

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

November 5, 2014

The City Council of the City of Grand Junction convened into regular session on the 5th day of November, 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. The audience stood for the Pledge of Allegiance led by Joel Hubbard for his Boy Scout Troop 358; followed by an invocation from Associate Pastor Scott Hendrickson, Liberty Baptist Church.

Presentation

Grand Junction Deputy Police Chief Mike Nordine presented a Forensic Video Analyst Certification to Jordan Huslig with the Grand Junction Police Department. Deputy Chief Nordine said recently he went to a Law Enforcement and Emergency Responders Conference where he had the opportunity to help present Jordan Huslig his certification as a forensic video analyst. This is a very rare and difficult certification to attain. There are only about 50 people in the world with this certification.

Mr. Huslig thanked the Council for their recognition and understanding of the importance of this type of training and technology in crime fighting.

Proclamations

Proclaiming the Month of November 2014 as "Pulmonary Hypertension Awareness Month" in the City of Grand Junction

Councilmember Chazen read the proclamation. Present to receive the proclamation was Kristine Green, Co-Founder/Leader, LiPHe in the Grand Valley, Western Colorado's Pulmonary Hypertension Support Group. Ms. Green thanked the City Council and then explained the disease and the causes. She challenged folks to take the straw challenge; where breathing through a small straw is used to simulate what it feels like to have the disease. Ms. Green explained the significance of the colors and pattern of the pulmonary hypertension awareness ribbon and mentioned some of the different treatments; there are no specialists in Grand Junction that treat this disease. Also present to accept the proclamation were Shawn Cadden and Jeana Hannestad. Mr. Cadden said he is a living

example of the difficulties this disease creates in living and holding a job. He described his symptoms. Next Ms. Hannestad, a single mom, described her severe symptoms that have required intravenous treatment for the last eight years. They distributed a packet of information and ribbons to the City Council.

Proclaiming the Month of November 2014 as "Hospice and Palliative Care Month" in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Present to receive the proclamation was Christy Whitney, President and Chief Executive Officer (CEO) of HopeWest of the Grand Valley. Ms. Whitney provided statistics and information about HopeWest and how it has helped the community. She thanked the City Council for their support.

Proclaiming November 11, 2014 as "A Salute to all Veterans 2014" in the City of Grand Junction

Councilmember Doody read the proclamation. Present to receive the proclamation was Rick Peterson, Major, United States Air Force (USAF) (Retired), and President of the Veterans Committee of the Western Slope. Major Peterson thanked the City Council and invited everyone to the Veteran's Day Parade on Saturday, November 8th on Main Street. He said it is a great way to connect to the Veterans. On November 11th, there will be a ceremony in Fruita at the interchange under the helicopter at 11:00 a.m.

Proclaiming November 1-7, 2014 as "National Health Professionals Week" in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Present to receive the proclamation were Theresa Bloom, Western Colorado Community College (WCCC) Instructor and Health Occupations Students of America (HOSA) Advisor along with a number of students and other representatives. Ms. Bloom thanked the City Council for the proclamation and introduced Darren Oxford, Medical Preparation Instructor at WCCC, and then described the program and the students. She said she is proud of the student's service and how they give back to the community; she described a number of events in which they participate. Each year they raise about \$40,000; this provides the funding for all the students to attend competitions. Anyone interested in helping the students raise funds can call for the Medical Preparation program at WCCC. Gene Thermon, a student, spoke on how the program has helped him grow in the medical field and as a person.

Appointments

Councilmember McArthur moved to re-appoint Steve Tolle to the Planning Commission for a three year term expiring October 2018, appoint Keith Ehlers and Dr. George

Gatseos to the Planning Commission/Zoning Board of Appeals, respectively as 1st and 2nd Alternate for three year terms expiring October 2018, and appoint Aaron Miller to the Zoning Board of Appeals for a partial term expiring October 2015. The motion was seconded by Councilmember Traylor Smith. Motion carried by roll call vote.

Citizen Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, addressed the City Council regarding several different occurrences he has discussed with City Attorney Shaver. These have been filed with the court. He also spoke to night patrols that are trying to get people off the streets. He asked the Council to assist with this.

Council Comments

Councilmember McArthur went to Central High School on October 16th to hear oral arguments for two cases from the Colorado Court of Appeals. He said it was a great educational experience, especially for the students in attendance. He provided brief descriptions of the cases that were presented to the judges. This is an excellent program and it was the first time it was held in Grand Junction.

Councilmember Boeschstein attended a Mesa Land Trust meeting on October 22nd, a meeting on the Homeless at Linden Pointe and a Museum of Western Colorado Board meeting on October 28th, and on October 30th he went on a tour of affordable housing in the Grand Valley. He thanked all the local agencies that help area residents find affordable housing. On November 5th he attended meetings for the Business Incubator and Riverview Technology Corporation.

Councilmember Chazen attended the Grand Junction Chamber of Commerce Business Showcase on October 28th that was held at Two Rivers Convention Center. He commented that it was interesting and enjoyable to see all the new businesses represented. Councilmember Chazen then reported the Associated Governments of Northwest Colorado (AGNC) will be replacing Executive Director Scott McInnis since he was elected to be a Mesa County Commissioner on November 4th. AGNC has begun recruiting for the position.

Councilmember Doody went to the groundbreaking ceremony for the John U. Tomlinson Library at Colorado Mesa University (CMU) on November 5th. He mentioned he was a founder and current board member of the Western Colorado Suicide Prevention Foundation and reminded everyone of the Foundation's role in the community. He then announced the Foundation has a part time marketing position and board positions available. Councilmember Doody encouraged everyone to attend the Veteran's Day Ceremony that will be held in Fruita at the Vietnam Veteran's War Memorial Park on

November 11th. It will be a great event that will have a Silver Star recipient as the key note speaker.

Councilmember Traylor Smith attended the John U. Tomlinson Library groundbreaking ceremony at CMU and the Grand Junction Fire Department Emergency Medical Services (EMS) Academy graduation on October 25th. She commented on how diverse the students were and what a great contribution they will make.

Council President Norris also attended Colorado Court of Appeals held on October 16th at Central High School. She felt the best part was when the students were given the opportunity to come forward and give their evaluation of the session. It was a great opportunity for the students and Grand Junction. On November 5th Council President Norris attended the Grand Junction Incubator planning meeting and the CMU Library groundbreaking ceremony; she commended them both for providing opportunities for local job growth and she appreciated the invitations to attend. She also went to the EMS graduation ceremony noting the City is very fortunate to have the Academy that will help provide these graduates with the skills for EMS careers.

CONSENT CALENDAR

Councilmember Doody read Consent Calendar items #1 through #10 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 Summaries for the October 6, 2014 and the October 13, 2014 Workshops, and the Minutes from the October 15, 2014 Special Session and October 15, 2014 Regular Meeting

2. **Setting a Hearing on the Salt Flats Comprehensive Plan Amendment and Rezone, Located at the Northeast Corner of 28 Road and Grand Avenue**
[File #CPA-2014-230 and RZN-2014-231]

A request to change the Comprehensive Plan - Future Land Use Designation from Residential High Mixed Use to Commercial on 10.09 acres and a request to rezone 26.49 acres from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district, located at the northeast corner of 28 Road and Grand Avenue.

Proposed Ordinance Amending the Comprehensive Plan from Residential High Mixed Use to Commercial and Rezoning Property from C-1 (Light Commercial) to R-24 (Residential 24+ du/ac) for Property known as the Salt Flats Located at the Northeast Corner of 28 Road and Grand Avenue

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for November 19, 2014

3. **Setting a Hearing Amending Sections of the Zoning and Development Code to Create a New Form-based Zoning District and to Amend Development Standards Applicable to Form Districts** [File #ZCA-2014-283]

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC), to create a new form district to implement the “Mixed Use Opportunity Corridor” land use designation of the Comprehensive Plan, to establish development standards for the new form district, and to amend general form districts standards.

Proposed Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) to Create a New Form-Based Zoning District that will Implement the Mixed Use Opportunity Corridor Future Land Use Designation of the Comprehensive Plan and to Amend Development Standards Applicable to the Form Districts

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for November 19, 2014

4. **CDBG Subrecipient Contracts with West Springs Hospital and the Salvation Army for Previously Allocated Funds within the 2014 Community Development Block Grant (CDBG) Program Year** [File #CDBG-2014-06 and 2014-07]

The Subrecipient Contracts formalize the City’s award of \$31,164 to West Springs Hospital and \$25,000 to the Salvation Army allocated from the City’s 2014 CDBG Program as previously approved by Council. The grant funds will be used to purchase specialized furnishings for patient rooms at West Springs Hospital and remodel the meal service kitchen at the Salvation Army’s main facility.

Action: Authorize the City Manager to Sign the Subrecipient Contracts with West Springs Hospital for \$31,164 and the Salvation Army for \$25,000 from the City’s 2014 CDBG Program Year Funds

5. **Contract for Leach Creek Open Channel Tree and Brush Removal 2014-2015**

This request is to award a contract for the cutting of trees in the Leach Creek drainage channel located approximately between the intersections of 25 Road and G Road, and 26 ½ Road and Catalina Drive, a distance of approximately 2.8 miles which is split into 8 sections. This contract shall include the cutting and removal/chipping of trees within 15’ on both sides of the center of the stream in the drainage channel.

Action: Authorize the City Purchasing Division to Enter into a Contract with Enviro Land Management, LLC of Whitewater, CO for the 2014-2015 Leach Creek Tree Cutting Project in the Amount of \$125,000

6. **Outdoor Dining Lease for Mesa Theater and Club, LLC, Located at 538 Main Street**

Mesa Theater and Club, LLC, is leasing the Mesa Theater property and business located at 538 Main Street from the current owner Mesa Theater and Lounge, LLC. As a new business entity, Mesa Theater and Club, LLC, is requesting a first-time Outdoor Dining Lease for an area measuring 350 square feet directly in front of their building. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their licensed premise and allow alcohol sales in this area. The outdoor dining area comprises the same enclosed sidewalk dining area that is currently occupied by Mesa Theater and Lounge, LLC.

Resolution No. 32-14 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Mesa Theater and Club, LLC dba Mesa Theater and Club

Action: Adopt Resolution No. 32-14

7. **Sole Source Equipment Purchase of Digester Gas Flare Equipment at the Persigo Waste Water Treatment Plant**

This request is to approve a sole source purchase of methane gas flare equipment from LFG Specialties, LLC. Pending approval, this equipment will be installed in conjunction with the new BioCNG scrubbing equipment at the Persigo Waste Water Treatment Plant (WWTP) later this winter. The flare equipment being replaced was installed when the plant was constructed in 1983 and is well beyond its service life.

Action: Authorize the City Purchasing Division to Purchase Methane Gas Flare Equipment from LFG Specialties, LLC in the Amount of \$82,900

8. **Renewable Fuel Credit Management Services**

Blue Source will coordinate all of the activities required to generate, document, register, market, and monetize the Renewable Identification Numbers (RIN's) achieved by the Persigo Waste Water Treatment Plant BioGas project.

Action: Authorize the Purchasing Division to Enter into a Contract with Blue Source to Provide Services Required to Register, Generate, and Market Renewable Identification Numbers

9. **Horizon Drive Association Business Improvement District (HDABID) 2015 Operating Plan and Budget**

Every business improvement district is required to file an operating plan and budget with the City Clerk by September 30th each year. The City Council then approves or disapproves the plan and budget by December 5th. The plan was reviewed by the Horizon Drive Association Business Improvement District Board and submitted within the required timeline.

Action: Approve the Horizon Drive Association Business Improvement District's 2015 Operating Plan and Budget

10. **Vacate a 20' Sewer Easement Located at 2619 H Road**

A request to vacate a 20' sewer easement on a 3.069 +/- acres parcel in a Residential - Rural (R - R) zone district located at 2619 H Road. The easement will be relocated along the edge of the property instead of crossing diagonally.

Resolution No. 33-14 – A Resolution Vacating a 20' Sewer Easement Located at 2619 H Road

Action: Adopt Resolution No. 33-14

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing - Fire Station No. 4 Annexation and Zoning, Located at 2880 B ½ Road

A request to annex and zone the 4.760 acre Fire Station No. 4 Annexation, located at 2880 B ½ Road, to R-4 (Residential 4 du/ac). This property consists of 1 parcel, contains 1.21 acres of B ½ Road right-of-way, and is being annexed into the City.

The public hearing was opened at 7:47 p.m.

Senta Costello, Senior Planner, presented this item. She described the site, the location, and the request. She noted the surrounding zoning and uses.

Councilmember Boeschenstein asked why the request is not for a Community Service Recreation zone (CSR). Ms. Costello said policy allows the choice to be zoned CSR or match the zone of the surrounding area as long as it conforms to the Comprehensive Plan. Councilmember Boeschenstein noted the zoning does not indicate residential use of the property. Ms. Costello explained publicly owned property is usually zoned like the surrounding area in consideration of a future sale, and public service facilities, like fire stations, are allowed in all zone districts.

Councilmember Chazen asked if the Church property is part of the rezone request. Ms. Costello said the property was annexed as a whole and then subdivided; this zone request is for the entire property.

City Attorney Shaver explained churches are allowed in all residential zones in the City.

There were no public comments.

The public hearing was closed at 7:51 p.m.

Resolution No. 34-14 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Fire Station No. 4 Annexation, Located at 2880 B ½ Road is Eligible for Annexation

Ordinance No. 4641 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fire Station No. 4 Annexation, Approximately 4.760 Acres, Located at 2880 B ½ Road and including a Portion of the B ½ Road Right-of-Way

Ordinance No. 4642 – An Ordinance Zoning the Fire Station No. 4 Annexation to R-4 (Residential 4 du/ac), Located at 2880 B ½ Road

Councilmember Susuras moved to adopt Resolution No. 34-14 and Ordinance No. 4641 and Ordinance No. 4642 on Final Passage and order them published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public Hearing - Amending Industrial Pretreatment Regulations Regarding Limits for Metals in Industrial Wastewater Discharge

The Persigo Industrial Pretreatment Program is revising the Mass Based Local Limits for Metals discharged to the Persigo Wastewater Treatment Facility from local industries to continue to meet State and Federal wastewater discharge permit requirements. Federal regulations require a reading of the proposed changes to the Code, public notice by the United States Environmental Protection Agency (USEPA) and final approval at a hearing. The City adoption of the final ordinance is contingent on USEPA final approval, anticipated in the near future. It is anticipated the revision will not result in any impacts to permitted Industrial Users, based on historical monitoring data.

The public hearing was opened at 7:54 p.m.

Greg Lanning, Public Works and Utilities Director, presented this item. He explained the purpose of the ordinance and noted the presence of a letter in the packet from the City Attorney. He referred to a white paper he provided the City Council a few weeks prior on local limits. He explained the meaning of local limits and the applicable state and federal regulations that set those limits. The purpose of the limits are safety and health. He

listed the metals and elements that are limited by this proposed ordinance. All limits were reduced except chromium. After the first reading on September 19th the proposed changes were submitted to the USEPA and distributed to users that would be affected by the new limits. The USEPA was delayed issuing their notice to the Federal Register, which is why this item's final approval is contingent on the EPA's approval. In this community there are 18 discharge and 12 waste hauler permits issued, but very few of these have discharge limits particular to these metals. CAPCO, Inc. is one company that feels they will be affected by the new limits. The City's response to CAPCO is included in the report. Mr. Lanning explained how the limits were determined and noted how they allow for future industry growth, specifically CAPCO. Some concerns are future increased limit reductions and nutrient discharge. The report concluded limits would be increased if the Plant discharged directly into the river (rather than into the smaller Persigo Wash) and the Plant installed a diffuser in the river. This proposal is for the diffuser design in the budget for 2015 with the plan to install it in 2016. This is more cost effective than plant modifications.

Councilmember Boeschstein asked how many industrial pre-treatment sites there are in the system. Mr. Lanning said there are 18 discharge permits; most companies collect and recycle the metals rather than discharge them. CAPCO does have to discharge chromium as part of their process.

Councilmember Doody asked City Attorney Shaver if there have been illegal discharges in the past. City Attorney Shaver said there have been. Councilmember Doody remembered a City employee was seriously injured due to the illegal discharge. City Attorney Shaver said he was correct and this is a very serious matter. He also mentioned he had an opinion letter in the report.

Councilmember McArthur asked if this is required to be in compliance with federal regulations. City Attorney Shaver said it is.

There were no public comments.

The public hearing was closed at 8:03 p.m.

Ordinance No. 4640 – An Ordinance Amending Section 13.04.370 (D) of the Grand Junction Municipal Code Pertaining to Industrial Pretreatment Regulations Concerning Mass-Based Local Limits

Councilmember Susuras moved to adopt Ordinance No. 4640 and ordered it published in pamphlet form upon USEPA final approval. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Public Hearing - Proietti Annexation and Zoning, Located at 782 24 Road

A request to annex and zone the Proietti Annexation, located at 782 24 Road. The Proietti Annexation consists of one 8.939 acre parcel and no public right-of-way. The requested zoning is a C-1 (Light Commercial) zone district.

The public hearing was opened at 8:01 p.m.

Brian Rusche, Senior Planner, introduced this item. He described the site, location, and request. The property currently has an abandoned single family residence. Nearby development is Fellowship Church. The Comprehensive Plan established goals for this development. This is the first area that has been rezoned in this village area. This project meets numerous goals. Any site improvements will need to come through this process.

Councilmember McArthur asked if Leach Creek runs through the property. Mr. Rusche confirmed it does.

Councilmember Boeschstein asked how the Leach Creek Floodplain will be protected. Mr. Rusche said the developing engineer will have this information in the site plan which is not yet completed. However, the building sites currently being considered are where the previous buildings were built and these locations will not be impacted by the floodplain.

There were no public comments.

The public hearing was closed at 8:10 p.m.

Resolution No. 35-14 – A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Proietti Annexation, Located at 782 24 Road is Eligible for Annexation

Ordinance No. 4643 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado Proietti Annexation, Approximately 8.939 Acres, Located at 782 24 Road

Ordinance No. 4644 – An Ordinance Zoning the Proietti Annexation to C-1 (Light Commercial), Located at 782 24 Road

Councilmember Boeschstein moved to adopt Resolution No. 35-14 and adopt Ordinance No. 4643 and Ordinance No. 4644 on final passage and ordered them published in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Commercial Catalyst Grant Program - North Avenue Revitalization

In the continuing efforts to revitalize North Avenue, City Council will consider creating and funding a new Commercial Catalyst Grant Program to help fund streetscape and building façade projects on North Avenue. The grant program will require a 50% match from the property/business owner with grant amounts up to \$10,000 per property. Projects meeting the requirements of the program and approved by City Council will be funded on a first come first served basis.

Tim Moore, Deputy City Manager, introduced this item and explained the process that has led up to this point with Staff and the community. This project started as part of an Economic Development Plan to revitalize different areas of the community. It then transitioned into more specific projects such as the North Avenue Overlay project and was finally brought to Council at the October 6th Workshop; Council asked that the project have more of a framework and decide on how it would be managed; it was decided the Community Development Division will manage this program.

David Thornton, Principal Planner, gave a description of this project and presented everything that has taken place to date and relayed his excitement on the progress of this revitalization project thus far. This is a three part request: establish a grant program, assign a councilmember to the Catalyst Committee, and approve the funding for the grants. The program as proposed is to improve the streetscape and facades along North Avenue for safety and aesthetics. There are approximately over 200 properties and over 100 buildings that could be eligible for this program. Key aspects of the program are: a 50/50 fund match will be required; eligible projects will be awarded on a first come first served basis up to \$10,000; and City Staff will be available to assist applicants through the entire process. Funding must be used for permanent private improvements on the North Avenue side of buildings such as outdoor patios/eating areas and other pedestrian features. Up to \$1,500 of the grant may be used for design services for the improvements. Funding is also being sought to improve public streetscapes with park strips and expanded sidewalks which will also enhance the safety and looks of the public rights-of-way. A requested component of this project is to create a Catalyst Committee comprised of one staff person, one councilmember, and three members of the North Avenue Owners Association. The Committee will determine project eligibility and make recommendations to Council for funding.

Councilmember Chazen noted this program is requesting a total of \$100,000 with this \$50,000 request coming from the 2014 budget. He then asked if a separate authorization will be needed for funds to be allocated from the 2015 budget. Mr. Thornton said yes. Councilmember Chazen asked if there had been any discussion on whether funding will be available to both owners and lessees. Mr. Thornton said funds will be available to both; however the owner's signature will be required on all grant

applications authorizing changes. Councilmember Chazen asked how the funds would be paid. Mr. Thornton said the applicants will be reimbursed for expenses.

Councilmember Chazen then asked if there will be a public notice of this program roll out giving all those eligible the same amount of time to apply. Mr. Thornton said there have been some television ads and an open house will be scheduled on November 10th if this program is approved tonight. Additional advertising is also being considered.

Councilmember Boeschstein thanked the North Avenue Owners Association (NAOA) and City Staff for bringing this project forward. He mentioned he and his wife live close to North Avenue and this project will provide big improvements to the corridor; it is a big step forward for North Avenue. Councilmember Boeschstein said one particular aspect of this project he likes is the incentive to owners to change the type of business signs used to the monument style; this will reduce the number of signs and sign poles that disrupt the view.

Councilmember Susuras thanked Mr. Thornton who has worked on this project from the beginning, Kathy Portner, Community Services Manager, for securing a million dollar grant, and the members of the North Avenue Owners Association. He noted they have all worked hard and their efforts are appreciated. He will support this project.

Councilmember Traylor Smith asked who will maintain the vegetation along North Avenue. Mr. Thornton said maintenance of the vegetation is the owner's responsibility. Councilmember Traylor Smith asked that the type of landscaping being considered be reviewed for a proper fit before it is installed so the area is able to maintain its curb appeal in the years to come. She feels this is a great project and commended everyone involved for their good work.

Council President Norris commented that this is a great project; she is glad to see it get to this point and feels it will get better as the project moves forward. Council President Norris invited members of NAOA to speak.

NAOA board members in attendance were President Poppy Woody, Deborah Hooey, and Kevin Bray. Mr. Bray reviewed when the plan began and the initial projects. He commended and thanked Mr. Thornton and Ms. Woody on their tenacity to move this project forward and expressed how excited they are about this program. This blend of public and private sector funds is a great way to create partnerships. He encouraged Councilmembers to approve the program and attend the Open House planned for Monday, November 10th from 4:30 to 6:30 p.m. at the Lincoln Park Hospitality Suite. Mr. Bray said after seven years it is good to see this project proceed.

Resolution No. 36-14 – A Resolution Establishing the Commercial Catalyst Grant Program for North Avenue

Councilmember Chazen moved to adopt Resolution No. 36-14. Councilmember Boeschstein seconded the motion. Councilmember Boeschstein volunteered to serve on this committee. City Attorney Shaver clarified that an affirmative vote would include the appointment of Councilmember Boeschstein to that committee. Motion carried by roll call vote.

Contract for City of Grand Junction CNG Slow-Fill/Time-Fill Fueling Station

This request is to authorize the City Purchasing Department to award a contract with Ward Alternative Energy, LLC of Commerce City, CO for the expansion of the City's CNG (Compressed Natural Gas) Fueling Station. There are currently ten time-fill stations that service 18 City CNG vehicles and four Grand Valley Transit (GVT) vehicles. Four more CNG vehicles and four more GVT vehicles are expected in the next two months.

Jay Valentine, Internal Services Manager, described the project which asks for ten additional CNG fueling stations. The current station, completed in 2011 has ten fueling slots. Since then this City program has grown to include over 20 CNG vehicles and has been recognized statewide and nationally as a leader of CNG programs. Currently, the City's CNG refueling needs have exceeded the capacity of the ten slots and if this request is approved, the capacity will double; CNG refueling for the larger vehicles is an overnight process. For this project the City has a bid from Ward Alternative Energy, LLC in the amount of \$463,361; the original estimated cost for this project was \$300,000. Some funds that will help cover the cost will come from a \$200,000 Department of Local Affairs (DOLA) grant; additional funds are being requested from DOLA for the amount over the original estimated amount. Other fund sources are from Fleet Services (\$150,000), the Solid Waste Enterprise Fund (\$100,000) and GVT (\$13,250).

Councilmember Chazen asked from where are the Fleet Services and the Solid Waste funds coming: current operations or reserves. Mr. Valentine said Fleet Services old billing model produced a balance that is more than the City felt was needed for sound financial management; the Fleet Services \$150,000 is from this fund balance. The \$100,000 from the Solid Waste Enterprise Fund is available due to the fuel cost savings accrued from using CNG versus diesel. Councilmember Chazen noted that the Fleet charges for fuel are increasing in 2015. Mr. Valentine said CNG fuel is now at a break-even price. Councilmember Chazen asked if all of the trash trucks use CNG fuel. Mr. Valentine said when the new trucks arrive all the trash trucks will use CNG. Councilmember Chazen felt GVT should pick up a larger amount of the cost than \$13,250. Mr. Valentine has been directed to have an additional conversation with GVT regarding the shortfall in the budget.

Councilmember Traylor Smith asked what changes were made to pay for the project increase of \$160,000. Mr. Valentine said the \$150,000 from Fleet Services was added to pay for the additional cost. Councilmember Traylor Smith asked why it is difficult to find construction companies to bid on these types of projects. Mr. Valentine said it is because this technology is so new. Councilmember Traylor Smith then asked if Mr. Valentine felt more companies would be available as the technology became more main stream. Mr. Valentine said yes, but as demand for these stations increases, it will be harder to find companies available for projects, especially if they are not for the complete plant like this project (just an expansion). Councilmember Traylor Smith asked if there are any safety concerns with this project. Mr. Valentine said yes and one of the reasons this company was chosen was their successful history with this type of project. Councilmember Traylor Smith asked if this fueling station will be the final destination of the fuel line that is being built at Persigo. Mr. Valentine answered yes.

Council President Norris asked if the additional funding to be requested from DOLA is included or in addition to the \$200,000. Mr. Valentine said the City has already been approved for \$200,000; the new request will be for an additional \$81,608. Council President Norris asked, if DOLA approves the additional funding, will the amount being funded by Fleet Services be reduced? Mr. Valentine answered yes. Council President Norris then asked if the City did not want to spend that much money, could the number of fueling stations be reduced or would it be better to construct the same number of slots. Mr. Valentine said they had looked at the option of reducing the number of new stations, but that would have required changing the vehicles being refueled in the middle of the night in order to meet the demand. Council President Norris then asked if the City should be looking at constructing more refueling stations. Mr. Valentine said if the program continues to grow at the same rate it has, ten additional stations will not be enough. Right now, he is comfortable with having 20 for the next 3-5 years.

Councilmember Chazen asked if a private partnership has been explored to help defray the costs. If the City needs to install more stations in the future, is this something the City wants to be doing? Mr. Valentine said it is hoped private sector involvement will be forthcoming. Initially when the City built the stations, it was hoped this would be a catalyst to encourage private sector involvement. Although this has happened, up to this point, it has been in areas outside of the Grand Valley; he feels this will change soon which is why he is comfortable with only adding ten stations now. Councilmember Chazen asked if private funding is on the horizon, can the City get by with the current ten stations or does the City need the additional capacity now? Mr. Valentine said the City is currently past capacity and needs the additional stations constructed.

Councilmember McArthur read Goal 12 from the Staff report, "Being a regional provider of goods and services the City and County will sustain, develop, and enhance a healthy, diverse economy". He would like comments like this considered when revising the

Comprehensive Plan. He felt the current verbiage contains opinions; he questioned if this is the business of government. He read the next sentence, "This equipment will allow for continued reliable Solid Waste, street maintenance, and public transportation services to our community". Councilmember McArthur said it is not the business of government to compete with the private sector. Solid Waste alone competes with four private companies.

Councilmember Boeschstein disagreed with Councilmember McArthur. He said Grand Junction is a regional provider of goods and services that has been designated as a metropolitan area by the Census Bureau because the City has a population of 60,000 and the County 130,000; the Grand Valley is by far the largest urban area between Denver and Salt Lake City. Solid waste cannot be provided by the private sector unless they are able to build a landfill. He will support this project.

Councilmember McArthur commented that the private sector can provide landfill services and they do in some areas. There is a private land fill in Aurora. When he referenced providing goods and services he was referring to governments creating businesses that directly compete with the private sector.

Councilmember Susuras moved to authorize the City Purchasing Division to enter into a contract with Ward Alternative Energy, LLC of Commerce City, CO in the amount of \$463,361, for the Expansion of the City's CNG Fueling Station to include an additional Ten Fueling Stations. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:55 p.m.

Stephanie Tuin, MMC
City Clerk