Agenda Topic 2. Persigo Biogas Conversion Project

City Manager Englehart noted that the contract approval and the authorization to apply for a Department of Local Affairs grant is on the agenda Wednesday evening.

Councilmember Chazen expressed his desire to have intergovernmental agreements in place with the potential gas consumers like Grand Valley Transit (GVT) before moving forward with the construction contract. Internal Services Manager Valentine advised that when the GVT contract for fleet maintenance comes up for renewal next year that fuel agreement can be included. The rest of the City Council was not concerned with having those agreements in place prior to the construction contract being approved.

Agenda Topic 3. Board Reports

Council President Norris said she would be filling in for Councilmember Boeschstein in his absence for the Drainage Summit meetings scheduled for July.

Councilmember Traylor Smith said the Housing Authority (GJHA) met last week. The GJHA is working on a potential real estate acquisition; she will report more on that later. They are also working on an outreach and communication plan as well as their Strategic Plan.

Councilmember Boeschstein announced that the Riverfront Trail segment to Fruita is near opening and there will be a grand opening next month. He commended the Staff for getting the grants for the Las Colonias Park development. He mentioned the Incubator and the bicycle pins manufactured from the 3D printer. He noted that there are lots of capital improvements needed at the Incubator/Riverview Technology Corporation site. The Purchase of Development Rights (PDR) Committee will be meeting later in the month. The planned opening for the Avalon Theatre is September 20th. Regarding Whitman Park, meetings are continuing. Epic Rides had inquired about using Whitman Park for part of their event.

Councilmember Chazen attended the Associated Governments of Northwest Colorado (AGNC) meeting on June 26th and he spoke about the mineral leases that were let for the Roan Plateau and now some are being canceled which will cause a refund in the lease payments. The money acquired from those leases were distributed to local governments, including Grand Junction, and with the refund, there is potential Federal government “claw back” of those funds. AGNC is opposing any “claw back” and has sent a letter of opposition. He asked that Grand Junction draft a letter of opposition similar to the letter drafted by the County. The City Council was in favor and Staff was directed to draft a letter.

Council President Norris said that the Grand Valley Regional Transportation Committee (GVRTC) is still looking at a forty year plan. She is no longer chair of that committee; Penny Prinster is now the chair.

Agenda Topic 4. Other Business

Downtown Fountain – City Manager Englehart noted the success of the downtown fountain to the point of overuse for what it had been designed for. It has become a destination and has become a health and safety concern due to treatment not being able to keep up with contaminants, a large number of young children playing near a very busy street (5th Street), and the other issues such as sidewalk obstruction, interference with business activity, etc. Staff has therefore decided to close the fountain to that type of use but in exchange open up the Lincoln Park splash pad to the public at no charge. That is a much better location due to the treatment capacity being much greater, there is staffing, the availability of public restrooms, and concessions.

A fence will be placed at the downtown fountain to prevent continued use.

The City Council was in support of Staff’s decision.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, JUNE 30, 2014, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. Department Report – Public Works and Utilities**
- 2. Persigo Biogas Project**
- 3. Board Reports**
- 4. Other Business**
Downtown Fountain

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
July 14, 2014 – Noticed Agenda Attached

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

Meeting Adjourned: 8:24 p.m.

Council Members present: All except Boeschstein. Staff present: Englehart, Shaver, Moore, Romero, Schoeber, Lanning, Camper, Kovalik, Tice, Valentine, Evans, Mendelson, Jones, Wieland, Vendegna, Taylor, Bowman, Watkins, and Tuin.

Agenda Topic 1. 2nd Quarter Financial Report

City Manager Rich Englehart introduced this item and turned it over to Financial Operations Director Jodi Romero. The 2nd Quarter 2014 Financial Report and the Comprehensive Annual Financial Report (CAFR) were distributed to Council. She advised that there were a couple of items (the Young Entrepreneur Academy contribution, the U.S. Airways advertisement, and the National Economic Development advertisement) still in the contingency that happened in early July but have yet to be paid.

Councilmember Susuras asked about the increase in the budget compared to the 1st quarter. Ms. Romero said that it was increased with the 1st amendment of the budget for the expanded Avalon Theatre project and the compressed biogas project. Ms. Romero advised Council that they will be seeing a 2nd supplemental appropriation to the budget in September. Details will be provided during the budget process.

Ms. Romero advised that the CAFR is the year end financial report for 2013 and that the auditors will be giving a presentation to Council at the July 16th City Council meeting. They will talk about the auditors' responsibilities and the results of the audit which is an unqualified opinion. Ms. Romero advised that she or Ms. Evans can go over any of the CAFR with Council if they have any questions.

There was discussion held on the Avalon Theatre Project and how the contributions from the Avalon Foundation will free up contingency funds.

Council President Norris asked Ms. Romero to advise where the General Fund stands. Ms. Romero said that the revenues and expenditures are right on the mark at this time and she anticipates the City will experience savings in the operating budgets.

Councilmember Chazen asked about the timing on the transfers listed on the financial report. Finance Supervisor Sonya Evans advised that they were transfers in and included Mesa Land Trust from the Conservation Trust Fund and salary from Community Development Block Grant (CDBG) program.

Internal Services Manager Jay Valentine explained where the City stands with the Avalon Theatre project and where that is shown in the General Fund contingency on the financial report.

Agenda Topic 2. Contribution to Colorado Mesa University (\$500,000 request)

Councilmember Chazen recused himself and left the room during this topic after disclosing a potential conflict of interest.

Financial Operations Director Jodi Romero reviewed the handout for the General Fund for the consideration of Colorado Mesa University (CMU) campus expansion request. The projected available funds and the potential uses of those funds could leave a shortfall in funds available. There is some flexibility by using the Economic Development contingency funds for the Catholic Outreach project.

The Council was unanimously in favor of going forward with paying CMU the \$500,000.

Financial Operations Director Romero advised that the expense will require a supplemental appropriation to the budget. Staff will work with CMU on the timing of the distribution so it can hopefully coincide with the second supplemental appropriation scheduled for August.

Agenda Topic 3. Comprehensive Annual Financial Report (CAFR) Handout

This item was discussed with Agenda Topic 1.

Agenda Topic 4. Matchett Park Master Plan Update

Parks and Recreation Director Rob Schoeber advised Council that this is a follow up from a presentation made on May 19th at a previous workshop. He will be presenting potential development phases, answer any questions City Council has, and seek direction on possibly placing it on the agenda for formal adoption the first meeting in September.

Recreation Superintendent Traci Wieland reviewed critical elements in the Master Plan document which included the actual conceptual plan, the phasing options, and the appendix which is made up of all of the survey results. Ms. Wieland asked City Council if the Plan itself should include every email and every comment received regarding Matchett Park planning.

Council felt that the Plan should reference the emails and comments but not necessarily have them in the Plan itself.

Parks and Recreation Director Rob Schoeber pointed out the preferred option for the Plan was the one that compiled the three options into one which did include five entrances. Ms. Wieland and Mr. Schoeber explained to Council that now would be the time to look at any other options for the Park.

Councilmember Chazen asked about the costs shown in the Plan and asked if the cost estimated for staffing could also be included. Ms. Wieland said they could add that.

Ms. Wieland said that the proposed Plan was presented to School District 51 and they have concerns about their property being split between both sides of the Park. Ms. Wieland advised that they will be reconvening with the design group and stakeholders to come up with some options for the School District to satisfy both the School District and the City. They are also working on the development agreement with Grand Valley Water Users Association and Mesa County Irrigation District. That should be complete in a month or so and then they will move into a design phase with those two entities as well as the Bureau of Reclamation to pipe the lateral ditch.

Ms. Wieland then went over phasing options. They have tried to balance it with Las Colonias to move the two forward concurrently. There will be two different phasing options, one in 2015 and one in 2017 which both will be very heavy with infrastructure. In 2015, Phase 1 option will include a south pond. Colorado State Parks and Wildlife is pushing the City to apply for a Fishing is Fun grant to provide a warm water fishery (stock) pond not subject to flooding. Other elements include a Hawthorne road connection, relocation of the Grand Valley Water Users lateral pipe, basic park amenities, (i.e. trash cans, pet pick-up stations, bike racks, lighting, etc.), one shelter and a restroom, and possibly some informal parking. In 2017, Phase 2 option, would include four pickleball courts, a 28 ¼ Road extension, parking, trails, one playground, and additional amenities. Ms. Wieland named several grant possibilities.

Councilmember Chazen asked if they could provide a total cost estimate for each phase. Ms. Wieland said they could.

Ms. Wieland answered questions from Council regarding the size of the Indian Wash property. She noted that the Park would provide what people wanted, passive and active, i.e., a natural passive area and a flat farm lands that would be the active areas.

The need for additional ballfields was discussed and the possibility of leaving space for ballfields in Matchett Park or constructing additional fields in Canyon View Park.

Parks and Recreation Director Rob Schoeber advised Council that they will bring this back in September.

Agenda Topic 5. Department Report – Parks and Recreation

City Manager Rich Englehart introduced this item and advised Council that the Parks and Recreation Department will talk about what is going on today and provide their three to five year vision.

Parks and Recreation Director Rob Schoeber introduced the Parks Department Staff: Tracy Wieland, Recreation Superintendent and Project Manager for Las Colonias and Matchett Parks; Mike Mendelson, Head Golf Professional; Doug Jones, Golf Superintendent; and Mike Vendegna, Parks Superintendent. Mr. Vendegna said that the Parks Department is responsible for five different divisions and six areas that they maintain from developed to undeveloped parks, cemeteries, trails, forestry, horticulture, sports facilities, and public right-of-way/weed abatement.

Ms. Wieland updated City Council on Las Colonias. The partnerships with Western Colorado Botanical Gardens and Colorado Discover Ability are continuing to be strong. The amphitheater final design with grant monies from Department of Local Affairs (DOLA) and private investors will complete the conceptual design for a shovel ready project. The next project is Phase 1 development which is Great Outdoors Colorado (GOCO) funded. Ms. Wieland reviewed the layout for Las Colonias in a bird's eye view and indicated where the following elements would be located: shelter and restroom, parking, the native arboretum, the future amphitheater, access into the Park, a trail connection with 9th Street, and the boat launch.

Ms. Wieland answered questions about the projected cost for each phase, whether or not there would be traffic noise, the possibilities for commercial development, the capacity of the amphitheater holding 10,000 people shoulder to shoulder but more comfortably 2,500 to 5,000 people which will be built in phases, parking areas, and where the excavation needs to occur to bring the water closer.

City Manager Englehart pointed out that Las Colonias Park is different than Matchett Park as far as the private investment aspect and the potential to spur economic development opportunities.

Parks Superintendent Mike Vendegna provided an update on the development and maintenance of the 19 miles of riverfront and urban trails. They have been very proactive in the last four years to ensure that the trails are in the best condition that they can be and to work with other entities to be proactive as well. Over 1,700 linear feet of damaged concrete trail has been replaced over the last four years and they have also repaired a large amount

of cracks in the asphalt trails. They are building really strong relationships with the Riverfront Commission, the Urban Trails Committee, and the Intergovernmental Trail Committee which supports the Riverfront Trail from Fruita to Palisade.

Mr. Vendegna then gave an update on playgrounds. The number one priority is safety; three certified inspectors perform hands on, visual inspections seven days a week at every playground within the parks system. There is a ten to fifteen year life expectancy of playgrounds, however because of the Parks Department dedication of inspections and maintenance, the City's playgrounds far surpasses that life expectancy. There are currently three parks in need of playground replacements; Columbine, Sherwood, and Canyon View.

Mr. Vendegna provided an update on the two skate parks; Westlake and Eagle Rim. They are both in declining condition and are in need of repair and upgrade. He explained that the mural jam (paintings) has ended up in the skate-able areas and has become very slick to skate on. They are working with outside consultants and skate groups within town to see what is obsolete, outdated, and needs to be replaced. They are planning to do renovations on both parks in 2014 and 2015.

Councilmember Traylor Smith brought up that the skate park hours should be looked at because she has heard complaints from citizens in the surrounding neighborhoods. Mr. Vendegna said that they will look at that and also advised that the Police Department has been very helpful with the patrol of the skate parks, parks, playgrounds, and trails.

Mr. Vendegna then gave the history of Whitman Park and it has lost its' value and beauty. They are working on what to do with the park. They are setting up and establishing partnerships with the Downtown Development Authority (DDA), the businesses in the area, and they are setting up some community meetings to see what people want. There was some discussion about other options for the Park.

Mr. Vendegna said that the restrooms that were constructed at both Emerson and Whitman Parks are completely falling apart. Emerson Park, like Whitman Park, is one of the existing four cornerstone parks. They would like to redevelop Emerson Park to mirror Hawthorne Park. The nicer they are built and the better they are maintained, there seems to be less vandalism. There was some discussion on the cost of new infrastructure at the parks and whether there is a schedule for replacement which is updated every 5 years.

Ms. Wieland provided a brief rundown on the Recreation Division, Arts and Culture, and the two activity centers, Bookcliff Activity Center and the Senior Recreation Center. She noted the impact of the new School District calendar on the recreation program: the need to adjust the schedule to include programming during the new breaks; the decrease in pool revenue since school is starting earlier; and adjustments in programs that use school facilities.

Ms. Wieland said that some of the 97 pieces of the City owned art are aging and in need of routine maintenance so they are developing a program where they can be taken care of and maintained. City Attorney Shaver advised there may be the opportunity to use the 1% for the art towards the maintenance of the art.

Ms. Wieland reported that they are looking at ways to expand the off season aquatics program where they can offer swim lessons since the summer is shrinking and less kids are in swim lessons.

Ms. Wieland said that with the new renovations of the Orchard Mesa Pool, City Attorney Shaver is working with Mesa County and the School District on a new Intergovernmental Agreement (IGA) which will have a pool board comprised of a representative from the School District, Mesa County, and the City. City Attorney Shaver advised that the IGA is almost final; there is a small snag with the insurance, defining the facility, and determining whether or not fiber optic will be put into the facility.

Ms. Wieland reported that the only sizeable project coming up in the next few years for Lincoln Park Pool will be to replaster the pool.

Golf Superintendent Doug Jones gave an update on Tiara Rado Golf Course and said there was plenty of water this year because of the new storage system. They were able to eliminate one staff position. One thing that may need to be updated over the next few years is to move the maintenance building out of the existing parking lot and redo the parking lot.

Head Golf Professional Mike Mendelson said that the construction loan on the driving range at Tiara Rado will be paid off in January 2015. The software was linked together for the driving ranges at Lincoln Park and at Tiara Rado which really helps the users of both driving ranges. In budget revisions, they have tried to make a lot of cuts in operations. The golf rounds and revenues are up year-to-date even though the overall golf industry has declined and the School District schedule also has an effect on golf as teachers and students are staffed seasonally. There is a yearly debt payment which will go through 2025. City Manager Englehart informed Council that they would really like to look at options for restructuring the debt payment during this year's budget season because there is no wiggle room for Golf operations. There was further discussion about the debt payment and possible options including leasing the golf courses out, eliminating a golf course, or making Lincoln Park something different.

Parks and Recreation Director Rob Schoeber provided an update on the Parks Department. Great progress is being made on a whitewater park in the Connected Lakes area. The Colorado Water Conservation Board is very interested in this project and hopefully it can be completely grant funded. The Parks Department will be hosting the six state Midwest Council workshop and conference in 2015. He also provided a summary of all of the Capital projects and how they see them unfolding over the next three to five years.

City Council thanked the Parks and Recreation Department for all of the updates.

Agenda Topic 5. Board Reports

Councilmember McArthur reported that the 521 Drainage Authority has not met yet but are expecting to see an agenda on Tuesday, July 15th for the upcoming summit.

Councilmember Chazen said that the Grand Junction Downtown Business Improvement District Board met on July 9th and there was quite a discussion regarding the splash pad. Merchants were concerned that they were being blamed for its closure which they were assured that wasn't the case. They also discussed the organization of events and how that will be handled in the future. The DDA met on July 10th and they elected a new Chair, Les Miller and a new vice-chair, Jason Farrington. They reviewed the quarterly report and had a discussion on what to do about the WiFi service which was promised to vendors and was to be made available when Main Street was redone but turned out to be very costly. Councilmember Chazen also reported that the configuration for Farmer's Market has changed and it draws customers into the stores and does seem to be successful. The Associated Governments of Northwest Colorado (AGNC) met with the editorial board of the Sentinel to garner the paper's support to prevent a claw back of the Federal Mineral Lease (FML) payments that were distributed to municipalities.

Councilmember Susuras reported that he will be attending three different Grand Junction Economic Partnership (GJEP) board meetings July 15th and July 16th and he is looking for positive results for the Airport meeting July 15th.

Councilmember Traylor Smith said that the Housing Authority is going to have a six hour day strategic planning meeting in August. The Housing Authority owns several pieces of property that they use for administrative purposes and will consolidate their administrative offices in the old KKCO building they purchased and will remodel. They will then sell some of the other properties.

Councilmember Doody had no report.

Council President Norris had no report.

Other Business

City Attorney Shaver advised Council that the resolution for acquiring the Means and Files properties that was approved last year will be on July 16th City Council meeting agenda.

City Manager Englehart advised Council that on July 16th, they will hear the Hacienda Street right-of-way vacation. A value was placed on the property to be vacated as directed by City

Council and the applicant has objected to paying it. After discussion, City Council decided that the applicant should not have to pay for the right-of-way property. City Council asked Staff to continue to keep track of these types of property vacations.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, JULY 14, 2014, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. 2nd Quarter Financial Report**
- 2. Contribution to Colorado Mesa University (\$500,000 request)**
- 3. Comprehensive Annual Financial Report (CAFR) Handout:** Financial Operations Director Jodi Romero will distribute the 2013 CAFR.
- 4. Matchett Park Master Plan Update:** This workshop will include follow up discussion about the proposed Master Plan for Matchett Park. Potential development phases will be presented along with an update regarding school facilities.
- 5. Department Report – Parks and Recreation**
- 6. Board Reports**
- 7. Other Business**
 - Value of Right-of-Way to be Vacated

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
July 21, 2014 – Noticed Agenda Attached

Meeting Convened: 5:06 p.m. in the Administration Conference Room

Meeting Adjourned: 8:06 p.m.

Council Members present: All except Boeschstein. Staff present: Englehart, Shaver, Moore, Finlayson, Tice, Moberg, Meyeraan, and Tuin.

Agenda Topic 1. Streamlining Processes and being Business Friendly

City Manager Englehart introduced this topic. He advised that there are four basic discussion points; supporting existing businesses, broadband wireless opportunities, economic development incentives, and marketing opportunities.

- Goal – Supporting Existing Businesses – the goal is to be proactive and business friendly. Deputy City Manager Tim Moore reviewed the action steps for this discussion point. The first action step is to review and update the Zoning and Development Code. A process has begun utilizing Councilmembers McArthur and Boeschstein, the Planning Commission, and about five people from the community who use the Code to review recommendations for changes to the Code. They are only looking at the chapters that affect economic development. They will bring two chapters at a time for Council to review at various workshops. They are specifically looking at Form Base Zones, vacation home rentals, and canopy lighting for fuel stations. A timeline for the process was distributed with adoption of the changes anticipated for December. Councilmember McArthur pointed out that it is a tough process because there are so many entities involved and what they really need to look at is a one stop shopping situation to streamline the process to make it easier on the applicant. He specifically mentioned how the current process has multiple engineers reviewing each project.

Deputy City Manager Moore said another action step is to continue to partner with commercial realtors to include available properties on the Geographical Information System (GIS) – the commercial real estate piece on the GIS needs work. He said there is a meeting with commercial realtors on July 22nd to see what the City could do to get more opportunities to help the realtors. Management and Legislative Liaison Elizabeth Tice advised that one of the problems is that the information has to go through Grand Junction Economic Partnership (GJEP) in order to get posted to the State's website. Also the State's website has unreliable information because they have no demographic information for Mesa County. There is a nationwide real estate information website subscription available

which Grand Junction could list properties but the problem is getting the information efficiently from the realtors. City Manager Englehart said that the goal is to promote economic development around the valley including all the partners so everyone is successful.

Agenda Topic 2. Information Technology Infrastructure Opportunity

- Goal – Infrastructure – support and facilitate access and expansion of important technological infrastructure in the City. City Manager Englehart said that the City's broadband and wireless is very important for the City to be productive and competitive. Deputy City Manager Moore said for this action step they will continue to map cell phone coverage and work with service providers to address deficiencies in coverage around the community. Information Technology Director Jim Finlayson said that they have a mobile application installed and are able to track which towers and how many towers are hit by the City vehicles and are collecting 100 to 150 points each day per vehicle to determine where the deficiencies are.

Deputy City Manager Moore said that the next action step would be to identify core commercial and industrial areas in the City and work with providers to identify broadband capabilities and needs in these areas. He said that they have identified core areas as industrial parks with vacant land which include out by the airport, the Bookcliff Technology Park, Air Tech Park, the Colorado Mesa University site at 29 and D Roads, and a small industrial park at 27 ½ Road. Some have fiber in some fashion and they are working primarily with Century Link and some with Charter to improve the infrastructure by pulling broadband in.

Council President Norris asked about the area around 22 Road. Ms. Tice and Deputy City Manager Moore said that is an area that would be important to look at because it is a great area for some additional industrial facilities.

Information Technology Director Finlayson said that Charter and Century Link have fiber along the I-70 main thoroughfare which runs through the valley, so the capacity is there for the City to tap into it.

Councilmember Susuras asked if this is a private/public endeavor where the City could profit. Ms. Tice said the City cannot by law make a profit on it without a vote of the citizens. The City however can partner with the private industry. City Attorney Shaver said that there is a State Statute that does not allow the City to provide the broadband and the City cannot compete without a vote from the citizens. There was more discussion on what the City can do to help the private industry to be able to provide broadband to the citizens and help economic development.

Ms. Tice referred to a map which shows the State's tracking of broadband capabilities throughout the State. She pointed out that Denver and the I-25 corridor to Colorado Springs and Pueblo have high broadband capabilities but the I-70 corridor west has very poor broadband capabilities. The State provides that information to a National website which tracks broadband and wireless service levels nationally. The western slope is not competitive. Staff referred to a table which compared broadband and wireless capabilities across the west and nationally. Grand Junction was obviously deficient in comparison. The State's biggest focus is no service areas, not underserved areas such as Grand Junction. It has been identified as a priority under Council's leadership to take steps to improve broadband capabilities. Ms. Tice said one of the first tasks is to put together a Communications Master Plan which would look at existing infrastructure, projected technical demands, a growth pattern, and find efficiencies working with partners such as the School District and Charter. The private industries are very supportive of having such a plan. They want to know where the need is and where they can capitalize their assets.

Mr. Finlayson said that the providers like seeing the broadband capabilities report because it helps them to identify the priorities and be involved with the Plan and processes. Mr. Finlayson said that the Plan will need to accommodate the fast moving and changing of technology and be more directional and not specific to the technology. It needs to be flexible to accommodate the changing technology. There are several ways the City can approach the Plan; one is if the City had the resources to do the Plan, however the City does not that type of expertise; the second way is to contract with a consulting company; the third way would be to contract with some of the tower leasing companies who bill out to the cellular companies for profit. They lease municipal lands to put the towers up and they create a revenue sharing agreement with the local government. Mr. Finlayson explained the broadband capabilities that the citizens are experiencing within the City. One of the bigger issues is the affordability of broadband as it is very expensive.

City Manager Englehart advised Council that the purpose of bringing this to Council was to see if this is the right direction and if the Communication Master Plan is something they would like to pursue. The City's focus for Economic Development is really on the business/industry side. Businesses really want to see the broadband improved and wireless will come along with it. Council requested Staff to move forward and bring some information back.

Another action step is to review potential tax policies and incentives that relate to broadband and cellular infrastructure. Ms. Tice advised Council that there were a couple of State bills this year affecting broadband and telecommunication needs. One is tax incentives where the State freed up one million dollars and is offering sales and use tax rebates on broadband equipment. The State is targeting no service areas outside municipalities to get broadband out to as many places as possible, particularly areas with a population of 30,000 people or less.

City Manager Englehart said that with the 2015 budget process, they would like to come up with City driven incentives in the Master Plan. City Attorney Shaver said that the Master Plan could model the State Statute and modify it to meet the City's needs.

Deputy City Manager Tim Moore said that two other action steps under infrastructure are 1) to assess properties owned by Industrial Developments Inc. (IDI) to see what improvements can be made to make them more marketable, and 2) research current demand for business parks in Grand Junction and seek grant opportunities to develop business parks. They will be meeting with IDI in August to see what is available and what can be done with those properties. Deputy City Manager Moore advised that they are looking at forming partnerships with the State, CMU, etc. for matching funds and then applying for grants to conduct a Compressed Natural Gas (CNG) Cluster Study to analyze what types of businesses are needed to support the CNG industry. Ms. Tice added that they are seeing "clusters" of entrepreneurs, incubators, and research and educational institutions which would support economic gardening and networking. City Council directed Staff to move forward on this.

Agenda Topic 3. Economic Development Incentives

- Goal – Incentives – Continue to explore opportunities and review requests to assist the business community through tax policies, financing options and financial incentives. The action steps that were discussed were to evaluate tax policies and tax incentives, such as tax increment financing (TIF), that promote economic development, continue to discuss and evaluate a business personal property tax exemption or refund program, and continue to review local, state and federal data looking for economic development trends. Ms. Tice provided the history of Urban Renewal Authorities. They were created as a way to finance slum and blighted areas for redevelopment projects throughout the entire City. There are a lot of problems and challenges to the process, such as it is TABOR exempt and it can limit Council's annual budget discretion to react to immediate and long term situations. There was discussion regarding the pending petition for an Urban Renewal Authority put forward by the North Avenue Association. Ms. Tice advised that through the research they have done, they have found that the financial incentives that work are grants for improvements that stay in the community, revenue sharing agreements with new businesses or developers (an alternative to an Urban Renewal Authority), tax rebates and refunds, and cash and real estate. Some alternative incentives, which are less risky, are work force development, permitting and planning processes, research and data, infrastructure improvements, and networking and promotion. Ms. Tice reviewed the top ten site selection factors put out by Area Development Magazine which include skilled workforce, location, labor cost, occupancy and construction costs, telecommunication infrastructure, available buildings, corporate tax rate, state and local incentives, union activity, and energy availability and costs. Ms. Tice advised that a Façade Improvement Grant Program could be an idea for a North Avenue project. It is a matching grant program for businesses to improve the exterior of their businesses. Councilmember Chazen advised that the DDA

does have a Façade Improvement Program which they put money away for that. City Council discussed this being a bigger program, not just for facades, but for buildings.

There was discussion about the Business Incubator and the legislation for the overhaul of the Enterprise Zones, which will not happen until 2016. This addressed the next action step to review grants, loans, and financing opportunities through Colorado Office of Economic Development and International Trade. Ms. Tice said that they would also like to market some of the existing tax incentives that the State offers such as Investment Tax Credit, Job Training Tax Credit, Business Facility New Jobs Credit, Vacant Building Rehabilitation Credit, Colorado FIRST and Existing Industry, Job Growth Tax Incentives, and Advanced Industries. Ms. Tice talked about the Business Personal Property and the new Colorado Income Tax Credits. She also reviewed vendors compensation (the amount of money that cities allow sales tax customers keep as payment for their collection and reporting responsibilities) and the number of Home-Rule cities that allow it and at what rate. There was discussion about looking at putting a cap on or eliminating the vendor compensation and using the savings towards economic development. City Attorney Shaver said that the vendors compensation is by ordinance but it can be changed. Putting a sunset on the ordinance will cause it to be reviewed periodically. City Attorney Shaver also made note that the businesses on North Avenue could voluntarily change the caps for the vendors compensation and, by agreement with the City, the funds could be used for projects or other opportunities that they want.

Agenda Topic 4. Economic Development Marketing

- Goal – Marketing – Identify and Coordinate Efforts of Economic Development Partners. Ms. Tice reviewed the great strengths the City has to market; tax policies, workforce development, inexpensive labor, and community assets. The weaknesses are the current investments in marketing which are not much and the Web presence.

City Manager Englehart introduced Mistalynn Meyeraan from the Visitor and Convention Bureau who is part of the restructuring and reorganizing and is working with Ms. Tice and Ms. Rainguet on the marketing aspect.

Ms. Tice advised that they have also been collaborating with other economic development partners to focus on collaborative marketing to immediately deploy an improved internet presence utilizing website upgrades for economic development and use search engine optimization. Future considerations could be a marketing consultant, printing online advertisements, and site selector relationships. There was discussion about the website, what needs to be included on it, accountability, and the control of the website. Ms. Tice said they will bring back specific ideas for a marketing consultant and site selection to City Council.

Agenda Topic 5. Board Reports

This item was tabled.

Other Business.

City Manager Engelhart informed Council that CMU is looking for a letter of support for a DOLA grant application for their library. The City will also be submitting a DOLA grant application and DOLA advised that it wouldn't be competing if the City is supporting someone else. City Council is in favor of a letter of support but would like to see a letter from CMU supporting the City's grant application as well.

City Manager Englehart also advised that Colorado Municipal League (CML) is looking the City's CML legislative representative. Council discussed whether or not it should be the Mayor. Council President Norris said she will think about it and let City Manager Englehart know.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, JULY 21, 2014, 5:00 P.M.
ADMINISTRATION CONFERENCE ROOM
250 N. 5TH STREET**

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

- 1. Streamlining Processes and being Business Friendly**
- 2. Information Technology Infrastructure Opportunity**
- 3. Economic Development Incentives**
- 4. Economic Development Marketing**
- 5. Board Reports**
- 6. Other Business**

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

July 16, 2014

The City Council of the City of Grand Junction convened into regular session on the 16th day of July, 2014 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Councilmember Bennett Boeschstein was absent. 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 Traylor Smith led the Pledge of Allegiance, followed by a moment of silence.

Presentations

June Yard of the Month

Elizabeth Neubauer, Forestry Board Member, presented the Yard of the Month Award for June to Ed and Paula Loshbaugh at 662 28 Road. She commented on how strikingly beautiful Mrs. Loshbaugh's yard is. She presented the Loshbaugh's with a plaque and a gift certificate.

Presentation of Certificates to Colorado State Champion Tree winner

Kamie Long, State Forest Service and Forestry Board Chair, presented Colorado State Champion Tree Awards to tree owners Johnathan Eng and Merlin Schreiner who respectively have the largest Redbud and Weeping Mulberry species in the State of Colorado.

Presentation of the Comprehensive Annual Financial Report (CAFR)

Lisa Hemann of Chadwick, Steinkirchner, and Davis, presented this item. She explained the role of the auditor and the standards they follow to support their findings. As part of their process, they review internal controls and procedures to ensure they are sufficient to support the accounting function. They speak to a number of employees and get information from third parties that deal with the City. They review bank

statements, City Council minutes, and journal entries; they use sampling to ensure they have sufficient information. They review the federal award programs. Accounting policies used by the City are described in the report. Accounting estimates are another integral part of the financial statements; they are considered risky since they are based on judgments to ensure they are reasonable. The auditors had no difficulties dealing with management and if they did, they are required to report those to the City Council. They found no misstatements and she commended the accounting staff for that. Any federal grants received that are over a half a million require a single audit. She referred to the reports from the auditors on pages 154 and 155. She thanked Jodi Romero and Sonya Evans as well as the rest of the accounting staff for their work and cooperation.

Councilmember Susuras said Ms. Hemann did a good job explaining the audit and he commended Financial Operations Director Jodi Romero and accounting staff.

Councilmember Doody asked how long their contract is with the City. Ms. Hemann said it is a three year contract.

Councilmember McArthur asked if compliance issues, such as TABOR (Taxpayer Bill of Rights), were looked at and if the City was in compliance. Ms. Hemann said they did review those issues and the City was in compliance.

Council President Norris thanked Ms. Hemann and City Staff.

Proclamation

Proclaiming July 16, 2014 in Celebration of the 125th Anniversary of the Grand Junction Fire Department in the City of Grand Junction

Councilmember Doody read the proclamation. Fire Chief Ken Watkins was present along with Battalion Chief John Williams to accept the proclamation for the 125th Anniversary of the Grand Junction Fire Department. He thanked the City Attorney and the City Clerk for helping to gather the facts and referred to the Journal of the Western Slope published by the Historical Society. He explained why the Fire Department's 125th Anniversary is different than the City's.

Council Comments

Councilmember Susuras, as the representative on the Airport Authority Board, said they had a six hour meeting July 15th and received a clean bill of health from their auditors.

Councilmember Traylor Smith had no comments.

Councilmember Doody mentioned he received a lot of positive comments on the decision regarding the splash pad and that Staff did a great job accommodating families at Lincoln Park.

Councilmember McArthur did not have any comments.

Councilmember Chazen had no report.

Council President Norris said she went to the Urban Trails Committee (UTC) meeting and they are putting together documents to become a true committee, separate from the Riverfront Commission, in order to focus more on urban trails.

Citizen Comments

Bruce Lohmiller, 445 Chipeta #25, is apparently still having problems with the Statute of Limitations and contempt of court issues, and said he will be contacted by a representative from Santa Monica.

Consent Calendar

Councilmember Susuras moved to adopt and then read Consent Calendar items #1 through #3. Councilmember Traylor Smith 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 July 2, 2014 Regular Meeting

2. **Contract for the 2014 Curb, Gutter, Sidewalk Replacement Project**

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 sidewalks; these 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

3. **Ratify the Acquisition of the Meens and Files Properties**

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

Public Hearing - Vacating a Portion of Hacienda Street Right-of-Way

[File #VAC-2014-175]

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.

The public hearing was opened at 7:32 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location and explained the vacation. He noted that the Planning Commission recommended approval of the request. He explained the reason for the request and that the right-of-way is not needed for roadway as per the Transportation Engineering Design Standards. There are no utilities in the area proposed to be vacated. The request has been reviewed and it is consistent with the goals and policies of the Comprehensive Plan, the review criteria have been met, and the conditional approval will be included in the recording of the plat.

The applicant, Cliff Anson, accompanied by his wife Teresa, 2185 Quail Court, commended Mr. Peterson on his presentation, noting he had nothing to add but wanted to introduce himself and thanked the Council for considering his project.

There were no public comments.

The public hearing was closed at 7:37 p.m.

Councilmember McArthur asked if the right-of-way originally requested was for a detached sidewalk. Mr. Peterson said no; a normal right-of-way would be 44 feet with a sidewalk on both sides; this is an alternate street design for parking and a sidewalk on just one side. The asphalt alignment will continue as is, the street will not jog.

Councilmember Doody noted that the City Council has asked Staff to provide a value for any property being vacated so that the value can be tracked through the Economic Development Strategy. The current value will be a good assessment tool for the City, showing the value lost or gained from the vacation.

Council President Norris said she was glad to see development in that location.

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

Councilmember Susuras moved to adopt Ordinance No. 4636 and ordered the Ordinance to be published in pamphlet form. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Contract for the 2014 Sewer Line Replacement Project Phase 2

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. A total of 6,800 lineal feet of sewer main line will be replaced as part of this project.

Greg Lanning, Public Works and Utilities Director, presented this item. He explained the project and the amount to be awarded. This is the second phase of the sewer line replacements. A map of the replacements had been provided in the packet. He explained how sewers are constructed preceding street reconstruction. They expect to reconstruct and redesign First Street as the budget permits. The planned phasing helps smaller local contractors bid on the project and limits the disruption to businesses. A combined project would take up to two years, which would prohibit smaller contractors from bidding and disrupt businesses more. The planned work will occur at night, which will also limit the disruption to businesses. The road is resurfaced to hold up until the road reconstruction can take place.

Councilmember Doody moved to 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. Councilmember Traylor Smith seconded the motion. The motion carried by roll call vote.

Letter of Commitment to CDOT's Transportation Alternative Program Grant for B ½ Road Overpass Multimodal Conversion

The Transportation Alternatives Program (TAP) is a federal funding program administered by the Colorado Department of Transportation (CDOT). Applications for funding are due August 1st. 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.

Greg Lanning, Public Works and Utilities Director, explained the project and the time frame on the grant application. He referred to a map of the area and pointed out that there is another access road which eliminates the need for the one lane proposed to be converted to a pedestrian and bicycle lane.

Councilmember Doody expressed his support of the project and asked if B ½ Road would eventually become three lanes.

Trent Prall, Engineering Manager, said that B ½ Road is proposed to be three lanes in time, similar to what the County did east of 27 ¼ Road.

Councilmember Traylor Smith asked what the concrete wall barrier would look like. Mr. Prall explained the type proposed is called a jersey barrier that would be concrete cast as a solid piece.

Councilmember Traylor Smith agreed the area needs some attention and it is a great addition to the Safe Routes to School effort.

Councilmember Susuras asked if the \$340,000 matching funds would be placed in next year's budget. Mr. Prall stated it would. Councilmember Susuras wanted to know if the bicycle path and this project will join the Riverfront Trail. Mr. Prall said it will only run along B ½ Road, but it will have ties to Dos Rios Elementary School, the commercial corridor, and north all the way up to Orchard Mesa Middle School; so it will tie into the Riverfront Trail via local streets.

Councilmember McArthur noted how it will also hook up to the Riverfront Trail at the pedestrian bridge access by Orchard Mesa Middle School. He then asked if this project would include any improvements to the entry feature. Mr. Prall said funds were recently added that would be allocated for that.

Councilmember Chazen asked who owns the bridge and who is responsible for

maintenance. Mr. Prall said CDOT is the owner, but the City has a contract to maintain the roadway to a certain level. Significant reconstruction would be CDOT's responsibility. Councilmember Chazen questioned the City's contribution to a CDOT bridge. Mr. Prall said that 80% of the funding is coming from the federal government with the City matching \$340,000. Councilmember Chazen wanted to know if CDOT had been approached to see if they would be responsible for the match rather than it falling on the City. Mr. Prall said they could approach CDOT for funding, but he felt CDOT might be more inclined to close the bridge rather than improve it. Some things that strengthen the need for the bridge are the pedestrian and bike crossings that will tie residential areas to the commercial corridor.

City Manager Rich Englehart added that this project, which is a couple years out, could be matched with upcoming County and CDOT projects and the City will look for additional grant funding to help address these and other improvements to the corridor which is an important component to the Economic Development Plan.

Councilmember Chazen asked if, by doing this work, the City will be obligated to take on additional responsibility and/or liability for the bridge. Mr. Prall explained that the City will still be responsible for the maintenance and the only additional commitment is the 20% funding match. Councilmember Chazen then asked if the bridge had been inspected and if CDOT planned to replace the bridge. Mr. Prall noted that, although CDOT has no plans to upgrade or provide significant maintenance to the bridge, it is structurally sound.

Council President Norris reiterated that the corridor needs to look nice after this work is done. She also mentioned the importance of this project to help connect the local residents with the commercial areas and that this is the Urban Trail Committee's number one priority.

Councilmember Traylor Smith asked if trail grants have been looked at. Mr. Prall said this program, Transportation Alternatives Program (TAP), is tailored for trail grants.

Councilmember Traylor Smith also asked if this project would qualify for grant funds through Great Outdoors Colorado (GOCO). City Manager Englehart said the Las Colonias and Matchett Park projects are priorities for GOCO monies at this time, but they will look to GOCO for additional grant funding for this project under the greenway section which includes trails.

Councilmember McArthur moved to authorize the Council President to sign the Letter of Commitment for the Project. Councilmember Doody seconded the motion.

Councilmember Chazen offered an amendment to the motion to include authorization

for the City to apply for the grant. Councilmembers Susuras and Doody accepted the amendment. Motion carried by roll call vote.

Orchard Mesa Fire Station 4 Grant Request

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs (DOLA) 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.

Ken Watkins, Fire Chief, presented this item. Chief Watkins said the request is to ask for authorization for the City Manager to submit a grant request to DOLA. The local match will be from the General Fund and the Persigo Sewer Fund. He reviewed the history of the project and the purpose of relocating Fire Station 4 to provide better coverage and better response time in the Pear Park area. He identified the location and the footprint of the proposed station. Chief Watkins explained how the Persigo funds will help with the matching funds by purchasing the existing station which fulfills their need to have a substation in the Orchard Mesa area.

Councilmember McArthur asked if the final site has been decided. Chief Watkins said they are currently in negotiations for the site.

Councilmember Doody said he sees the next couple of years as being exciting for the Fire Department and the community. He noted that public safety will be elevated by the new substation and new equipment, and he mentioned the new truck recently purchased.

Council President Norris thanked the Chief for all the work that has been done.

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

Councilmember Susuras moved to adopt Resolution No. 20-14 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 the relocated Fire Station 4. Councilmember Doody seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Steven St. John, 171 Sun Hawk Drive, asked if the B ½ Road overpass project was being done because there is a federal grant covering 80% of the cost?

Council President Norris explained that questions are not answered during Council Meetings, but if Mr. St. John would like to stay after the meeting, City Manager Englehart would be available to answer questions.

There were no other non-scheduled citizens or visitors.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:16 p.m.

Stephanie Tuin, MMC
City Clerk



Date: August 1, 2014
 Author: John Shaver
 Title/ Phone Ext: 1506
 Proposed Schedule: August 6, 2014
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 2
CITY COUNCIL AGENDA ITEM

Subject: Resolution Authorizing the Receipt and Disbursement of Trust Assets from the Heywood Jones Trust
Action Requested/Recommendation: Adopt Resolution
Presenter(s) Name & Title: John Shaver, City Attorney

Executive Summary: The Heywood Jones Trust named the City as a contingent beneficiary. Recently the Trustee contacted the City in order to disburse the assets in accordance with Mr. Jones’ wishes, for museum and library purposes. In order for the City to receive the distribution the Trustee requires written authorization of the City Council.

Background, Analysis and Options:

The Heywood Jones Trust named the City as the contingent beneficiary for its assets to be disbursed for museum and library purposes. In order for the City to follow the wishes of the Trust, the City must first authorize the City Manager to accept and then disburse the assets.

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

This action is not applicable to the City’s Comprehensive Goals or Policies.

Board or Committee Recommendation:

No board or committee recommendation is applicable.

Financial Impact/Budget:

The City Manager is acting only to receive and disburse assets for/in accordance with the purposes of the Trust.

Legal issues:

The City Attorney recommends that the City Council adopt the resolution in order to honor Mr. Jones' wishes. While the City has no direct legal or financial responsibility for *museum and library purposes* which the Trust is to benefit, the City was named as a beneficiary and in order to legally access the assets action by the City is necessary.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been previously discussed.

Attachments:

Proposed Resolution

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN DOCUMENTS TO RECEIVE AND DISBURSE TRUST ASSETS

RECITALS:

The Heywood Jones Trust named the City as a contingent beneficiary. Recently the Trustee contacted the City in order to disburse the assets in accordance with Mr. Jones' wishes, for museum and library purposes.

In order for the City to receive the distribution the Trustee requires written authorization of the City Council.

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

The City Manager is hereby authorized and directed to sign any and all documents and receive the funds from the Heywood Jones Trust and to solicit and recommend project(s), and subject to City Council authorization, expend the funds in accordance with the purposes of the Trust.

AND FURTHERMORE BE IT RESOLVED that the City Council extends its thanks and appreciation to Mr. Jones for his philanthropy.

Adopted and approved this ____ day of _____ 2014.

Mayor and President of the Council

ATTEST:

City Clerk



Date: July 30, 2014
 Author: Debbie Kovalik
 Title/ Phone Ext: 1480
 Proposed Schedule: August 6, 2014
 2nd Reading (if applicable): __
 File # (if applicable): _____

Attach 3
CITY COUNCIL AGENDA ITEM

Subject: 2014 Proposed Rates and Fees for the Avalon Theatre
Action Requested/Recommendation: Adopt Resolution Setting the Fees for the Avalon Theatre
Presenter(s) Name & Title: Debbie Kovalik, Convention and Visitor Services Director

Executive Summary: This request is to review the proposed 2014 rates and fees for the Avalon Theatre and consider them for presentation at a future formal Council meeting. The newly renovated Avalon Theatre is scheduled to reopen in mid-September 2014. This is the first time these rates have been recommended to Council.

Background, Analysis and Options:

The proposed 2014 rates and fees align with the Avalon Business Model which was presented to Council on June 19, 2013. They have been revised as value engineering has occurred during the project. These rates mirror Two Rivers Convention Center’s 2014 rates which were approved by Council on November 6, 2013.

Rooftop Terrace: Pricing consideration for this space included rates at similar venues such as Colorado Mesa University’s Dominguez Terrace and the Hospitality Suite at Lincoln Park.

Mezzanine Lobby: Pricing consideration for this space is lower than a private room at the Avalon due to the traffic flow to the restrooms, elevator, stairs, and concession stands.

Mezzanine Outdoor Balcony: This rate is comparable to similar sized rooms at Two Rivers Convention Center.

Multi-Purpose Room (Encore Hall): Rates are comparable to similar sized rooms at Two Rivers Convention Center and other venues such as Colorado Mesa University and hotel meeting spaces, and were set to accommodate a variety of community events.

Star Dressing Room: This room is available on a first come first serve basis when other Avalon spaces are contracted. It does include a cleaning fee.

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

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

The Avalon Theatre renovation project represents a long-standing objective to leverage an iconic historic property as a fuller functioning performing arts facility expanding the entertainment uses in Downtown Grand Junction and further anchoring the east end of Main Street.

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

- A. Through the Comprehensive Plan’s policies the City and County will improve as a regional center of commerce, culture and tourism.

Board or Committee Recommendation:

There are no board or committee recommendations.

Financial Impact/Budget:

Rates and Fees

Avalon Theatre:	General Public	Non-Profit
Sunday - Thursday	\$995	\$495
Friday - Saturday	\$1155	\$575
4hr Rehearsal Sunday - Thursday	\$495	\$235
4hr Rehearsal Friday - Saturday	\$850	\$410
Per Additional Hour	\$110	\$75

Avalon Meeting Rooms:

Roof Top Terrace	\$75hr (4hr min.)
Mezzanine Lobby	\$250 Daily Rate
Mezzanine Outdoor Balcony	\$85 Daily Rate
Multi-Purpose Room/ Encore Hall	\$300 general public / \$250 non-profit daily rate

Dressing Rooms*:

Star Dressing Room	\$35 minimum cleaning fee (Reservations based on availability)
Green Room	\$175 first day / \$60 per additional day (Off-site dressing room located across the breezeway with two private dressing rooms and bathroom)

Other Rates:**

Technical support	\$52/hr (2 hour minimum)
Spotlights with operators	\$175 each / \$110 with client operator
Professional security services	\$37.50/hr per officer
Jump Board/Light Board	\$170
DLP Projector	\$165
Cinema Screen	\$90
Genie lift	\$80/hr
After hour rates beyond 2am	\$231/hr in addition to required security.
Ushers or Ticket Takers	\$19.50/hour/person (2hr minimum)
Gaffer's tape	\$13 per roll (only low-tack tape is allowed in theatre)
Merchandise fees	15% of gross sales / 20% of gross sales w/ Avalon attendant
Sales tax on gross sales is the responsibility of the lessee for items sold	

Legal issues:

The City Attorney has reviewed and approved the form of the resolution.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been previously specifically discussed or presented but the figures correspond to the business model presented last year for the Avalon.

Attachments:

Avalon Theatre Rates and Fees
Avalon Business Model
Proposed Resolution



Avalon Theatre

(970) 263-5700
 645 Main St.
 Office located at:
 159 Main St.
 Grand Junction, CO 81501

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Merchandise fees	15% of gross sales / 20% of gross sales w/ Avalon attendant

Sales tax on gross sales is the responsibility of the lessee for items sold

Other Information:

- Professional lighting and/or sound is the responsibility of the lessee
- Professional Electrical Services - If this service is necessary it will be billed directly to lessee
- Public Parking is available street side and adjacent to venue

- All food & beverage services are exclusive to Two Rivers Convention Center and the Avalon Theatre
- No Outside food or beverage allowed in Avalon
- Concession Sales exclusive to Avalon Theatre

*Please note that we are not collecting a damage deposit prior to your event, however, if there are any damages or excessive cleaning, you will be billed for repairs, replacement costs, and or labor.

**All equipment and services based on availability and subject to 19% service charge and applicable sales tax. All events must be paid in full prior to event and have required insurance coverage.

Avalon Business Model - Full Buildout

Renovation of Avalon, sprinklers, elevator, seating up to 1100, additional bathrooms, with value engineering, multi-purpose room, rooftop terrace, and lobby-mezzanine.

		Current	Full Buildout
Earned Revenues			
Rental Income	\$	77,967	\$ 136,972
Equipment Rental	\$	9,997	\$ 27,375
Food and Beverage (incl. concessions)	\$	116,412	\$ 331,575
Admission	\$	59,706	\$ 60,000
Misc. Revenue	\$	21,535	\$ 24,535
Total Earned Revenues	\$	285,617	\$ 580,457
Operating Expenses			
Labor	\$	90,993	\$ 171,904
Benefits	\$	18,086	\$ 19,894
Movies & Marketing	\$	48,202	\$ 50,000
Building Operations	\$	125,296	\$ 150,355
Total Operating Expenses	\$	282,577	\$ 392,153
Operating Result (Profit & Loss)	\$	3,040	\$ 188,304

Full Buildout

Cost benefits with multi-purpose room and rooftop terrace

Expanded events in auditorium, rooftop terrace, multi-purpose room, lobby-mezzanine

Expanded access for community events (for profit and non-profit organizations)

Expanded concessions

Incremental revenue

Greater flexibility in operation

Reinforces regional niche

Downtown site - captures additional economic spending

Retain cultural interest to keep downtown as a top tourist attraction

Full Buildout - rentable space: 17,328 sq. ft. (old: 10,493 sq. ft.)

Assumptions

	Concerts	Rooftop Terrace	Multi-Purp Room	Lobby - Mezz.	Church Services	Conf / Conv	Movie Showings	Dinner & A Movie
Number of Events per Year	35	40	30	15	57	5	299	52
Attendance per Event	800	200	200	100	n/a	n/a	40	40

Events have all revenue/expenses factored in with the exception of food and beverage for church services and conferences.

RESOLUTION NO. _____

A RESOLUTION ADOPTING FEES AND CHARGES FOR AVALON THEATRE

Recitals:

Periodically the City of Grand Junction establishes rates for the usage of the Avalon Theatre.

With and following the renovation and expansion of the Theatre, and the addition of new and different performing and assembly venues, the Convention and Visitor Services Department staff has recommended the following fees and charges be adopted to defray the cost of the facility and to support the Theatre's business model.

The City Council has considered the recommendation and with the resolution adopts the same.

NOW, THEREFORE, BE IT RESOLVED THAT:

Effective immediately and until further action by the City Council the rates for usage of the Avalon Theatre and certain equipment and amenities are as follows:

Avalon Theatre:	General Public	Non-Profit
Sunday - Thursday	\$995	\$495
Friday - Saturday	\$1155	\$575
4hr Rehearsal Sunday - Thursday	\$495	\$235
4hr Rehearsal Friday - Saturday	\$850	\$410
Per Additional Hour	\$110	\$75

Avalon Meeting Rooms:

Roof Top Terrace	\$75hr (4hr min.)	
Mezzanine Lobby	\$250 Daily Rate	
Mezzanine Outdoor Balcony	\$85 Daily Rate	
Multi-Purpose Room	\$300	\$250

Dressing Rooms*:

Star Dressing Room	\$35 minimum cleaning fee (Reservations based on availability)
Green Room	\$175 first day / \$60 per additional day (Off- site dressing room located across the breezeway with two private dressing rooms and bathroom)

Other Rates:**

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Merchandise fees	15% of gross sales / 20% of gross sales w/ Avalon attendant

Sales tax on gross sales is the responsibility of the lessee for items sold

Other Information:

- Professional lighting and/or sound is the responsibility of the lessee
- Professional Electrical Services - If this service is necessary it will be billed directly to lessee
- All food & beverage services are exclusive to Two Rivers Convention Center and the Avalon Theatre
- No Outside food or beverage allowed in Avalon
- Concession Sales exclusive to Avalon Theatre

*Please note that a damage deposit will not be collected prior to the event however, if there are any damages or excessive cleaning, the lessee will be billed for repairs, replacement costs, and or labor.

**All equipment and services based on availability and subject to 19% service charge and applicable sales tax. All events must be paid in full prior to event and have required insurance coverage.

PASSED and ADOPTED this ____ day of _____, 2014.

President of the Council

Attest:

City Clerk



Date: July 23, 2014
 Author: Duane Hoff Jr.
 Title/ Phone Ext: Senior Buyer/1545
 Proposed Schedule: August 6, 2014
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 4
CITY COUNCIL AGENDA ITEM

Subject: Design/Build Interior Lighting Project for Two Rivers Convention Center
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with R & A Enterprises to Provide New and Retrofit Interior Lighting for the North Half of Two Rivers Convention Center Rooms in the Amount of \$109,996.80
Presenter(s) Name & Title: Debbie Kovalik, Visitor and Convention Bureau Director Jay Valentine, Internal Services Manager

Executive Summary:

The Visitor and Convention Bureau/Two Rivers Convention Center is seeking approval to update and retrofit the existing lighting system for the Colorado River I, Colorado River II, and Gunnison River Ballroom located at Two Rivers Convention Center.

Background, Analysis and Options:

The original lighting was installed in 1975. In 1982, new sockets and bulbs were installed and in 2008 the current dimming package was installed. From 2011-2013, TRCC spent approximately \$17,388.86 to replace 684 bulbs and 68 sockets. With the proposed upgraded lighting sockets, along with the longevity of LED bulbs, the City will not only save on labor costs, but also on energy costs with an average of 10.5 cents per kwh for an estimated \$11,805 each year.

The scope of work is to replace or retrofit the existing lighting fixtures located in the Colorado River I, Colorado River II, and Gunnison River Ball Room with newer and more energy efficient fixtures that can provide improved lighting levels and ambiance. This lighting project will also include adding 12 new dimmable chandeliers to the rooms for additional lighting and ambiance options.

A formal Request for Proposal was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City’s website, advertised in The Daily Sentinel, and sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association (WCCA), as well as a short list of vendors. Three companies submitted formal proposals, all of which were found to be responsive and responsible, with fee amounts as follows:

FIRM	LOCATION	COST
R & A Enterprises	Glenwood Springs, CO	\$93,112.80
Hometown Electric	Delta, CO	\$88,244.32
One Source Lighting	Grand Junction, CO	\$109,932.00

R & A's base price was \$84,648.00, however, in accordance with the RFP, they included a 10% contingency in the amount of \$8,464.80 which brought the final price to \$93,112.80. The other vendors did not include a contingency so this made R & A Enterprises proposal the greatest value offered for the project.

After R & A Enterprises was selected as the chosen vendor, negotiations were conducted to get the desired style of chandeliers for this project, bringing the negotiated award total to \$109,996.80.

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

This meets **Goal 4:** Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions; and **Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. By keeping the building current, the City is supporting Downtown Grand Junction development by providing an improved atmosphere conducive to attracting new business, allowing for greater tourism and promoting a growing and healthy economy.

Board or Committee Recommendation:

There is no recommendation from any board or committee.

Financial Impact/Budget:

There is \$110,000 budgeted in the Two Rivers Convention Center enterprise fund to complete this project.

Xcel Energy has also preapproved a Custom Lighting Efficiency rebate in the amount of \$25,249 bringing the net cost of the project to \$84,747.80.

Legal issues:

A contract in a form and with content acceptable to the City Attorney will be used for the purchase if it is authorized.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This purchase was discussed during the 2014 budget process.

Attachments:

None.

Supplemental Document

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 8/6/14
Citizen's Name: DENNIS SIMPSON
Address: 2306 E. PIAZZA PL
Phone Number: [REDACTED]
Subject: ROLE OF COUNCIL MEMBERS

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.

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 8/6/14
Citizen's Name: Bruce Lohmiller
Address: 445 Chupeta Ave #25
Phone Number: _____
Subject: Conspiracy

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.