

**GRAND JUNCTION CITY COUNCIL
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
AGENDA**

WEDNESDAY, OCTOBER 17, 2001, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance
Invocation - Miriam Greenwald, Lay Leader
Jewish Community Congregation Ohr Shalom

PROCLAMATIONS / RECOGNITIONS

PROCLAIMING OCTOBER 21, 2001 AS "READ AROUND THE WORLD DAY" IN THE CITY OF GRAND JUNCTION

PROCLAIMING NOVEMBER 4-10, 2001 AS "CELEBRATION OF FAMILIES WEEK" IN THE CITY OF GRAND JUNCTION

APPOINTMENTS

APPOINTMENTS TO THE RIVERFRONT COMMISSION

CITIZEN COMMENTS

PRESENTATIONS

WALKER FIELD AIRPORT AUTHORITY PRESENTS COMMERCIAL AIR SERVICE BENCHMARK REPORT [Attach 1](#)

CONSULTANT DR. JERRY MOORMAN REPORTS RESULTS OF CITIZEN SURVEY [Attach 2](#)

***** CONSENT CALENDAR *****

1. **Minutes of Previous Meetings** [Attach 3](#)

Action: Approve the Summary of the October 1, 2001 Workshop and the Minutes of the October 3, 2001 Regular Meeting

2. **Setting a Hearing for the Supplemental Appropriation Ordinance for the Budget Year 2001** [Attach 4](#)

A second supplemental appropriation ordinance is adopted every year at this time to fine-tune the budget and to appropriate contingency amounts to ensure the proper level of appropriation authority by fund.

Proposed Ordinance Making Supplemental Appropriations to the 2001 budget of the City of Grand Junction

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for November 7, 2001

Staff presentation: Ron Lappi, Director of Administrative Services

3. **Purchase of Parking Meters** [Attach 5](#)

The Purchasing Office solicited 3 bids and publicly advertised in the Daily Sentinel to purchase parking meters per the requirements of City Purchasing Policy and the City's minimum specifications. A total of 3 bids were received representing the three parking meter manufacturers. All bids were found to be responsive and met the minimum requirements of the specifications. The responsive bids received are:

Tri State Meter (POM)	Higley, Arizona	\$ 34,830.59
Duncan Ind.	Harrison, Arkansas	\$ 35,176.75
Mackay Meters	Nova Scotia, Canada	\$ 39,740.00

The industry has changed from a mechanical to a digital electronic clock mechanism. All of the above manufacturers use a flashing red LCD read out that shows the EXPIRED warning. However, Tri State (POM) the low bidder, is the only manufacturer that also provides an option of a mechanical EXPIRED warning for an additional \$25.00 for each meter.

The City Customer Service Manager determined that the LCD EXPIRED WARNING could not always be read from the traffic cart and the cost of the mechanical flag is justified and offset by the additional cost of lost time by the parking attendant. The requirement for a mechanical flag makes this procurement a Sole Source, because no other manufacturer provides a unit with this feature. This increases the total Tri State (POM) bid to \$38,380.59.

Action: Authorize the Senior Buyer to Purchase Parking Meters from Tri State in an Amount of \$38,380.59

Staff presentation: Jodi Romero, Customer Services Manager
Rex Sellers, Senior Buyer

4. **I-70B Access Study Contract with Colorado Department of Transportation** [Attach 6](#)

A City Council Resolution approving and authorizing the City Manager to sign contracts for the project identified as C M555-017, I-70B Access Study, SUB-13870 for traffic access and management study on I-70B from 24 Road to 1st and Grand Avenue. This contract is for a total of \$96,000. Two developers along I-70B have contributed \$10,000 each and the City will provide \$35,000 to fund this work. CDOT's portion will be \$41,000. The City has already received the funds from the two developers. This study will recommend means and methods of controlling access along this corridor to optimize traffic capacity on the existing infrastructure.

Resolution No. 104-01 - A Resolution Accepting a Grant for the Federal-aid Funds for the Transportation Equity Act for the 21st Century of 1998 (TEA-21) for the Project Identified as CM555-017, I-70B Access Study, Sub-13870 for the Traffic Access and Management Study on I-70B From 24 Road, to 1st and Grand Avenue in the City of Grand Junction

**Action: Adopt Resolution No. 104-01*

Staff presentation: Mark Relph, Public Works Director

5. **10 yd. Tandem Axle, Dump Truck** [Attach 7](#)

This purchase is to replace the existing unit #1141, 1992 GMC, 5 yard dump truck. The Purchasing Office solicited 5 bids from our active bidder's list and publicly advertised in the Daily Sentinel to purchase one ten yard dump truck per the requirements of City Purchasing Policy and the City's minimum specifications. A total of 7 bids were received from 4 local truck dealers. All bids were found to be responsive and met the minimum requirements of the specifications. The responsive bids received are:

• Transwest Freight Liner	Grand Junction, CO	\$ 92,504.37
• Hanson Equipment, Inc.	Grand Junction, CO	\$ 97,216.00
• Hanson Equipment, Inc., Alt#1	Grand Junction, CO	\$100,013.00
• MHC Kenworth	Grand Junction, CO	\$ 93,280.00
• Mesa Mack	Grand Junction, CO	\$ 77,872.00
• Mesa Mack, Alt #1	Grand Junction, CO	\$ 78,377.00
• Mesa Mack, Alt #2	Grand Junction, CO	\$ 79,555.00

Action: Authorize the City Purchasing Manager to Purchase One Mack 10 yard, Tandem Axle Dump Truck from Mesa Mack Sales and Service, Grand Junction, Colorado for the Low Bid Amount of \$77,872.00.

Staff presentation: Tim Moore, Public Works Manager

6. **Setting Ambulance Service Fee** [Attach 8](#)

The ambulance service fee has not been revised since September of 1998. Fees for 1999 and 2000 were virtually the same as in 1998; however, this year, 2001, an increase in dispatching costs will impact the ambulance fee.

Payment of the fee is necessary to pay costs incurred in dispatching ambulances, administering the ambulance service permitting program and coordinating Fire Department and ambulance service EMS. All users of dispatch services share the cost of those services. The ambulance service fee is the method whereby the ambulance service pays a portion of the costs associated with their use of those services.

Resolution No. 105-01 – A Resolution Amending Resolution 53-98 Concerning and Establishing the Ambulance Service Permit Fee

Action: Adopt Resolution No. 105-01

Staff presentation: Rick Beaty, Fire Chief

7. **Revocable Permit - Willow Brook Subdivision located at the Northeast Corner of 26 Road and Patterson Road** [File #RVP-2001-093] [Attach 9](#)

Robert H. Streit and Rebecca Rudy Winchester of 308 Willowbrook Road request a revocable permit for landscaping and a fence located within the road right-of-way. The full cul-de-sac turnaround has never been constructed for this subdivision. After meeting with residents of the Willowbrook Subdivision, the Public Works Department has agreed to construct a modified "T" turnaround within the right-of-way that will be sufficient for most vehicles to turn without backing. The remaining right-of-way will remain landscaped.

Resolution No. 106-01 – A Resolution Concerning the Issuance of a Revocable Permit to Robert H. Streit and Rebecca Rudy Winchester

Action: Adopt Resolution No. 106-01

Staff presentation: Bill Nebeker, Senior Planner

8. **Grant Award to Mesa Youth Services, Inc. (PARTNERS) for the City's 2001 Program Year, Community Development Block Grant Program for Parking Lot and Landscaping Construction** [Attach 10](#)

This contract formalizes the City's Award of \$15,000 to PARTNERS for parking lot and landscaping construction for Partners Activity Center at 12th Street and

Colorado Avenue. These funds were allocated from the City's 2001 Community Development Block Grant Program.

Action: Authorize City Manager to Sign the Subrecipient Contract with Mesa Youth Services, Inc. (PARTNERS)

Staff presentation: Dave Thornton, Principal Planner

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

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

9. **Public Hearing - Rezoning St. Mary's Campus, 776 Bookcliff Avenue**
[File #RZF-2001-146] [Attach 11](#)

Second reading of the Rezoning Ordinance to rezone a portion of St. Mary's Hospital property from Neighborhood Business (B-1) zone district, to Planned Development (PD) zone district, located south of Wellington Avenue and east of 7th Street.

Ordinance No. 3380 - An Ordinance Rezoning a Portion of St. Mary's Hospital Property from Neighborhood Business (B-1) to Planned Development, Located South of Wellington Avenue and East of 7th Street

**Action: Adopt Ordinance No. 3380 on Second Reading*

Staff presentation: Lisa Gerstenberger, Senior Planner

10. **Public Hearing - Rezoning Rocky Heights Estate Subdivision, Off Escondido Circle** [File #RZP-2001-155] [Attach 12](#)

Second reading of the Rezoning Ordinance to rezone the Rocky Heights Estates Subdivision from Residential Single Family Rural (RSF-R) zone district, to Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district, located off Escondido Circle. Rocky Heights Estates contains approximately 16 acres.

Ordinance No. 3381 - An Ordinance Rezoning the Rocky Heights Estates Subdivision from Residential Single Family Rural (RSF-R) to Planned Development, 1.32 units per acre (PD 1.32) and Community Services and Recreation (CSR), Located off Escondido Circle

**Action: Adopt Ordinance No. 3381 on Second Reading*

Staff presentation: Lisa Gerstenberger, Senior Planner

11. **Public Hearing - Vacation of Right-of-Way in Tuscany Village, 641 27 ½ Road**
[File #VR-2001-145] [Attach 13](#)

Second reading of the ordinance vacating a portion of the 27 ½ Road right-of-way located at 641 27 ½ Road.

Ordinance No. 3382 - An Ordinance Vacating a Portion of 27 ½ Road Right-of-Way Located at 641 27 ½ Road, Tuscany Village Subdivision

**Action: Adopt Ordinance No. 3382 on Second Reading*

Staff presentation: Lisa Gerstenberger, Senior Planner

12. **Public Hearing - Vacation of Right-of-Way, Village Park, Medians in 28 ¼ Road Right-of-Way** [File #VR-2001-144] [Attach 14](#)

The applicant requests to vacate portions of 28 ¼ Road right-of-way north of F Road that constitute the future landscaped medians in the center of the street. The purpose of the vacation is to transfer ownership and maintenance responsibility for the landscaping in the median islands to the Village Park Homeowner's/Property Owner's Association. A public ingress-egress easement and multi-purpose easement for future utilities or traffic control devices will be retained in the medians.

Ordinance No. 3383 - An Ordinance Vacating Portions of the 28 ¼ Road Right-of-Way North of F Road to Allow Maintenance of the Vacated Area by the Village Park Home/Property Owner's Association

**Action: Adopt Ordinance No. 3383 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

13. **Public Hearing - Vacation of Easements, Redlands Marketplace Filing #2, 2516 Broadway** [File #VE-2001-143] [Attach 15](#)

The applicant has requested to vacate a public right-of-way and recreational easement for the riverfront trail that was dedicated on the Redlands Marketplace final plat. When the trail was reconstructed as part of the improvements to the subdivision and shopping center, it was placed outside of the easement. A new easement is being dedicated by separate instrument. The vacation will not become effective until the new easement is dedicated.

Ordinance No. 3384 - An Ordinance Vacating a Public Right-of-Way and Recreational Easement Located in Redlands Marketplace Subdivision at Highway 340 (Broadway) and Power Road

**Action: Adopt of Ordinance No. 3384 on Second Reading*

Staff presentation: Bill Nebeker, Senior Planner

14. **Public Hearing - Amending the Zoning and Development Code Regarding Transit Shelters and Benches Standards** [File #TAC-2001-175] [Attach 16](#)

The proposed amendments will clarify the allowable exemptions to the sign regulations for signs located on City-approved transit shelters and benches and establish specific standards relating to the installation and maintenance of and allowable advertising on transit shelters and benches.

Ordinance No. 3385 - An Ordinance Amending the Zoning and Development Code Standards for Transit Shelters and Benches

**Action: Adopt Ordinance No. 3385 on Second Reading*

Staff presentation: Bob Blanchard, Community Development Director

15. **Revocable Permit for GVT Bus Shelters to be located in City Right-of-way,** [File #RVP-2001-128] [Attach 17](#)

Consideration of a Resolution authorizing the issuance of a Revocable Permit to allow the Petitioner to install transit shelters along the newly adopted GVT routes in City right-of-way. This application is for 28 shelters along a Principal Arterial, Patterson Road and the Minor Arterials of Horizon Drive, North Avenue, North 1st Street, North 7th Street, and North 12th Street.

Resolution No. 107-01 - A Resolution Concerning the Issuance of a Revocable Permit to Outdoor Promotions, Inc.

**Action: Adopt Resolution No. 107-01*

Staff presentation: Lori Bowers, Associate Planner

16. **Monthly Parking Passes in the Downtown** [Attach 18](#)

This resolution amends the resolution creating new fines and fees for the parking system effective January 1, 2002. It implements a monthly pass program for those downtown workers and owners who would like the benefit of a pass program but may not wish to commit to an annual pass as already authorized and implemented by Resolution 71-01. The monthly pass would be offered at \$30 and be available on a calendar month.

Resolution No. 108-01 - A Resolution Amending Resolution Number 71-01 That Established New Parking Fines and Fees for the City of Grand Junction, By Providing For Monthly Parking Passes

**Action: Adopt Resolution No. 108-01*

Staff presentation: Ron Lappi, Director of Administrative Services

17. **Two Rivers Convention Center Policies, Procedures and Fees** [Attach 19](#)

The City of Grand Junction will be re-opening the convention center in December 2001. One immediate goal is to create an upbeat environment. This not only extends to the facility's physical presence but also includes operating procedures, appropriate staff training, and most importantly the manner in which the convention Center accommodates customers. The report provides details about proposed fees, charges, and operating policies and raises several issues that require Council direction.

Action: Decision on Policy Proposals

Staff presentation: Joe Stevens, Director of Parks & Recreation

18. **NON-SCHEDULED CITIZENS & VISITORS**

19. **OTHER BUSINESS**

20. **EXECUTIVE SESSION** to discuss Property Negotiations

21. **ADJOURNMENT**

Attachment 1

Walker Field Airport Authority Commercial Air Service Benchmark Report

Executive Summary

Walker Field Airport Authority Commercial Air Service Benchmark Report

Walker Field Airport is a full service airport located in Grand Junction, Colorado. It provides a complete range of services to the aviation industry and the community and is home to over 40 aviation related businesses. Walker Field enjoys daily passenger airline service to Denver, Phoenix, and Salt Lake City.

The Commercial Air Service Benchmark Report considers the state of passenger air service in Grand Junction and compares it to air service in similar cities in the western United States and other non-hub Colorado communities. The report also examines the economics of passenger air service and methods used by other communities to improve air service.

The report indicates that Grand Junction's air service is very similar in quality to comparable communities in terms of frequency of flights, available seats per day, number of non-stop cities served, number of carriers, and the availability of jet service. It also indicates that the number of passengers flying out of Walker Field has been relatively stable since 1976.

The costs to the airlines of operating from Walker Field Airport are lower than most comparable airports in terms of landing fees, terminal building usage fees, and fuel flowage fees. Likewise, airfares from Walker Field compare favorably with neighboring airports and, in most cases, are lower.

Nationwide, the demand for airline services is greater than the resources available to supply those services. When a community wants air service improvements, it is, effectively, trying to buy those services away from another community. With the deregulation of the airline industry in 1978, airlines are now able to place their resources where they will make the biggest return for their investors.

Several approaches are being used by communities to increase passenger air service. While discussions in Grand Junction have focused on new service to fly people out of Grand Junction for less than what they are currently paying, many communities are focusing on bringing leisure travelers into their community to vacation. They accomplish this through the use of airline incentive programs. Some of these programs are successful due to large financial contributions made to the program by private businesses.

October 3, 2001

The key to improving air service in Grand Junction is to promote competition. Whether the community chooses to implement an air service incentive program to attract new carriers or continues to allow the free market to determine the level of air service is a decision that must be considered and made by the community through the mutual cooperation of private citizens, businesses, and local governmental agencies.

Attachment 2
Citizen Survey

CITY OF GRAND JUNCTION
HOUSEHOLD SURVEY
2001

EXECUTIVE SUMMARY

The City of Grand Junction contracted the Bureau of Economic and Business Research at Mesa State College to conduct a mail-based, self-reported opinion survey of City households to determine their perceptions regarding certain aspects of living in Grand Junction. The areas of greatest interest were:

quality of life,
conditions and services in Grand Junction,
drinking water,
safety, and
Grand Junction employees.

The full report contains research methodology, an explanation of statistical accuracy, survey results including data analysis and explanation, and instrumentation.

Meetings with City Administrators started in late June, 2001, to plan the research project. A list of questions was provided the Bureau of Business and Economic Research by the City and a draft questionnaire developed. The draft questionnaire was presented to the City for their comments and recommendations. Changes were made to the questionnaire and it was approved in final form by the City in early July, 2001.

A decision was made by the City to mail the questionnaire to an unduplicated list of all utility customers. On July 16, 2001, 14,000 questionnaires were mailed. Respondents were given seven days to return the instrument. A cut-off date of August 15, was established for receipt of questionnaires that would be used in final data analysis.

A data-entry system was designed, created, and tested by researchers for use in analyzing data. City employees and volunteers were trained to use the system on July 23, 2001. Data entry began immediately and continued throughout the process. Data entry utilized a two-level verification process. After the data were entered, they were hand-checked a second time for accuracy. This process was necessary because of the large volume of data. Approximately 80,000 items had to be entered to create the final data pool.

After the data were entered and verified, it was analyzed using SPSS 10.0, one of the most academically respected statistical software packages available. The primary statistical procedures used were descriptive statistics and crosstabulations.

The survey yielded 3,057 completed questionnaires. Using the number of surveys mailed (14,000), the survey yielded a confidence interval of 1.6 at the 95% confidence level. Since these numbers have little meaning to the average reader, I have included a brief explanation of each.

The confidence interval is the plus-or-minus figure often reported in media opinion poll results. For example, if you use the survey's confidence interval of 1.6 and 50 percent of your sample picks an answer, you can be "sure" that if you had asked the question of the entire relevant population between 48.4% ($50-1.6$) and 51.6% ($50+1.6$) would have picked that answer.

The confidence level tells you how sure you can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 95% confidence level means you can be 95% certain; the 99% confidence level means you can be 99% certain. Most researchers use the 95% confidence level.

When you put the confidence level and the confidence interval together, you can say that you are 95% sure that the true percentage of the population who would pick the answer is between 48.4% and 51.6% (using the example above).

A confidence interval of 5 is usually the accepted norm in opinion-based research. The lower the confidence interval, the better. The confidence interval of this research, 1.6, is extremely low and indicates a very high degree of accuracy.

DATA HIGHLIGHTS

An overwhelming percentage (79.2%) of Grand Junction households rated quality of life as good or excellent. A very small percentage (2.3%) rated quality of life as poor or below average.

Grand Junction households were asked the question, "In general, how well do you think the City of Grand Junction provides services?" An above average rating was achieved.

Next, households were asked to rate individual City services. The following table provides an overview of the responses.

City of Grand Junction Services

	N	Minimum	Maximum	Mean	Std. Deviation
Street Maintenance	2957	1	5	3.27	.96
Street Sweeping	2782	1	5	3.24	1.06
Traffic	2927	1	5	2.89	1.07
Fire Protection	2624	1	5	4.03	.86
Emergency Medical	2502	1	5	4.13	.79
Police Services	2535	1	5	3.63	.98
Traffic Law Enforcement	2788	1	5	3.20	1.09
Crime Prevention	2689	1	5	3.28	.92
City Parks Appearance	2977	1	5	4.27	.75
Recreation Programs	2602	1	5	3.90	.96
Trash Collection	2592	1	5	4.16	.91
Weed Control	2709	1	5	2.98	1.10
Junk/Rubbish Control	2763	1	5	3.15	1.16
Storm Water System	2536	1	5	2.49	1.13

Households felt some City services were provided better than others. Opinions ranged from a low mean of 2.49 for the Storm Water System to a high mean of 4.27 for City Parks Appearance. Several others including Fire Protection, Emergency Medical, and Trash Collection were above the 4.0 level. The only services considered below average were Storm Water System at 2.49, Traffic at 2.89, and Weed Control at 2.98.

In addition to examining overall means for services, crosstabulations were conducted to examine delivery of individual services based on Zip Code of residence. All crosstabulations are included in the report. Analysis indicated two service areas where there was a high level of variance based on Zip Code of residence: traffic management and weed control.

The next two questions dealt with drinking water supplier and quality of drinking water. Ute Water was the largest supplier of water to respondents with 47.7%, followed by the City with 39.9%. Ute Water was rated highest quality with a mean of 3.85 closely followed by the City with a mean of 3.78. Crosstabulations were conducted to examine the quality of drinking water by Zip Codes and are included in the report .

The next question concerned neighborhood safety. With a mean of 3.97, overall perception appeared high that someone walking in a City neighborhood was safe. Several crosstabulations were conducted to further investigate neighborhood safety and are included in the report.

The next three questions were preceded by the statement, "If you have had telephone or in-person contact with a City of Grand Junction employee within the last 12 months, please rate

the following three employee traits by circling the number that most closely represents your opinion. N/O represents no contact.”

Data support that City employees were very courteous and provided services in a timely and helpful fashion. Several crosstabulations were conducted to further examine City employee traits and are included in the report.

The next four questions concerned respondent demographics. Respondents were majority male (51.9%). More than half the respondents (51.8%) were 60 years of age and older, with 32.3% 70+. More than half the respondents (50.4%) have lived in Grand Junction 21+ years; 26.6% have lived in Grand Junction 10 years or less. Zip Code distribution was not even with very small responses from 81502 (.7%), 81503 Riverside (1.1%), and 81503 1st and Pomona (.2%).

SUMMARY

Research results leave little doubt that Grand Junction households, with few exceptions, enjoy a very good quality of life. Perception of overall services was above average, quality of drinking water was high, the City's neighborhoods were considered exceptionally safe, and City employees were courteous, timely and helpful. Data strongly suggest household respondents consider Grand Junction a great place to live.

Attachment 3

Summary of October 1, 2001 Workshop and Minutes of October 3, 2001 Regular Meeting

**GRAND JUNCTION
CITY COUNCIL WORKSHOP**

October 1, 2001

The City Council of the City of Grand Junction, Colorado, met on Monday, October 1, 2001 at 7:07 p.m. in the City Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Jim Spehar, Reford Theobald, Janet Terry and President of the Council Cindy Enos-Martinez. Councilmember Bill McCurry was absent.

Summaries and action on the following topics:

1. **THE CIVIC FORUM:** Nancy Terrell, Director of the Civic Forum, asked Council to purchase an annual City membership for \$7,500. Mesa County has committed to \$10,000 for the next two years. She gave examples of issues the Forum deals with noting the Forum brings a wide array of people together to collaborate.

Action summary: Council had concerns that the Council would be funding a group that may ultimately be lobbying the Council. It was determined that the request would be reviewed further during the budget process.

2. **HILLTOP COMMUNITY RESOURCES:** Sally Schaefer and Janell Bauer-Morris presented to Council the plans for the Senior Enrichment Center. They believe it should be a public-private partnership. If they raise \$5.6 million, then Hilltop will fund the rest and commit to the operation and maintenance long-term. Ms. Schaefer asked Council for a 10 year, \$2.5 million City contribution to their Senior Enrichment Center.

Action summary: Council had concerns on what the economy will do and the affect of the TABOR limitations. They determined they would review the request further in the budget review process.

3. **MESA COUNTY PUBLIC LIBRARY:** Terry Pickens, Director, Anita Cox, foundation member, and Bill Loring, library board member, briefed Council on the Library's expansion plans, their progress to date, and the need for future City support.

Action summary: Council voiced concerns over the perception to the public that a letter of support would cloud their judicial standing in any public hearing process on the development of the library plans. Ms. Cox expressed that the letter can be very general in its support – simply supporting a library expansion in the downtown area. Council felt that if the right-of-way vacations were accomplished before any letter is written, that issue would be clearer to the public. They agreed to consider a letter of support after that vacation of right-of-way process is completed.

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

OCTOBER 3, 2001

The City Council of the City of Grand Junction convened into regular session the 3rd day of October, 2001 at 7:33 p.m. in the City Auditorium. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Janet Terry, Reford Theobold, Jim Spehar and President of the Council Cindy Enos-Martinez. Also present were City Manager Kelly Arnold, City Attorney Dan Wilson and City Clerk Stephanie Tuin.

Council President Enos-Martinez called the meeting to order and Councilmember Theobold led in the pledge of allegiance. The audience remained standing for the invocation by Michael Torphy, Grand Junction Church of Religious Science.

PROCLAMATIONS/RECOGNITIONS

PROCLAMATION DECLARING OCTOBER 7 THROUGH OCTOBER 30, 2001 AS "KNIGHTS OF COLUMBUS DAYS FOR THE MENTALLY HANDICAPPED", IN THE CITY OF GRAND JUNCTION.

PROCLAMATION DECLARING THE WEEK OF OCTOBER 7 THROUGH OCTOBER 13, 2001, AS "NATIONAL FIRE PREVENTION WEEK".

PRESENTATION OF FOUR MARKETING AND COMMUNICATION AWARDS TO THE CITY OF GRAND JUNCTION FROM THE 3CMA .

***** CONSENT CALENDAR *****

It was moved by Councilmember Spehar, seconded by Councilmember Theobold and carried, with Councilmember Butler abstaining from voting on item #4 as he is one of the property owners, to approve the Consent Items #1 through #12.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the September 17, 2001 Workshop and the Minutes of the September 19, 2001 Regular Meeting

2. **Award of Contract for 29 Road Paving Improvements, Phase I**

Bids were received and opened on September 25, 2001 for 29 Road Paving Improvements Phase 1. United Companies submitted the low bid in the amount of \$431,298.45.

The following bids were received for this project:

<u>Contractor</u>	<u>From</u>	<u>Bid Amount</u>
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United Companies	Grand Junction, CO	\$431,298.45
MA Concrete Construction, Inc.	Grand Junction, CO	\$477,237.00
Sorter Construction, Inc.	Grand Junction, CO	\$512,098.50
Engineer's Estimate		\$452,669.25

***Action:** Authorize the City Manager to Execute a Construction Contract for the 29 Road Paving Improvements Phase 1 with United Companies in the Amount of \$431,298.45.*

3. Award of Contract for 2001 Curb, Gutter and Sidewalk Replacement

Bids were received and opened on September 25, 2001, for the 2001 Curb, Gutter, and Sidewalk Replacement. The low bid was submitted by BPS Concrete in amount of \$232,206.26.

The following bids were received for this project:

Contractor	From	Bid Amount
Reyes Construction	Grand Junction	\$297,068.50
G and G Paving	Grand Junction	\$250,965.00
Vista Paving Corporation	Grand Junction	\$243,829.95
BPS Concrete	Grand Junction	\$232,206.26
Engineer's Estimate		\$215,389.81

***Action:** Authorize the City Manager to Execute a Construction Contract for the 2001 Curb, Gutter and Sidewalk Replacement with BPS Concrete in the Amount of \$232,206.26.*

4. Setting a Hearing on Alley Improvement District 2002, Phase A

Successful petitions have been submitted requesting a Local Improvement District be created to reconstruct the following seven alleys:

- East/West Alley from 2nd to 3rd, between Hill Avenue and Gunnison Avenue
- East/West Alley from 3rd to 4th, between Hill Avenue and Teller Avenue
- East/West Alley from 4th to 5th, between Colorado Avenue and Ute Avenue
- East/West Alley from 11th to 12th, between Grand Avenue and Ouray Avenue
- East/West Alley from 12th to 13th, between Kennedy Avenue and Bunting Avenue
- East/West Alley from 15th to 16th, between Hall Avenue and Texas Avenue
- "T" shaped Alley from 7th to Cannell, between Kennedy Avenue and Bunting Avenue

The proposed resolution is the first step in the formal process of creating the proposed Improvement District. A hearing to allow public comment for or against the proposed Improvement District is scheduled for the November 7th, 2001, City Council meeting.

Resolution No. 99-01 - Declaring the Intention of the City Council of the City of Grand Junction, Colorado, to Create Within Said City Alley Improvement District No. ST- 02, Phase A, and Authorizing the City Engineer to Prepare Details and Specifications for the Same

Action: Adopt Resolution No. 99 -01 and Set a Hearing for November 7, 2001

5. **Setting a Hearing on Rezoning St. Mary's Campus, 776 Bookcliff Avenue**
[File #RZF-2001-146]

First reading of the Rezoning Ordinance to rezone a portion of St. Mary's Hospital property from Neighborhood Business (B-1) zone district, to Planned Development (PD) zone district, located south of Wellington Avenue and east of 7th Street.

Proposed Ordinance Rezoning a Portion of St. Mary's Hospital Property from Neighborhood Business (B-1) to Planned Development, Located South of Wellington Avenue and East of 7th Street

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 17, 2001

6. **Setting a Hearing on Rezoning Rocky Heights Estate Subdivision, Off Escondido Circle** [File #RZP-2001-155]

First reading of the Rezoning Ordinance to rezone the Rocky Heights Estates Subdivision from Residential Single Family Rural (RSF-R) zone district, to Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district, located off Escondido Circle.

Proposed Ordinance Rezoning the Rocky Heights Estates Subdivision from Residential Single Family Rural (RSF-R) to Planned Development, 1.32 units per acre (PD 1.32) and Community Services and Recreation (CSR), Located off Escondido Circle

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 17, 2001

7. **Setting a Hearing on Vacation of Right-of-Way in Tuscany Village, 641 27 ½ Road** [File #VR-2001-145]

First reading of the ordinance vacating a portion of the 27 ½ Road right-of-way located at 641 27 ½ Road.

Proposed Ordinance Vacating a Portion of 27 ½ Road Right-of-Way Located at 641 27 ½ Road

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 17, 2001

8. **Setting a Hearing on Vacation of Right-of-Way, Village Park, Medians in 28 ¼ Road Right-of-Way** [File #VR-2001-144]

The applicant requests to vacate portions of 28 ¼ Road right-of-way north of F Road that constitute the future landscaped medians in the center of the street. The purpose of the vacation is to transfer ownership and maintenance responsibility for the landscaping in the median islands to the Village Park Homeowner's/Property Owner's Association. A public ingress-egress easement and multi-purpose easement for future utilities or traffic control devices will be retained in the medians.

Proposed Ordinance Vacating Portions of the Center Medians in 28 ¼ Road Right-of-Way North of F Road to Allow Maintenance Responsibility by the Village Park Home/Property Owner's Association

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 17, 2001

9. **Vacation of Easements, Redlands Marketplace Filing #2, 2516 Broadway** [File #VE-2001-143]

In conjunction with a request to construct a Wendy's drive through restaurant in the Redlands Marketplace, the applicant proposes to vacate a public ingress-egress easement and a utility easement. There are no utilities in the easements to be vacated. The easements will be rededicated in an alternate location.

Additionally, the applicant has requested to vacate a public right-of-way and recreational easement for the riverfront trail that was dedicated on the Redlands Marketplace final plat. When the trail was reconstructed as part of the improvements to the subdivision and shopping center, it was placed outside of the easement. A new easement is being dedicated by separate instrument. The vacation will not become effective until the new easement is dedicated.

A. Resolution for Easement Vacation

Resolution No. 100-01 – Vacating a Public Ingress-Egress Easement and a Utility Easement Located in Redlands Marketplace Subdivision at Highway 340 (Broadway) and Power Road

B. Set a Hearing on Ordinance to Vacate Right-of-Way

Proposed Ordinance Vacating a Public Right-of-Way and Recreational Easement Located in Redlands Marketplace Subdivision at Highway 340 (Broadway) and Power Road

Action: Adopt Resolution No. 100-01, the Proposed Ordinance and Set a Hearing for October 17, 2001

10. **Barrier Free Lift System/Arjo Tub Purchase & Installation for Mesa Developmental Services** [File # CDBG-2001-6]

This contract formalizes the City's Award of \$40,000 to MDS for purchase and installation of barrier free equipment for an accessible group home. These funds were allocated from the City's 2001 Community Development Block Grant Program.

Action: Authorize the City Manager to Sign the Subrecipient Contract with Mesa Developmental Services (MDS) for the City's 2001 Program Year

11. **Setting a Hearing on Amending the Zoning and Development Code Regarding Transit Shelters and Benches Standards** [File #TAC-2001-175]

The proposed amendments will clarify the allowable exemptions to the sign regulations for signs located on City-approved transit shelters and benches and establish specific standards relating to the installation and maintenance of and allowable advertising on transit shelters and benches.

Proposed Ordinance Amending the Zoning and Development Code Standards for Transit Shelters and Benches

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for October 17, 2001

12. **Re-authorize the VCB to Enter into Contracts for Marketing Services with Lodging Properties Outside the City Limits**

Participation to date has included bed and breakfasts located in Palisade and Fruita. Owners of those properties have benefited from the VCB's promotional

efforts and the VCB has been able to meet visitors' needs by offering additional lodging choices. The original program will expire October 16, 2001 unless reauthorized.

Resolution No. 101-01 – A Resolution Authorizing the VCB to Enter into Contracts for Marketing Services

Action: Adopt Resolution No. 101-01

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

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

Free Parking Downtown – Thanksgiving to January 2, 2002

The previous two years the City Council agreed to suspend parking meters and fines for the holiday season. The merchants thought it was a great success and both the DTA and DDA support the request again this year. Staff feels the request will facilitate the installation of the new parking meters and the recalibrating of the existing meters in conjunction with the increase in fees previously approved so the change effective January 1, 2002 is as smooth as possible.

Administrative Services Director Ron Lappi reviewed this item. Mr. Lappi supported this item, as it would help to make for a smooth transition of the rate increases to take place January 2, 2002, and give the City an opportunity to promote that change.

Upon motion by Councilmember Kirtland, seconded by McCurry, and carried by roll call vote, parking fees and fines will be suspended beginning the day after Thanksgiving and continuing through January 1, 2002.

Action: Approval of Suspended Fines and Fees Thanksgiving to January 2, 2002

City Manager Arnold advised Council that they will be asked to consider monthly parking passes in the downtown area at the next Council meeting.

Temporary Access Agreement with Evertson Oil Company for Somerville Ranch

Short term access agreement allowing Evertson Oil Company transit through the City's Somerville Ranch property to drill two exploratory wells in Sections 13 and 12. The agreement is short term and applies to access during the short time period required for drilling and completion of wells 13-1A and 12-11. Should recoverable quantities of gas be discovered and long-term operation be required, another, longer-term, agreement will be negotiated in good faith. This short term agreement does not allow permission for long term operational access or

permission to cross City lands with collection system gas pipelines, either on City lands or on the TransColorado Natural Gas Pipeline right-of-way where it crosses City lands.

No compensation is required of Evertson except to protect the City as outlined in the attached draft agreement.

Public Works Director Mark Relph reviewed this item. Mr. Relph stated that the authorization request is being tabled, as there is more negotiations needed for the agreement. The company would like to be able to transport any gas that is found in the test drilling to the TransColorado Pipeline. Councilmember Terry asked for clarification of the term transport and asked Mr. Relph to identify the route.

Councilmember Spehar stated that this request goes beyond what Council was willing to do on a more or less informal basis. Councilmember Spehar indicated that if more use is being requested then Council needs more study.

Councilmember Terry said laying pipe to transport the gas would require more than just approval by Council and that Council does not have sufficient information at this time.

Councilmember Theobald agreed, and stated he felt Council is willing to give temporary access but anything over and above that will take a much longer time to consider.

City Manger Arnold said the company has heard this same thing before and he would reiterate it to them. Mr. Arnold cautioned that the company is exploring another route.

Councilmember Spehar said that access for the test drilling agreement should stay in the same spirit it was presented so that the company is encouraged to stay with this route.

Mr. Relph advised that consultants have been considered to assist in further study and also that Grand Mesa Slopes Policy Committee has been recontracted and will meet with Council and the Mesa County Commissioners.

City Manger Arnold said he would take the information back to Evertson Oil Company.

There was no action taken on this item.

Public Hearing on the Ruby Meadows Annexation, Located at 3063 Gunnison Avenue [File #ANX-2001-147]

Resolution accepting a petition to annex and second reading of the annexation ordinance for the Ruby Meadows Annexation (ANX-2001-147), located at 3063 Gunnison Avenue. This approximately 5.66 acre annexation consists of 1-parcel of land.

The public hearing was opened at 8:05 p.m.

Community Development Planning Manager Kathy Portner reviewed this item.

There were no public comments.

The hearing was closed at 8:07 p.m.

A. Accepting Petition

Resolution No. 102-01 – A Resolution Accepting Petitions for Annexation, Making Certain Findings, Determining Property Known as Ruby Meadows Annexation is Eligible for Annexation Located at Gunnison Avenue between East Valley Street and 30 ¾ Road

B. Annexation Ordinances

1) Ordinance No. 3376 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ruby Meadows Annexation No. 1, Approximately 2.883 Acres, Located at 3063 Gunnison Avenue

2) Ordinance No. 3377 - An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Ruby Meadows Annexation No. 2, Approximately 2.883 Acres, Located at 3063 Gunnison Avenue

Upon motion by Councilmember Terry, seconded by Councilmember Spehar, and carried by roll call vote, Resolution No. 102-01, and Ordinances No. 3376 and 3377 were approved.

Public Hearing Zoning the Ruby Meadows Annexation Located at 3063 Gunnison [File #ANX-2001-147]

Second Reading of the Zoning Ordinance for the Ruby Meadows Annexation located at 3063 Gunnison Avenue. This approximately 5.666 acre annexation consists of 1- parcel of land.

The public hearing was opened at 8:07 p.m.

Community Development Planning Manager Kathy Portner reviewed this item.

There were no public comments.

Councilmember Kirtland asked for clarification on the configuration and ownership of the units in this proposal. Ms. Portner said there would be zero lots lines, common walls, and individual ownership. Ms. Portner said she could show Council some examples. Such configuration would be allowed in RMF-5.

Councilmember Kirtland voiced concerns that the density was not reflecting the perceived zoning. He felt that there should be an architectural drawing that indicated the exact density of this development. Ms. Portner indicated that such a drawing could be made available although it was not included in the original application. Councilmember Kirtland felt that possibly there

should be a change made to the Code, rather than allowing changes made to accommodate developers instead of following Code.

Councilmember Theobold stated that he would like to see the zoning be what it actually is, not artificially high to allow more flexibility. Councilmember Spehar echoed that he felt the City either has standards or it doesn't, and that those standards should be followed. Councilmember Spehar asked if the Preliminary Plan is locked in at the higher zoning if approved. Ms. Portner stated that it is not locked in.

Councilmember Terry asked if the issue is that they wanted a variety of sizes of lots, and if so, maybe there is another alternative, such as a Planned Zone.

Ms. Portner stated that the way the Code is currently written the development would probably not meet the criteria required for a Planned Zone. Ms. Portner suggested the issue should be addressed in a different way, possibly a different number of units per acre.

Councilmember Terry suggested that a variety of sizes of lots might be desirable. The code goes from an RMF-5 to an RMF-8 and possibly there should be something in between those two options. Councilmember Theobold suggested maybe average lot size rather than minimum lot sizes would be more appropriate in determining allowable lot sizes.

Ms. Portner stated that the minimum lot size is set lower in order to allow some variation.

Councilmember Spehar indicated he would be less lenient in a Planned Zone, just to avoid having everything turn into a Planned Zone. It must be above and beyond, and show some community benefit to qualify for a Planned Zone.

The hearing was closed at 8:20 p.m.

Ordinance No. 3378 - An Ordinance Zoning a Parcel of Land Located at 3063 Gunnison Avenue to RMF-8

It was moved by Councilmember Theobold, seconded by Councilmember McCurry, and carried by roll call vote with Councilmember Spehar voting **NO**, to approve Ordinance No. 3378.

Public Hearing Vacating a Portion of the B.3 Road Right-of-Way Arrowhead Acres II, Filing 3 [File #VR-2001-159]

Request for approval of vacation of the cul-de-sac turnaround at the end of B.3 Road.

The public hearing was opened at 8:21 p.m.

Senior Planner Kristen Ashbeck reviewed this item.

The applicant had no additional comments.

There were no public comments.

The hearing was closed 8:22 p.m.

Ordinance No. 3379 - An Ordinance Vacating a Portion of the B.3 Road Right-of-Way in Arrowhead Acres II, Filing 3

It was moved by Councilmember Kirtland, seconded by Councilmember Terry and carried on roll call vote to approve Ordinance No. 3379.

Traffic Calming Project on Rana Road

Residents of Rana Road have been working with City Staff for the past year and are seeking approval and funds to install three speed humps on Rana Road to reduce speeding on the streets.

Transportation Engineer Jody Kliska reviewed the process for developing these proposals. She then located this proposal as being in the Ridges. Ms. Kliska reviewed the staff's participation in the process, which is as that of facilitating and organizing. The proposal must come from the residents. One year after installation, the installation is reviewed and if not effective the same process is used to remove the installation.

Councilmember Terry asked if the residents have submitted a petition. Ms. Kliska answered that they did.

Councilmember Spehar asked what the speed limit is on the road at the present time. Ms. Kliska stated that it is 20 mph, there is no curb, gutter or sidewalk. Councilmember Spehar then asked if there are standards as to where to apply such a program rather than places where it is just wanted. Ms. Kliska said the number of requests have not required that to be looked at, if the number of requests become too many then they would have to prioritize.

Councilmember Theobald queried about the timing of the study versus the posted speed limit. Councilmember Terry stated that there is huge support so she is ready to support the neighborhood request.

Councilmember Theobald suggested a more current study, with a posted speed limit, in future processes. Councilmember Terry suggested there should be studies done in the future. Councilmember Spehar indicated he felt a more current study should be done before Staff starts this process.

Patty Stubler, 2374 Rana Road, has lived there for seven years. When she first lived there, there was no development. She feels the road will eventually go into the Redlands Golf Course. Ms. Stubler identified the blind curves for the Council. There is a straightaway area where people speed up. Ms. Stubler supports the proposal.

Lynn Wilson, 2370 Rana Road, resides at the intersection. She has lived there for three years. Ms. Wilson feels that there are three strong reasons why people have to be in the road; the school bus picks up children in her driveway, the mailbox is in the middle of the intersection, and the street must be used to access the new trail system. Ms. Wilson herself has had two close calls.

Doug Barnett, 2366 ½ Rana Road, has lived there for 5 ½ years, but is moving because of the busyness of the road. He described a close call with his daughter. Mr. Barnett stated that the construction vehicles are the worst offenders.

Councilmember Terry asked where the extension into the golf course is and if Ms. Kliska could describe the stop signs, i.e., the three-way stop. Ms. Kliska indicated the extension into the golf course and where the stop signs are.

Councilmember Theobald stated he felt there is also an enforcement issue as well as addressing the stop sign positioning. Councilmember Terry agreed, the stop sign needs to be looked at, and a way found to make it safer.

Public Works Director Mark Relph indicated that his department would look at some solutions.

Transportation Engineer Kliska suggested that it is a difficult area to control, these are small lots with lots of driveways.

Councilmember Theobald suggested the possibility of a flashing light on the stop sign.

Mr. Relph suggested the possibility of a roundabout.

George Kruger, 401 Butte Court, asked who determined the locations of the speed bumps being proposed? He said the speed bumps should be placed right at the stop sign, he also asked if enforcement has been stepped up in the past year. Councilmember Theobald suggested the possibility that the alignment of the intersection may also be part of the problem.

It was moved by Councilmember Spehar, seconded by Councilmember Butler and carried by roll call vote to approve the expenditure of \$3,600 for Speed Humps on Rana Road.

Councilmember Kirtland encouraged Staff to pursue some of the other suggested solutions also.

Resolution Authorizing Rental Agreements for Various Fire Vehicles and Equipment

The City Manager will be authorized to sign rental agreements for September, October, November and December, 2001 with the Bank and the Lessor, each of which asserts that it has a security interest in the thirteen pieces of fire equipment that was donated to the City by the EMS Foundation through its representative Rob Dixon. Only four months of payments are proposed in the hope that the Foundation will finish its promised efforts to convert its investments so that it can make all of the required payments, by December 31, 2001. At the

same time, the City Manager will be negotiating for permanent lease-purchase arrangements and/or pay-off of some or all of the vehicles/equipment in the event the Foundation does not pay the Bank and the Lessor as it has promised it will do. Further, these are proposed as short-term agreements to give the Manager time to evaluate the fair market value of the equipment, and whether any equipment is not essential.

City Manager Kelly Arnold explained the request and reasons. The issue came to light last February that no payments have been made on the equipment donated by Rob Dixon of the EMS Foundation. The City donated its own older equipment to other communities. Mr. Arnold gave Council the history on the matter.

The City agreed to make payments until the end of this year with the EMS Foundation to start paying at that time, and repay the City. Currently the Foundation does not think they can begin payments at the end of the year. They have moved out the repayment date further. Therefore, the proposal is to rent the equipment to give the Fire Department an opportunity to evaluate what equipment is necessary and to also be able to negotiate prices for the equipment that is needed, with these companies or others. It is possible the City may not be able to afford the price of the original equipment. The proposal is a short-term resolution in order to be able to figure out a long-term resolution. Payments will go toward the purchase of the equipment.

Councilmember Terry stated that the City would not have purchased some of the equipment if it had not been donated. Councilmember Terry suggested that some of that surplus equipment be identified immediately. City Manager Arnold restated that they don't know what is essential at this time. If the City makes payments it will get credit for that of which is paid.

Councilmember Spehar indicated he supports buying some time but wants to ensure the City does not get in this situation again. City Manger Arnold gave his assurances this situation would not happen again.

Councilmember Kirtland stated that the City has given away several hundred thousand dollars worth of equipment. If the City can not use the donated equipment for a period of time, it puts the City in a bad position. Councilmember Spehar asked if the City should or could pursue this legally.

City Attorney Dan Wilson stated that probably later this year because one of the two lenders has a very strong position against the Foundation.

Councilmember Theobald asked if the City maintains its legal position within the agreement to negotiate for permanent lease/purchase arrangements. Mr. Wilson assured Council that the City is maintaining their legal position.

City Manger Arnold stated the he will keep Council informed, hopefully by mid November he will report back to Council.

Resolution No. 103-01 – A Resolution Approving Short Term Rental Agreements with Kansas State Bank and Federal Signal Leasing for Certain Fire Vehicles and Equipment, and the Colorado EMS Payment Guarantee

It was moved by Councilmember Spehar, seconded by Councilmember Terry and carried by roll call vote to authorize Resolution No. 103-01.

NON-SCHEDULED CITIZENS & VISITORS

There were no non-scheduled citizens or visitors.

OTHER BUSINESS

Councilmember Butler read a statement (see attached) regarding the Recreation Center question, which will be on the ballot in November.

Councilmember Butler moved that the City Council pledge to respect the will of the voters on this proposal. Councilmember Theobald seconded and the motion carried by roll call vote.

ADJOURNMENT

The City Council adjourned at 9:16 p.m.

Stephanie Tuin, CMC
City Clerk

Attachment 4

Setting a Hearing for Supplemental Appropriation Ordinance for Budget Year 2001

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL		
Subject:	Supplemental Appropriation Ordinance	
Meeting Date:	October 17, 2001	
Date Prepared:	October 10, 2001	
Author:	Lanny Paulson	Budget & Accounting Manager
Presenter Name:	Ron Lappi	Administrative Services Director
	Workshop	X Formal Agenda

Subject: Supplemental Appropriation Ordinance for the budget year 2001.

Summary: The request is to appropriate specific amounts for several of the City's accounting funds as specified in the ordinance.

Background Information: A second supplemental appropriation ordinance is adopted every year at this time to fine tune the budget and to appropriate contingency amounts to ensure the proper level of appropriation authority by fund.

- A. **Budget:** Pursuant to statutory requirements the total appropriation adjustments are at the fund level as specified in the ordinance. The total appropriation adjustment for all funds combined is \$3,359,105. The following provides a summary of the requests by fund.

General Fund #100, \$250,784: Transfers-Out to the 2-Rivers Convention Center Fund increased by \$130K to cover the projected operating deficit for 2001, the subsidy for the Swimming Pools and Cemetery Funds increased \$39K and \$17K respectively. Other significant increases include \$31K for natural gas, \$8K for electricity and \$36K for the Spring Cleanup Program.

E-911 Fund #101, \$13,171: Increase to cover Communications Center equipment costs.

Parkland Expansion Fund #105, \$5,000: Matchett Property repairs and maintenance.

Golf Course Expansion Fund #307, \$37,000: Transfers to the Golf Course operating funds to cover the purchase of a new point-of-sale / golf course management software system.

Economic Development Fund #108, \$545,000: Appropriation of the remaining fund balance.

Storm Drainage Capital Fund #202, \$15,960: Leach Creek / Airport Detention Basin

Page 2

DDA/TIF CIP Fund #203, \$167,300: Redevelopment projects.

Swimming Pools Fund #304, \$66,153: Utility and repair & maintenance costs, primarily at the Orchard Mesa Pool.

Lincoln Park Golf Course Fund #305, \$57,889: Point-of-Sale software system, inventory purchases and equipment parts.

Tiara Rado Golf Course Fund #306, \$145,352: Point-of-Sale software system, Building repairs, fertilizer and inventory purchases.

Cemetery Fund #307, \$12,542: Telephone T-1 line and appropriated contingency.

Parking Fund #308, \$52,861: Meters

Irrigation Fund #309, \$16,908: Pump repairs

GJWWSD Debt Service Fund #612, \$200: Debt service paying agent fees.

Equipment Fund #402: \$85,705: Gasoline and diesel fuel purchases.

Stores Fund #403, \$17,582: Copy machine charges

Self-Insurance Fund #404, \$1,856,550: Appropriation of the remaining fund balance in case of an unforeseen catastrophic loss.

Communications Center Fund #405, \$13,148: Equipment purchases.

Action Requested/Recommendation: Adoption of the appropriation ordinance with final passage on November 7, 2001.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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October 3, 2001

Name:							
Purpose:							
Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When:	
Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop

ORDINANCE NO. _____
AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS
TO THE 2001 BUDGET OF THE CITY OF GRAND JUNCTION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION: That the following sums of money be appropriated from the sources indicated to the funds within the City of Grand Junction budgets for the year **2001** for expenditure from such funds as follows:

100 General Fund	\$ 250,784	
Source of funds:		
From unappropriated fund balance and additional revenue		\$
250,784		
101 Enhanced 911 Special Revenue Fund	\$ 13,171	
Source of funds:		
From unappropriated fund balance and additional revenue		\$ 13,171
105 Parkland Expansion Fund	\$ 5,000	
Source of funds:		
From unappropriated fund balance		\$ 5,000
107 Golf Course Expansion Fund	\$ 37,000	
Source of funds:		
From unappropriated fund balance		\$ 37,000
108 Economic Development Fund	\$ 545,000	
Source of funds:		
From unappropriated fund balance and additional revenue		\$ 545,000
202 Storm Drainage Capital Fund	\$ 15,960	
Source of funds:		
From unappropriated fund balance and additional revenue		\$ 15,960

203	DDA/TIF CIP Fund	\$ 167,300	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 167,300
304	Swimming Pools Fund	\$ 66,153	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 66,153
305	Lincoln Park Golf Course Fund	\$ 57,889	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 57,889
306	Tiara Rado Golf Course Fund	\$ 145,352	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 145,352
307	Cemetery Fund	\$ 12,542	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 12,542
308	Parking Fund	\$ 52,861	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 52,861
309	Irrigation Fund	\$ 16,908	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 16,908
612	GJWWSD Debt Service Fund	\$ 200	
	Source of funds:		
	From unappropriated fund balance and additional revenue		\$ 200

The following sum shall be appropriated to the Public Works & Utilities Department, said sum to be derived from charges to various departments and customers of the Fleet Management Division:

For Equipment Fund #402	\$ 85,705	
Revenue from Equipment Fund #402		\$ 85,705

The following sum shall be appropriated to the Administrative Services Department, said sum to be derived from charges to various departments and customers of the Purchasing Division:

For Stores Fund #403	\$ 17,582	
Revenue from Stores Fund #403		\$ 17,582

The following sum shall be appropriated to the Administrative Services Department, said sum to be derived from charges to various departments and customers of the Risk Management Division:

For Self-Insurance Fund #404	\$ 1,856,550	
Revenue from Self-Insurance Fund #404		\$ 1,856,550

The following sum shall be appropriated to the Police Department, said sum to be derived from transfers from the E-911 Special Revenue Fund:

For Communication Center Fund #405	\$ 13,148	
Revenue from E-911 Special Revenue Fund #101		\$ 13,148

Introduced on first reading this ___ day of _____, 2001

Passed and adopted this _____ day of _____, 2001

President of the Council

Attest:

City Clerk

October 3, 2001

Attachment 5
Purchase Parking Meters

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Purchase Parking Meters		
Meeting Date:	October 17, 2001		
Date Prepared:	October 10, 2001		
Author:	Rex Sellers	Senior Buyer	
Presenter Name:	Rex Sellers Jodi Romero	Title: Senior Buyer Title: Customer Services Manager	
	Workshop	X	Formal Agenda

Subject: The purchase of new parking meters for the downtown area.

Summary: Purchase of Electronic Parking Meters.

Background Information: The Purchasing Office solicited 3 bids and publicly advertised in the Daily Sentinel to purchase parking meters per the requirements of City Purchasing Policy and the City's minimum specifications. A total of 3 bids were received representing the three parking meter manufacturers. All bids were found to be responsive and met the minimum requirements of the specifications. The responsive bids received are:

- | | | |
|--------------------------|---------------------|--------------|
| 1. Tri State Meter (POM) | Higley, Arizona | \$ 34,830.59 |
| 2. Duncan Ind. | Harrison, Arkansas | \$ 35,176.75 |
| 3. Mackay Meters | Nova Scotia, Canada | \$ 39,740.00 |

The industry has changed from a mechanical to a digital electronic clock mechanism. All of the above manufacturers use a flashing red LCD read out that shows the EXPIRED warning. However, Tri State (POM) the low bidder, is the only manufacturer that also provides an option of a mechanical EXPIRED warning for an additional \$25.00 for each meter.

The City Customer Service Manager determined that the LCD EXPIRED WARNING could not always be read from the traffic cart and the cost of the mechanical flag is justified and offset by the additional cost of lost time by the parking attendant. The requirement for a mechanical flag makes this procurement a Sole Source, because no other manufacturer provides a unit with this feature. This increases the total Tri State (POM) bid to \$38,380.59.

Budget: 308-223-80160-30-120235 \$47,000 (does not include posts & installation)

Action Requested/Recommendation: Authorize the City Senior Buyer to purchase parking meters from Tri State Meter (POM) for the total purchase price of \$38,380.59.

October 3, 2001


Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:	N/A				
Purpose:	N/A				

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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October 3, 2001

**CITY OF GRAND JUNCTION
ADMINISTRATIVE SERVICES-CUSTOMER SERVICE DIVISION
M E M O R A N D U M**

DATE: October 10, 2001
TO: Ron Lappi, Administrative Services Director
FROM: Jodi Romero, Customer Service Manager
RE: Sole Source on Parking Meter Purchase 

I am requesting the purchase of the 139 new parking meters as a sole source procurement. We completed the bid process with three vendors submitting bids. However only one of the vendors, Tri-State Meter Inc, offers the product with the option of a notification flag. Tri-State retails POM meters and POM is the only meter manufacturer that produces a notification flag as an accessory to their meters. The purpose of the flag is to indicate whether the meter has time, is expired, or malfunctioning. The flag allows staff to be able to monitor the meter from a longer distance such as the street, rather than having to be right next to the meter to determine if an enforcement or maintenance situation exists.

Specialized Equipment

I believe the flag to be an essential component of the meters. Currently we have 945 meters in the downtown area. The majority of meters are mechanical with 169 electronic meters. (*Only electronic meters are manufactured today. Mechanical meters were discontinued by the industry as a whole in 1999.*) All meters have the flag, and have allowed us to function with one enforcement officer and one maintenance worker for many years now. In addition to the meter space enforcement, there are also 342 free time-limited spaces, which are extremely time-intensive to monitor and enforce. Therefore the more efficient the officer can be enforcing the meter spaces the better. The flag also allows our maintenance employee to more effectively and quickly identify and repair malfunctioning meters. Which results in better service to our parking customers.

Compatibility/Conformity

All of our existing 945 meters are also POM manufactured parking meters. The purchase of the relatively few additional meters as POM benefits the system by not requiring any additional training on maintenance and operation of the meters. Additionally the communications equipment to occasionally re-program the electronic meters would be the same for all meters. Currently, Tri-State allows us to use "loaner" hardware and software when re-programming needs arise. Finally the new POM meters would conform to the appearance and operation of our existing meters.

Summary

Although the purchase of the flag option on the POM meters costs an additional \$3,400, I believe the benefits as described above outweigh this additional cost. Finally, because we will

October 3, 2001

only replace existing mechanical meters with electronic meters as they fail, it just makes sense to stay with the same type of meter for staff enforcement/maintenance and customer familiarity.

Form A

CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM

Date: 10/18/01 Requested By: Jon Ruero
Department: ADM Division: CUSTOMER SERVICE
Vendor Name: TRI STATE Net Cost Delivered: \$ 38,300

P.O.M. (MANUFACTURER)
SOLE SOURCE JUSTIFICATION
(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: PARKING METERS

1. - The Vendor is the original equipment manufacturer and there are no regional distributors;

2. - The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service available from another manufacturer or vendor;

3. - The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds.

4. - No other equipment is available that shall meet the specialized needs of the department or perform the intended function; or

5. - Detailed justification is available which establishes beyond doubt that the Vendor is the only source practicably available to provide the item or service required.

6. - Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Departmental Approval:

Signed: [Signature] [Signature] [Signature]
title title title
date date date

Purchasing Approval:

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Purchasing Manager Approval: [Signature] Date: 10, 11, 01

Final Authorization

City Council Approval Required (\$25K and over)

yes / no

City Manager Approval Required (\$10K to less than \$25K)

yes / no

Attach Justification Documentation and Forward to City Purchasing Manager

Attachment 6
I-70B Access Study Contract with CDOT

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Resolution Approving I-70B Access Study Contract		
Meeting Date:	October 17, 2001		
Date Prepared:	October 1, 2001		
Author:	Mike McDill	City Engineer	
Presenter Name:	Mark Relph	Director of Public Works	
	Workshop	X	Formal Agenda

Subject: A City Council Resolution approving and authorizing the City Manager to sign contracts for the project identified as C M555-017, I-70B Access Study, SUB-13870 for traffic access and management study on I-70B from 24 Road to 1st and Grand Avenue.

Summary: This contract is for a total of \$96,000. Two developers along I-70B have contributed \$10,000 each and the City will provide \$35,000 to fund this work. CDOT's portion will be \$41,000. The City has already received the funds from the two developers. This study will recommend means and methods of controlling access along this corridor to optimize traffic capacity on the existing infrastructure.

Background Information: The City Public Works Department and CDOT have been working toward this agreement for some time. Under this agreement the city will hire a consultant who is knowledgeable in the area on access management and familiar with the city of Grand Junction and I-70B. This consultant will deliver a report that will suggest the best spacing and location of traffic signals along the corridor. The report should also analyze the various "cross-overs" between the main lanes of I-70B and the adjacent frontage roads.

Budget: The City of Grand Junction has included \$55,000 in its 2001 Capital Improvement Budget for this study in anticipation of the revenue from these two developments (Grand Mesa and Rimrock Shopping Centers).

Action Requested/Recommendation: Adopt Resolution No. ____ to approve the attached contracts in the amount of \$96,000, to authorize the City manager to sign these contracts and to authorize City matching funds in the amount of \$55,000, \$20,000 of which has been donated by two developers for Project C-M555-017.

October 3, 2001

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	<input type="checkbox"/>
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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RESOLUTION _____

A RESOLUTION ACCEPTING A GRANT FOR FEDERAL-AID FUNDS FROM THE TRANSPORTATION EQUITY ACT FOR THE 21ST CENTURY OF 1998 (TEA-21) FOR THE PROJECT IDENTIFIED AS CM555-017, I-70B ACCESS STUDY, SUB-13870 FOR TRAFFIC ACCESS AND MANAGEMENT STUDY ON I-70B FROM 24 RD., TO 1ST AND GRAND AVENUE IN THE CITY OF GRAND JUNCTION.

RECITALS:

The City Council of the City of Grand Junction, hereby resolved in Resolution -01 to enter into a contract with the State of Colorado, Department of Transportation to participate in a Federally funded project for traffic access and management study on I-70B from 24 Rd., to 1st and Grand Avenue in the City of Grand Junction.

The total cost of the preliminary engineering, material and construction of the path are to be funded as follows

- a. Federal participating funds \$41,000.00
- b. Local Agency funds (City) \$35,000.00
- c. Two developers along I-70B (\$10,000 each) \$20,000.00

TOTAL PROJECT FUNDS \$96,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, AS FOLLOWS:

The City Council approves City matching funds in the amount of \$35,000.00 for Project C-M555-017.

PASSED and APPROVED this _____ day of _____, 01.

Mayor, City of Grand Junction

Attest:

City Clerk

Attachment 7
10 Yard Tandem Axle Dump Truck

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Purchase 1 each 10 Yd, Tandem Axle, Dump Truck		
Meeting Date:	October 17, 2001		
Date Prepared:	September 28, 2001		
Author:	Ron Watkins	Purchasing Manager	
Presenter Name:	Tim Moore	Public Works Manager	
	Workshop	X	Formal Agenda

Subject: Purchase one each, 2002, 10 yard, tandem axle dump truck for Public Works Department, Streets Division.

Summary: This purchase is to replace the existing unit #1141, 1992 GMC, 5 yard dump truck.

Background Information: The Purchasing Office solicited 5 bids from our active bidder's list and publicly advertised in the Daily Sentinel to purchase one ten yard dump truck per the requirements of City Purchasing Policy and the City's minimum specifications. A total of 7 bids were received from 4 local truck dealers. All bids were found to be responsive and met the minimum requirements of the specifications. The responsive bids received are:

- | | | |
|---------------------------------|--------------------|-----------------|
| • Transwest Freight Liner | Grand Junction, CO | \$ 92,504.37 |
| • Hanson Equipment, Inc. | Grand Junction, CO | \$ 97,216.00 |
| • Hanson Equipment, Inc., Alt#1 | Grand Junction, CO | \$100,013.00 |
| • MHC Kenworth | Grand Junction, CO | \$ 93,280 .00 |
| • Mesa Mack | Grand Junction, CO | \$ 77,872.00 ** |
| • Mesa Mack, Alt #1 | Grand Junction, CO | \$ 78,377.00 |
| • Mesa Mack, Alt #2 | Grand Junction, CO | \$ 79,555.00 |

Budget: There are funds budgeted in the General Fund CIP and Fleet Replacement Fund for this purchase. CIP Account \$72,870 Fleet Replacement Fund \$12,000

Action Requested/Recommendation: Authorize the City Purchasing Manager to purchase one Mack 10 yard, tandem axle dump truck from **Mesa Mack Sales and Service, Grand Junction, Colorado for the ***low bid amount of \$77,872.00*** **.

Citizen Presentation:	X	No	Yes	If Yes,
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October 3, 2001

Name:	N/A					
Purpose:	N/A					
Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop

Attachment 8
Setting Ambulance Service Fee

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Setting User Fee for Ambulance Providers		
Meeting Date:	October 17, 2001		
Date Prepared:	October 9, 2001		
Author:	John Howard	Title: GJFD EMS Coordinator	
Presenter Name:	Rick Beaty	Title: Fire Chief	
	Workshop	X	Formal Agenda

Subject: Setting user fee for ambulance providers through December 31, 2001

Summary: The ambulance service fee has not been revised since September of 1998. Fees for 1999 and 2000 were virtually the same as in 1998; however, this year, 2001, an increase in dispatching costs will impact the ambulance fee.

Payment of the fee is necessary to pay costs incurred in dispatching ambulances, administering the ambulance service permitting program and coordinating Fire Department and ambulance service EMS. All users of dispatch services share the cost of those services. The ambulance service fee is the method whereby the ambulance service pays a portion of the costs associated with their use of those services.

Background Information: Article III, Section 18-93 of the Code of Ordinances calls for the City Council to set a fee for ambulance providers annually. This fee is based on a formula adopted by Resolution 46-92, which analyzes the relationship between the number of calls for service and a factor which is a product of the number of calls which result in transportation of the patient to a hospital and the average reimbursement rate for ambulance transports. Also added are administrative costs of EMS coordination with the private provider, based on an average of four hours a week.

Budget: Based on the formula (see attached), the total user fee for 2001 is \$37,954. American Medical Response has been billed \$24,511 for the first nine (9) months of 2001. AMR has been charged \$13,443 less than calculated. The \$13,443, or \$4,481 per month for the next three (3) months, will be billed to AMR upon approval of an amended fee resolution.

Action Requested/Recommendation: It is recommended that Resolution 53-98 be amended to reflect increased user fees for 2001 of \$37,954.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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Date: October 1, 2001

Rick Beaty
Fire Chief
Grand Junction Fire Department

Action Requested:

Set user agency fee for ambulance providers.

Summary:

The ambulance provider fee has not been amended since September of 1998. This year an increase in Grand Junction Regional Communications Center rates was implemented. Consequently the calculated fee will be increasing significantly for the first time since 1998.

Background:

The fee is based on a formula adopted by Resolution 46-92 which is as follows:

$(\text{Transport Rate} \times \text{Collection Rate}) \times (\text{Communications Center User Agency Fee}) \times (\text{estimated call volume for 2001}) + (\text{Administrative Cost}) / \text{number of ambulance service providers}$

Worksheet:

Data used to calculate the fee is from 04/01/2001 to present

The calculation to factor out cancellations and bad debt is .2698.

Calls for service that resulted in a transport have averaged 56.2%. The collection rate is 48% (per AMR)
 $0.562 \times 0.48 = 0.2698$

Communication Center charges increased from \$14.99 to \$19.47 per call

Response projections for EMS Calls are calculated from the number of 2000 calls with a 7.24% increase based on 2001 year to date data. The total projected number of EMS calls in 2001 is 5707.

$(\text{EMS Coordinator hourly rate} + \text{benefits}) \times 4 \text{ hours per week} \times 52 \text{ weeks.}$
 $\$38.34 \times 4 \times 52 = \$7975.$

$\frac{(.562 \times .48) \times \$19.47 \times 5707 + \$7975}{\text{One ambulance service provider}} = \$37,954$

Fiscal Impact:

The revenue account affected is 100-5351-41950.

Revenue generated will increase by \$5,271 per year or \$439 per month. Total revenue in will be \$37,954 per year or \$3,163 per month.

\$37,954 represents a 16.1% increase over the previously set fee despite this year's 30% rate increase in dispatch fees. The smaller than expected increase is due to the decreased transport rate and the decrease in collection rate at AMR. Note: Yearly review of the ambulance fee schedule in 1999 and 2000 showed very minimal changes in the yearly rates primarily because the increases in call volume and administrative costs were offset by a decrease in the collection rate.

Respectfully submitted

John Howard

**Resolution No. -01
Amending Resolution 53-98
Concerning and Establishing the Ambulance Service Permit Fee**

Recitals.

Pursuant to Article III, Section 18-93 of the Code of Ordinances the Grand Junction City Council shall set the fee for ambulance service provider permits. That fee is to be established to not exceed the reasonable cost of administering Article III of the Code and for the orderly provision of emergency medical services.

By Resolution 105-94 the Council set the ambulance service permit fee. The permit fee was last revised in September of 1998. The fee is based on a formula, adopted by Resolution 46-92, which analyzes the relationship between the number of calls for service and a factor which is a product of the number of calls for service which result in transportation of the patient to a hospital and the average rate of reimbursement for that service. Payment of the fee is necessary to pay costs incurred in dispatching ambulance services, administering the ambulance service permitting program and the administrative costs of coordinating Fire Department and ambulance service EMS. All users of dispatch services pay for the cost of dispatch service, ambulance service providers pay the cost as part of a permit fee. The Grand Junction ambulance service permit fee is structured to meet Medicare/Medicaid anti-kickback regulations yet provide an accurate assessment of associated system costs.

A decrease in reimbursement and transport rates partially offset increases in call volume, dispatch fees and administrative costs, resulting in a 16.1% increase in the ambulance service permit fee.

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

That Resolution 53-98 is hereby amended to provide a Collections/cancellations factor of 0.2698, User Agency Per Call Charge of \$19.47, and Administrative Cost of \$664.58 /month. The prior figures/factors shall be and become part of the established calculation of the permit fee beginning on the 18th day of October, 2001.

PASSED and ADOPTED this _____ day of _____, 2001.

Attest:

President of the Council

City Clerk

Attachment 9
Revocable Permit Willow Brook Subdivision

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Revocable Permit - Willowbrook Subdivision		
Meeting Date:	October 17, 2001		
Date Prepared:	October 11, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Revocable Permit - Willowbrook Subdivision located at the northeast corner of 26 Road and Patterson Road; RVP-2001-093

Summary: Robert H. Streit and Rebecca Rudy Winchester of 308 Willowbrook Road request a revocable permit for landscaping and a fence located within the road right-of-way. The full cul-de-sac turnaround has never been constructed for this subdivision. After meeting with residents of the Willowbrook Subdivision, the Public Works Department has agreed to construct a modified "T" turnaround within the right-of-way that will be sufficient for most vehicles to turn without backing. The remaining right-of-way will remain landscaped.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Consideration of the Resolution authorizing issuance of a revocable permit to Rob Streit and Rebecca Winchester.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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CITY OF GRAND JUNCTION

HEARING DATE: October 17, 2001

CITY COUNCIL

STAFF PRESENTATION: Bill Nebeker

BACKGROUND INFORMATION			
Location:		308 Willowbrook Road	
Applicants:		Robert Streit and Rebecca Winchester	
Existing Land Use:		Single family residential	
Proposed Land Use:		Same	
Surrounding Land Use:	North	Vacant	
	South	Single family residential	
	East	Single family residential	
	West	Single family residential	
Existing Zoning:		RSF-4	
Proposed Zoning:		No change	
Surrounding Zoning:	North	RSF-4	
	South	RSF-4	
	East	RSF-4	
	West	RSF-4	
Growth Plan Designation:		Residential Medium Low, 4 to 8 du/acre	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: Consideration of Resolution authorizing the issuance of a revocable permit

Staff Analysis:

Background: The applicants have requested a revocable permit for mature landscaping and a fence located in the road right-of-way for the Willowbrook Road cul-de-sac. Willowbrook Subdivision was platted in 1967. The subdivision consists of only one street, Willowbrook Road, which ends in a cul-de-sac at the northeast corner of the subdivision. For some unknown reason, when the street was constructed the full cul-de-sac turnaround was not completed. Over time the property owners on both sides of the street planted landscaping that encroached into the right-of-way. Particularly on the lot now owned by the applicants, 308 Willowbrook Road, there is mature landscaping with several large trees and a fence.

During the remodeling of a home at 222 Willowbrook Road, a portion of the gravel shoulder on the cul-de-sac that was being used by some to turnaround, was temporarily blocked. This invoked a

complaint by a resident living on the street. Upon further investigation it was discovered that the right-of-way for a full city standard cul-de-sac was available. The complaint turned into a request for the City to construct a full cul-de-sac. At about the same time the owners of the lots on either side of the cul-de-sac made a request for a revocable permit for landscaping and a fence to remain in the right-of-way.

A review of the revocable permit request revealed that a modified "T" or hammerhead turnaround, constructed in the existing right-of-way, would suffice for the maneuvering of emergency and sanitation vehicles that access this street. The hammerhead would also provide a larger turning radius to allow smaller vehicles to turnaround without requiring them to back up.

The City does not have the funds to construct a full cul-de-sac with sidewalk, curb and gutter and proper drainage for the street. However Public Works agreed to construct either the hammerhead turnaround or a cul-de-sac, which entails limited grading and laying down new asphalt. After notice to residents of the neighborhood, a meeting was held to discuss the preferable option. The majority of neighbors who voiced an opinion preferred the hammerhead turnaround. One of the reasons for this preference was that it preserved the mature landscaping that has been planted in the cul-de-sac right-of-way that would have to be removed if the full cul-de-sac was constructed. Attached to this report are letters from Willowbrook Subdivision residents stating their preference for the hammerhead turnaround. No residents responded in writing that they preferred the full cul-de-sac, although staff received two phone calls from residents who preferred this option.

A revocable permit for the landscaping at 222 Willowbrook Road will be processed administratively because it only involves landscaping. A resolution is required for the revocable permit at 308 Willowbrook Road because it includes a fence in a portion of the right-of-way.

Review Criteria: Staff finds that this request complies with the review criteria found in Section 2.17 of the Zoning and Development Code which must be considered in issuing a revocable permit.

1. *There will be benefits derived by the community or area by granting the proposed revocable permit;*

The benefits derived by the area by granting this permit is the preservation of mature landscaping within this subdivision.

2. *There is a community need for the private development use proposed for the City property;*

Section 6.5.B.8 of the Zoning and Development Code encourages the preservation of existing landscaping, especially trees, when a development proposal is contemplated. Although no development is proposed with this request, approval of the permit allows the trees to remain while holding the option open for a full cul-de-sac to be constructed, if it is determined that one is needed in the future.

3. *The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property;*

No other uses have been proposed nor can be anticipated for this portion of the right-of-way.

4. *The proposed use shall be compatible with the adjacent land uses;*

The proposed use – landscaping and a fence – is compatible and complementary to the landscaping located in the front of other homes in the neighborhood.

5. *The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas;*

As long as the revocable permit is in effect the cul-de-sac will be limited to a hammerhead turnaround instead of a full turnaround. The hammerhead does require some backing movements for emergency, sanitation and larger vehicles, particularly those that may pull trailers. However with the construction of the hammerhead turnaround a larger turning radius will be available at the end of the street than has existed to date. Neighbors in the area have voiced support for the revocable permit and the hammerhead option, rather than a full cul-de-sac. The revocable permit does not limit the ability of the street to be widened at a future date, if that need is found to exist.

6. *The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Growth Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies; and*

As noted above the preservation of mature landscaping is in accordance with code requirements and assists in preserving the character and quality of this residential neighborhood. Such goals are also espoused in the Growth Plan and intent of City policies.

7. *The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two and the SSID Manual.*

This criteria has been met.

STAFF RECOMMENDATION: That the Council find the request consistent with the Growth Plan, the Major Street Plan and Section 2.17 of the Zoning and Development Code.

ATTACHMENTS:

1. Location Map
2. Improvement Location Certificate – 308 Willowbrook Road
3. Option 2 – Hammerhead Turnaround Design
4. Applicant's General Project Report
 5. Correspondence in favor of modified "T" hammerhead turnaround (9 pages)

RESOLUTION NO. _____

**CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
ROBERT H. STREIT and REBECCA RUDY WINCHESTER**

ecitals.

1. Robert H. Streit and Rebecca Rudy Winchester, hereinafter referred to as the Petitioners, represent that they are the owners of that certain real property described as Lot 10, Block 1 of Willowbrook Subdivision Replat, situate in the Southwest $\frac{1}{4}$ of Section 2, Township 1 South, Range 1 West of the Ute Meridian as recorded in Plat Book 10 at Page 38 in the office of the Mesa County Clerk and Recorder, also known as 308 Willowbrook Road, and have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioners to maintain existing landscape improvements and existing fencing within the limits of the following described public right-of-way Willowbrook Road, to wit:

Beginning at the Northwest Corner of Lot 10, Block 1 of Willowbrook Subdivision Replat;
thence South along the west boundary line of said Lot 10 a distance of 12.93 feet to a point on the easterly right-of-way line of the Willowbrook Road cul-de-sac;
thence along said right-of-way line, 104.62 feet along the arc of a curve concave to the West, having a radius of 50.0 feet, a central angle of $119^{\circ}52'47''$, and a long chord bearing South a distance of 86.55 feet;
thence leaving said right-of-way line, West a distance of 3.0 feet;
thence North a distance of 88.15 feet to a point on the northerly right-of-way line of the Willowbrook Road cul-de-sac;
thence along said right-of-way line, 22.77 feet along the arc of a curve concave to the South, having a radius of 50.0 feet, a central angle of $26^{\circ}05'48''$, and a long chord bearing $N 76^{\circ}57'23'' W$ a distance of 22.58 feet;
thence leaving said right-of-way line, $N 76^{\circ}00'00'' E$ a distance of 25.76 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction and would be consistent with the Growth Plan, the Major Street Plan and Section 2.17 of the Zoning and Development Code.

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

That the City Manager, on behalf of the City and as the act of the City, is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioners for the purposes aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

October 3, 2001

PASSED and ADOPTED this _____ day of _____, 2001.

Attest:

President of the City Council

City Clerk

B. REVOCABLE PERMIT

Recitals

1. Robert H. Streit and Rebecca Rudy Winchester, hereinafter referred to as the Petitioners, represent that they are the owners of that certain real property described as Lot 10, Block 1 of Willowbrook Subdivision Replat, situate in the Southwest $\frac{1}{4}$ of Section 2, Township 1 South, Range 1 West of the Ute Meridian as recorded in Plat Book 10 at Page 38 in the office of the Mesa County Clerk and Recorder, also known as 308 Willowbrook Road, and have requested that the City Council of the City of Grand Junction issue a Revocable Permit to allow the Petitioners to maintain existing landscape improvements and existing fencing within the limits of the following described public right-of-way Willowbrook Road, to wit:

Beginning at the Northwest Corner of Lot 10, Block 1 of Willowbrook Subdivision Replat;
thence South along the west boundary line of said Lot 10 a distance of 12.93 feet to a point on the easterly right-of-way line of the Willowbrook Road cul-de-sac;
thence along said right-of-way line, 104.62 feet along the arc of a curve concave to the West, having a radius of 50.0 feet, a central angle of $119^{\circ}52'47''$, and a long chord bearing South a distance of 86.55 feet;
thence leaving said right-of-way line, West a distance of 3.0 feet;
thence North a distance of 88.15 feet to a point on the northerly right-of-way line of the Willowbrook Road cul-de-sac;
thence along said right-of-way line, 22.77 feet along the arc of a curve concave to the South, having a radius of 50.0 feet, a central angle of $26^{\circ}05'48''$, and a long chord bearing $N 76^{\circ}57'23'' W$ a distance of 22.58 feet;
thence leaving said right-of-way line, $N 76^{\circ}00'00'' E$ a distance of 25.76 feet to the Point of Beginning.

2. Based on the foregoing, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioners a Revocable Permit for the purposes aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner's use and occupancy of the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said right-of-way.

2. The City hereby reserves and retains a perpetual right to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

3. The Petitioners, for themselves and for their heirs, successors and assigns, agree that they shall not hold nor attempt to hold the City of Grand Junction, its officers, employees and agents, liable for damages caused to any property of the Petitioners or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

4. The Petitioners agree that they shall at all times keep the above described public right-of-way in good condition and repair.

5. This Revocable Permit shall be issued only upon concurrent execution by the Petitioners of an agreement that the Petitioner's and the Petitioner's heirs, successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioners shall, at the sole expense and cost of the Petitioners, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at their own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit .

6. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioners, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

October 3, 2001

Dated this _____ day of _____, 2001.

Attest:

The City of Grand Junction,
a Colorado Home Rule Municipality

City Clerk

City Manager

Acceptance by the Petitioners:

Robert H. Streit

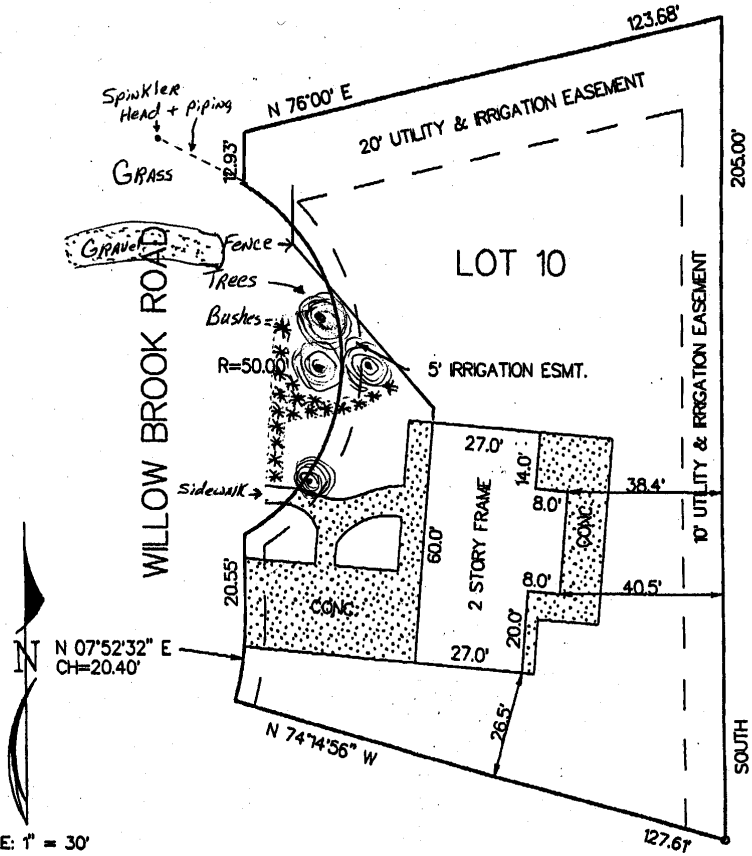
Rebecca Rudy Winchester

IMPROVEMENT LOCATION CERTIFICATE

ABSTRACT TITLE #898815
STRAIT ACCT.

308 WILLOW BROOK ROAD

LOT 10 IN BLOCK 1 WILLOW BROOK SUBDIVISION REPLAT,
MESA COUNTY, COLORADO.



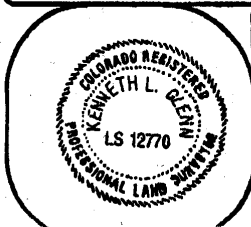
SCALE: 1" = 30'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIRST FEDERAL, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 6/10/97 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR ENCROACHING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

○ = FOUND PIN

KENNETH L. GLENN R.L.S. 12770



SURVEYIT

MAILING:
2754 COMPASS DRIVE
SUITE 195
GRAND JUNCTION, CO. 81508

PHONE: 970-245-3777 FAX: 241-4847

by GLENN

SURVEYED BY: J.G.	DATE SURVEYED: 6/10/97
DRAWN BY: J.G.	DATE DRAWN: 6/10/97
REVISION:	SCALE: 1" = 30'

October 3, 2001



October 3, 2001



PROJECT NO. 038-F72222

REGION A	DATE	SCALE	DEPARTMENT OF PUBLIC WORKS AND UTILITIES
REGION B	DATE	SCALE	ENGINEERING AND TECHNICAL SERVICES DIVISIONS
REGION C	DATE	SCALE	CITY OF GRAND JUNCTION, COLORADO
REGION D	DATE	SCALE	WILLOW BROOK TURN AROUND
REGION E	DATE	SCALE	OPTION 2

October 3, 2001

October 3, 2001

RECEIVED

AUG 06 2001
COMMUNITY DEVELOPMENT
DEPT.

ADA MCKELVIE
221 WILLOWBROOK RD.
GRAND JUNCTION, CO. 81506

AUGUST 3, 2001

NOT BEING AVAILABLE TO MEET WITH THE NEIGHBORHOOD ON
TUESDAY AUGUST 7, 2002 AT 7 P.M. , THE FOLLOWING IS MY
FERVENT HOPE-- " THAT OPTION #2 IS ADOPTED."

TO MY KNOWLEDGE, THERE HAS BEEN, EVEN WITH THE HEAVY
TRAFFIC AT CHRISTMAS, THE ABILITY TO TURN AROUND IN THE
CUL-DE-SAC, WITH VERY LITTLE PROBLEM.

THE "T" TURNAROUND THAT USES MOST OF THE EXISTING PAVED
AREA WOULD SAVE THE LANDSCAPING OF THE ADJOINING YARDS,
AND WOULD ALSO PRESERVE THE BEAUTIFUL VIEW THAT MY
NEIGHBORS HAVE AFFORDED THOSE OF US WHO LIVE ON THIS
STREET.

SINCERELY

Ada McKelvie

C/O JAYNE BAILEY
ROB STREIT/BECKY WINCHESTER
CITY OF GRAND JUNCTION

October 3, 2001

INTER - OFFICE

KWIK-NOTE

TO City of Grand Junction - Community - Develop. DATE 8-10-2001

RE: Option No. 2 - Willowbrook Rd.

(Limit Your Note To One Subject Only - Be Brief - Write Clearly)

ATTN: Bill Nebeker

Dear Bill,

We are forwarding our Reply to you, plus sending
A written Reply Back By us mail.

Sherry and mine vote - Option NO. 2

Thanks for Meeting with us on Tuesday nite.

Have A great weekend -

Bill Serviss
225 Willowbrook Rd.

FAX FROM

(Do Not Write Below This Line)

A REPLY IS REQUESTED (Please Check One)

NO ANSWER NECESSARY

DATE

FROM _____

October 3, 2001

Willowbrook Road Turnaround

Name Susan Fanel Address 217 Willowbrook Rd. G. J. Co. 81506 Phone # _____

NOTE: Forms without name and address completed will be discarded.

I/We prefer the following option (please circle one):

1- full 40' radius cul-de-sac

2- modified "T" turnaround

Reasons: It doesn't impact me.
The two people it does affect,
prefer the T.

Thanks for taking the
time to come out!

Return this form in the enclosed postage paid envelope. If you didn't get an envelope return it to:

Bill Nebeker
City of Grand Junction Community Development Dept.
250 North 5th Street
Grand Junction CO 81501

RECEIVED

AUG 10 2001

COMMUNITY DEVELOPMENT
DEPT.

October 3, 2001

Willowbrook Road Turnaround

William E. Sharon L. SERRES - 225 Willowbrook Rd. 242-7632
Name Address Phone #

NOTE: Forms without name and address completed will be discarded.

I/We prefer the following option (please circle one):

1- full 40' radius cul-de-sac

2- modified "T" turnaround

Reasons: Option No. 2 will cause the least amount of landscaping movement
and is the most cost efficient - I am still not sure we
need to do anything - But option No 2 makes the most sense.

Wm. Serres

Return this form in the enclosed postage paid envelope. If you didn't get an envelope return it to:

Bill Nebeker
City of Grand Junction Community Development Dept.
250 North 5th Street
Grand Junction CO 81501

October 3, 2001

Willowbrook Road Turnaround

Marvin
wyola *Herrman* *200 Willowbrook* *2454164*
Name Address Phone #

NOTE: Forms without name and address completed will be discarded.

I/We prefer the following option (please circle one):

1- full 40' radius cul-de-sac

2- modified "T" turnaround

Reasons:

save landscaping and trees.

Return this form in the enclosed postage paid envelope. If you didn't get an envelope return it to:

Bill Nebeker
City of Grand Junction Community Development Dept.
250 North 5th Street
Grand Junction CO 81501

October 3, 2001

Attachment 10

Grant Award to Mesa Youth Services for CDBG program for Parking Lot and Landscaping Construction

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	CDBG 2001-5 Parking lot and landscaping construction – Mesa Youth Services, Inc. (PARTNERS)	
Meeting Date:	October 17, 2001	
Date Prepared:	October 15, 2001	
Author:	David Thornton	Principal Planner
Presenters Names:	Same	
Workshop	X	Formal Agenda

Subject: Approval of the subrecipient contract with Mesa Youth Services, Inc. (PARTNERS) for the City’s 2001 Program Year, Community Development Block Grant Program.

Summary: This contract formalizes the City’s Award of \$15,000 to PARTNERS for parking lot and landscaping construction for Partners Activity Center at 12th Street and Colorado Avenue. These funds were allocated from the City’s 2001 Community Development Block Grant Program.

Background Information: The City has awarded PARTNERS \$15,000 to construct a parking lot at their new proposed youth center facility at 12th Street and Colorado Avenue. PARTNERS is considered a “subrecipient” to the City. The City will “pass through” a portion of its 2001 Program year CDBG funds to PARTNERS but the City remains responsible for the use of these funds. This subrecipient contract with PARTNERS outlines the duties and responsibilities of each party and is used to ensure that PARTNERS will comply with all Federal rules and regulations governing the use of these funds. This contract must be approved before the subrecipient may spend any of these Federal funds. Exhibit A of the contract (attached) contains the specifics of the project and how the money will be used by PARTNERS for the parking lot construction project at 12th Street and Colorado Avenue.

Recommendation: It is recommended that City Council authorize the City Manager to sign the subrecipient contract with Mesa Youth Services, Inc. (PARTNERS).

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Individual Consideration	<input type="checkbox"/>	Workshop
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Attachments:

- Exhibit A, Scope of Services, (Subrecipient Contract)
- Partners Activity Center Project Site/Location Map

**2001 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
MESA YOUTH SERVICES, Inc. (PARTNERS)**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay to the Mesa Youth Services, Inc. (Partners) \$15,000 from its 2001 Program Year CDBG Entitlement Funds for construction of a new Parking Lot for the Partners Activity Center located at the SW corner of 12th Street and Colorado Avenue, Grand Junction, Colorado. The general purpose of the Center is to provide educational, vocational, and recreational services to youth, 75% of which are from low-income households. Partners provides mentoring, support groups, counseling, employment, community service work, lifeskills workshops and computer training/education.
2. The Mesa Youth Services, Inc. (Partners) certifies that it will meet the CDBG National Objective of low/moderate limited clientele benefit (570.208(a)(2)). It shall meet this objective by providing the above-referenced services to low/moderate income families in Grand Junction, Colorado. The new Partners Activity Center facility is necessary to complete for Partners to carry out their programs. The Activity Center shall not open before the parking lot and site improvements are completed to City standards.
3. The Mesa Youth Services, Inc. (Partners) certifies that it will meet eligibility requirements for the CDBG program. The parking lot and landscaping site improvements are eligible under 570.201(c) Public Facilities and Improvements where the public facility is owned and operated by a non-profit organization. The parking lot will be a public facility used for public use.
4. The entire project consists of construction of a new Center, including site improvements as required by the Grand Junction Zoning and Development Code such as utilities, parking and landscaping. The site is leased to Mesa Youth Services, Inc. (Partners), which will operate the new Center. It is understood that the City's grant of \$15,000 in CDBG funds shall be used only for construction of the parking lot and site improvements, including landscaping. Costs associated with the other elements of the project including construction and furnishing of the Activity building will be paid for by other funding sources obtained by the Mesa Youth Services, (Partners). The Construction contract for the parking lot and site improvements including landscaping shall be done under a separate contract

from the Activity Center building. Davis Bacon Wages are required for the CDBG funded activity.

5. This project shall commence upon the full and proper execution of the 2001 Subrecipient Agreement and the completion of all necessary land use reviews, permitting and environmental review of the site. The project shall be completed on or before April 30, 2003.

_____ Partners
_____ City of Grand Junction (initial by both)

6. The budget for the entire project is estimated to be \$610,000 with the City providing \$15,000 in CDBG funding
7. Partners estimates that it will provide services to at least 1,200 persons annually when the project is completed and in full operation.
8. The City of Grand Junction shall monitor and evaluate the progress and performance of Partners to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring, and evaluating criteria and standards. Partners shall cooperate with the City relating to such monitoring and evaluation.
9. Partners shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted once the project is completed.
10. During a period of five (5) years following the date of completion of the project the use or planned use of the property improved may not change unless 1) the City determines the new use meets one of the National Objectives of the CDBG Program and 2) Partners provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If Partners decides, after consultation with affected citizens that it is appropriate to change the use of the property to a use which the City determines does not qualify in meeting a CDBG National Objective, Partners must reimburse the City a prorated share of the City's \$15,000 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, the only City restrictions on use of the property shall be those found within the City's Laws, Rules, Codes and Ordinances.

11. Partners understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. Partners shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. Partners shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
12. A blanket fidelity bond equal to the total cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
13. A formal project notice will be sent to Partners once all funds are expended and a final report is received.

_____ Partners
_____ City of Grand Junction (initial by both)

October 3, 2001

PARTNERS ACTIVITY CENTER
Project Site/Location Map

October 3, 2001

Attachment 11
Public Hearing Rezoning St. Mary's Campus

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	St. Mary's Hospital Rezone	
Meeting Date:	October 17, 2001	
Date Prepared:	October 8, 2001	
Author:	Lisa Gerstenberger	Senior Planner
Presenter Name:	Lisa Gerstenberger	Senior Planner
	Workshop	X Formal Agenda

Subject: Second reading of the Rezoning Ordinance for a portion of St. Mary's Hospital property, RZF-2001-146.

Summary: Second reading of the Rezoning Ordinance to rezone a portion of St. Mary's Hospital property from Neighborhood Business (B-1) zone district, to Planned Development zone district, located south of Wellington Avenue and east of 7th Street.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve Second reading of the Rezoning Ordinance.

Citizen Presentation:	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	If Yes,
Name:	Dan Prinster and Robert Jenkins				
Purpose:	Project presentation				

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop
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CITY OF GRAND JUNCTION

DATE: October 8, 2001

CITY COUNCIL

STAFF PRESENTATION: Lisa Gerstenberger

AGENDA TOPIC: RZF-2001-146, St. Mary's Hospital Rezone.

SUMMARY: Second reading of the Rezoning Ordinance to rezone a portion of St. Mary's Hospital property from Neighborhood Business (B-1) zone district, to Planned Development zone district, located south of Wellington Avenue and east of 7th Street.

BACKGROUND INFORMATION					
Location:		South of Wellington Ave, east of 7th Street			
Applicants:		St. Mary's Hospital, Owner Robert Jenkins, Representative			
Existing Land Use:		Institutional: Hospital/Clinic			
Proposed Land Use:		Institutional: Hospital support			
Surrounding Land Use:	North	Residential			
	South	Institutional/Commercial			
	East	Residential			
	West	Institutional/Residential			
Existing Zoning:		Neighborhood Business (B-1)			
Proposed Zoning:		Planned Development (PD)			
Surrounding Zoning:	North	Planned Development, Neighborhood Bus.			
	South	Neighborhood Business, RMF-16			
	East	RMF-16			
	West	Planned Development, Neighborhood Bus.			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

ACTION REQUESTED: Consideration of request to rezone from Neighborhood Business (B-1) zone district to Planned Development (PD) zone district.

Staff Analysis:

REZONING CRITERIA:

The request to rezone must be evaluated using the criteria noted in Section 2.6(A) of the Zoning and Development Code. The criteria and responses are as follows:

1. **The existing zoning was in error at the time of adoption.** There was not an error at the time of adoption in establishing the current zoning of Neighborhood Business (B-1). St. Mary's Hospital has acquired the property and now wishes to develop it in a manner compatible and in support of the hospital services that are currently provided on its main campus located to the west. The rezone request is made in an effort to establish permitted uses for this property and to be consistent with the zoning of the primary campus properties.
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc. **St. Mary's Hospital has recently acquired the property for which the rezone is requested. The church that was previously located on the site has been relocated to a new location. The hospital wishes to develop the property in a manner which is consistent with its main campus uses and in support of new patient services which the hospital will be providing in the future on the property located immediately to the north.**
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances. **The requested rezone will be compatible with existing and surrounding land uses, and will not create adverse impacts. All development standards of the Zoning and Development Code and other City regulations have been considered and incorporated into the design of the proposed parking lots to ensure that there are no adverse impacts. Upgrades to existing parking facilities have been included in the design of the proposed improvements.**
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of the Code and other City regulations and guidelines. **The proposal is in conformance with the Growth Plan, and the policies and requirements of the Code and other City regulations and guidelines. The rezone request has been made to establish consistent and appropriate land uses with the primary campus of St. Mary's Hospital.**
5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development. **Adequate**

public facilities and services are available at this time or will be installed with development of the site.

6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs. **This property has recently been acquired by St. Mary's Hospital in an effort to expand patient services and to meet the parking demands of existing hospital staff and patients. The rezone request is an effort to incorporate the recently acquired property into the St. Mary's Hospital campus and to establish appropriate land uses.**

7. The community or neighborhood will benefit from the proposed zone. **The surrounding neighborhood and community would benefit from the proposed rezone by providing development which meets the goals and policies of the Growth Plan.**

STAFF RECOMMENDATION:

Staff recommends approval of the request to rezone from Neighborhood Business (B-1) zone district, to Planned Development (PD) zone district, with the finding that the proposed zone district is consistent with the Growth Plan land use designation, and with Section 2.6 of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION

Recommend approval of the Planned Development zone district for the following reasons:

- Planned Development zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plan's goals and policies.
- Planned Development zone district meets the criteria found in Section 2.6(A) of the Zoning and Development Code.

Attachments: Site location map
Ordinance
Final Plan

H:Projects2001/RZF-2001-146/SMCityReZord2

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. ____

**Ordinance Rezoning a portion of St. Mary's Hospital property from
Neighborhood Business (B-1) to
Planned Development,
Located south of Wellington Avenue and east of 7th Street**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning a portion of St. Mary's Hospital property to the Planned Development zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Development zone district be established.

The Planning Commission and City Council find that the Planned Development zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to the Planned Development zone district:

ST. MARY'S HOSPITAL

BEG S 0DEG39' E 577FT & S 63DEG31' E 225.4FT & S 0DEG04'W 292FT FR N4 COR SEC11 1S 1W S 89DEG26' E 951FT SWLY ALG WLY ROW LITTLE BOOKCLIFF RR TO S LINW4NE4 SD SEC 11 W TO PT S OF BEG N TO BEG & S 12 2/3FT LOT 2 & ALL LOTS 3THRU 9 INC YOCUM SUBDIVISION & E 150FT N 74.67FT SD LOT 2 & E 150FT LOT 1 SDSUB TOGETHER WITH VAC STREET ADJ LOTS 1 THRU 4 SD YOCUM SUB ORD 1130 B-1038P-786 EXC ROWS B-873 P-650 B-1035 P-601 B-1051 P-568 - 11.77AC and also BEG 922.27FT E & 340FT N OF SW COR S2NE4NW4 SEC 11 1S 1W N 0DEG15' W 323FT N73DEG35' E 303.8FT S 56FT E 259.35FT TO W LI 7TH ST S 268.85FT TO N LI CENTERAVE W 308.35FT S 0DEG05' W 50FT N 89DEG55' W 241.13FT TO BEG EXC N 154.85FT OFE 120.1FT THEREOF - 3.29AC

October 3, 2001

The underlying default zone shall be Neighborhood Business (B-1) with modifications to be approved with Final Plans. Final Plans will be approved in accordance with the St. Mary's Master Plan.

Introduced on first reading this 3rd day of October, 2001.

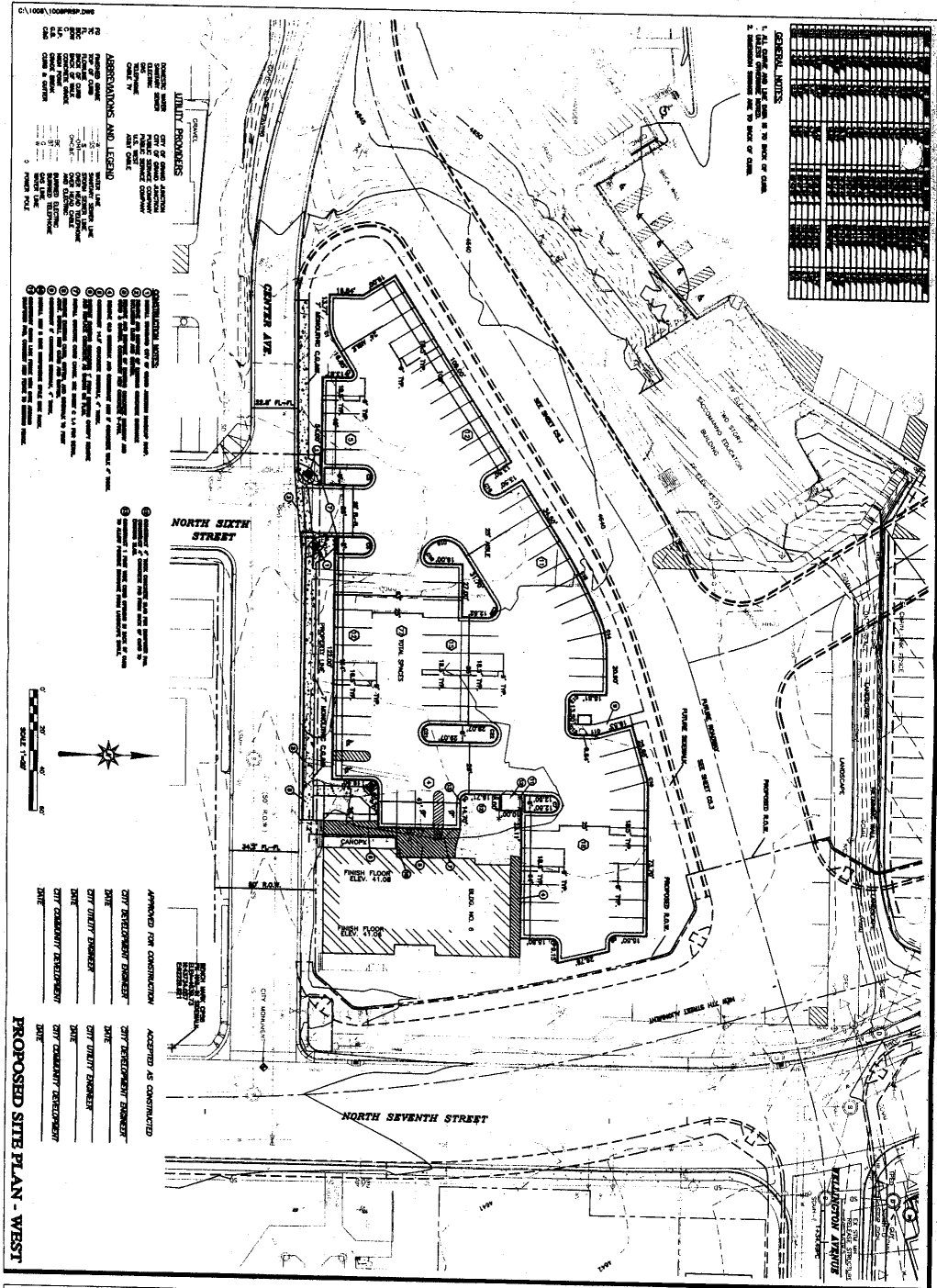
PASSED and ADOPTED on second reading this ___ day of October, 2001.

Mayor

ATTEST:

City Clerk

October 3, 2001



PROJECT NUMBER: 7-24-01
 DATE: 10/03/01
 DRAWN BY: RJA
 CHECKED BY: RJA

ST. MARY'S
 EAST CAMPUS, WEST WELLINGTON PARKING LOTS

ROBERT D. JENKINS/AIA
 ARCHITECT

1500 North 9th, Suite 35
 GRAND JUNCTION, COLORADO 81501
 (970) 255-1880 FAX (970) 255-1883

October 3, 2001

Attachment 12
Public Hearing Rezoning Rocky Heights Estate Subdivision

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Rocky Heights Estates Subdivision		
Meeting Date:	October 17, 2001		
Date Prepared:	October 8, 2001		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	Lisa Gerstenberger	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Second reading of the Rezoning Ordinance for the Rocky Heights Estates Subdivision, RZP-2001-155.

Summary: Second reading of the Rezoning Ordinance to rezone the Rocky Heights Estates Subdivision from Residential Single Family Rural (RSF-R) zone district, to Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district, located off Escondido Circle. Rocky Heights Estates Subdivision contains approximately 16 acres.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve Second reading of the Rezoning Ordinance.

Citizen Presentation:		No	X	Yes	If Yes,
Name:	Robert Katzenson				
Purpose:	Project presentation				

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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CITY OF GRAND JUNCTION

DATE: October 8, 2001

CITY COUNCIL

STAFF PRESENTATION: Lisa Gerstenberger

AGENDA TOPIC: Second reading of the Rezoning Ordinance for the Rocky Heights Estates Subdivision, RZP-2001-155.

SUMMARY: Second reading of the Rezoning Ordinance to rezone the Rocky Heights Estates Subdivision from Residential Single Family Rural (RSF-R) zone district, to Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district, located off Escondido Circle. Rocky Heights Estates Subdivision contains approximately 16 acres.

BACKGROUND INFORMATION				
Location:		Off Escondido Circle		
Applicants:		Marilyn Shively, Owner LANDesign, Representative		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Vacant/Museum of Western Colorado		
	East	Residential		
	West	Residential		
Existing Zoning:		RSF-R, not more than 3 lots		
Proposed Zoning:		Planned Development, 1 du/3.2 acres		
Surrounding Zoning:	North	PD-1 du/2.5 acres		
	South	CSR		
	East	County R-2		
	West	PD-1 du/2.5 acres		
Growth Plan Designation:		Residential Estate, 2-5 acres per unit		
Zoning within density range?		X	Yes	No

Action Requested/Recommendation: Recommend that City Council approve Second reading of the Rezoning Ordinance.

Staff Analysis:

REZONING CRITERIA:

The rezone request must be evaluated using the criteria noted in Section 2.6(A) of the Zoning and Development Code. The criteria are as follows:

- 1. The existing zoning was in error at the time of adoption.** The existing zoning was not in error, it was based on a request for a Growth Plan Amendment from the applicant which was granted in 1999. City Council determined that the RSF-R zone district was the most appropriate zoning for the property in the absence of a Preliminary Plan that supported a higher density. The applicants have now developed a Preliminary Plan which they feel supports their request for the higher density and dedicates substantial open space (shown as Tract A on the final plat) for use by the public.
- 2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.** The property is located in an area that is developing, which has made utilities available at the northern boundary of the proposed development. The internal street network in the Desert Hills Estates subdivision was designed to accommodate the additional traffic that would be generated by the proposed Rocky Heights Estates subdivision.
- 3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or other nuisances.** The proposed subdivision would be compatible with the adjacent Desert Hills Estates subdivision and would not cause adverse impacts. The subdivision has been designed to comply with minimal City design standards and proposes a large amount of open space for public benefit.
- 4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and the policies, the requirements of the Code and other City regulations and guidelines.** The proposed density is in keeping with the Growth Plan and provides substantial open space. The applicant proposes to give a large amount of open space to the Audubon Society for the use and enjoyment of the public.
- 5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development.** Adequate public facilities are available or will be extended to the site during development.

6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs.

There is other land available which would accommodate the needs of the community, however, this area is developing with residential uses and is shown on the Growth Plan as future residential use. The proposed subdivision is an appropriate use of the property in accordance with the Growth Plan and will provide compatible residential development with adjacent properties and subdivisions.

7. The community or neighborhood will benefit from the proposed zone.

The proposed rezone could provide the developing neighborhood with additional property to be developed at compatible residential densities and will provide additional open space for the community.

STAFF RECOMMENDATION

Staff recommends approval of the request to rezone from Residential Single Family Rural (RSF-R) zone district, to Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district, with the finding that the proposed rezone is consistent with the Growth Plan land use designation, and with Section 2.6(a) and Chapter 5 of the Zoning and Development Code.

PLANNING COMMISSION RECOMMENDATION

Recommend approval of the Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district, for the following reasons:

- Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district meets the recommended land use categories as shown through the Growth Plan, as well as the Growth Plan's goals and policies.
- Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district meets the criteria found in Section 2.6(A) and Chapter 5 of the Zoning and Development Code.

Attachments:

- Rezoning Ordinance
- Final Plat

October 3, 2001

H:\Projects2001\RZP-2001-155\RockyHeightsCityReZord2

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. ____

Ordinance Rezoning the Rocky Heights Estates Subdivision from Residential Single Family Rural (RSF-R) to Planned Development, 1.32 units per acre (PD 1.32) and Community Services and Recreation (CSR), Located off Escondido Circle

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Rocky Heights Estates Subdivision to the Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district for the following reasons:

The zone districts meet the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 and Chapter 5 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Development, 1.32 units per acre (PD 1.32) zone district and Community Services and Recreation (CSR) zone district be established.

The Planning Commission and City Council find that the Planned Development, 1.32 units per acre (PD 1.32) and Community Services and Recreation (CSR) zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to the Planned Development, 1.32 units per acre (PD 1.32) zone district:

ROCKY HEIGHTS ESTATES SUBDIVISION

A parcel of land being part of Lot 1, Rump subdivision, as recorded in Plat Book 18, at Page 140, Mesa County records, being more particularly described as follows:

BEGINNING at the Northeast Corner of Lot 1, Rump Subdivision, being the South Quarter Corner of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian; whence the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 26, bears S 00°24'00"E, a distance of 1325.11 Feet for a basis a bearings with all bearings be relative thereto;
thence S 00°24'48" E, a distance of 613.45 feet;
thence S 50°54'44" W, a distance of 171.50 feet;
thence S 72°49'10" W, a distance of 132.27 feet;
thence N 75°52'06" W, a distance of 122.81 feet;
thence N 89°04'52" W, a distance of 223.68 feet;
thence S 79°50'43" W, a distance of 173.17 feet;
thence N 23°33'26" E, a distance of 92.54 feet;
thence along a curve to the right, with an arc length of 139.97 feet, a radius of 379.00 feet, with a chord bearing of N 34°08'14" E, and a chord length of 139.18 feet;
thence N 44°43'02" E, a distance of 70.46 feet;
thence along a curve to the right, with an arc length of 340.37 feet, a radius of 360.00 feet, with a chord bearing of N 70°28'28" E, and a chord length of 327.83 feet;
thence S 82°26'23" E, a distance of 143.16 feet;
thence along a curve to the left, with an arc length of 254.10 feet, a radius of 213.50 feet, with a chord bearing of N 63°27'53" E, and a chord length of 239.37 feet;
thence N 29°22'09" E, a distance of 162.53 feet;
thence N 31°00'04" E, a distance of 66.86 feet to the POINT of BEGINNING.
The above described parcel contains 8.966 acres, more or less.

The following property shall be rezoned to the Community Services and Recreation (CSR) zone district:

TRACT A

A parcel of land being part of Lot 1, Rump subdivision, as recorded in Plat Book 18, at Page 140, Mesa County records, being more particularly described as follows:

Commencing at the Northeast Corner of Lot 1, Rump Subdivision, being the South Quarter Corner of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian; whence the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 26, bears S 00°24'00"E, a distance of 1325.11 Feet for a basis a bearings with all bearings be relative thereto; thence S 00°24'48"E, a distance of 613.45 feet to the True Point of Beginning; thence S 00°24'48" E, a distance of 401.35 feet to a point on the south line of said Lot 1; thence the following 6 courses along said south line;

- 1)thence S 89°55'07" W, a distance of 686.87 feet;
- 2)thence N 24°50'00" W, a distance of 222.64 feet;
- 3)thence N 57°43'57" W, a distance of 121.84 feet;

4)thence S 34°35'47" W, a distance of 332.76 feet;
5)thence S 05°32'07" W, a distance of 354.33 feet;
6)thence S 19°25'37" W, a distance of 159.26 feet to a point on a non-tangent curve;
thence along a curve to the left, with an arc length of 29.38 feet, a radius of 325.00 feet,
and a chord bearing of N 08°44'39" W, with a chord length of 29.37 feet;
thence N 11°20'03" W, a distance of 185.15 feet;
thence along a curve to the right with an arc length of 60.89 feet, a radius of 276.24 feet,
and a chord bearing of N 04°59'28" W, with a chord length of 60.76 feet;
thence N 01°21'06" E, a distance of 122.05 feet;
thence along a curve to the right, with an arc length of 79.33 feet, a radius of 275.00
feet, with a chord bearing of N 09°36'57" E, and a chord length of 79.06 feet;
thence N 17°52'48" E, a distance of 39.63 feet;
thence along a curve to the right, with an arc length of 102.95 feet, a radius of 275.00
feet, with a chord bearing of N 28°36'16" E, and a chord length of 102.35 feet;
thence N 39°19'45" E, a distance of 120.81 feet;
thence along a curve to the left, with an arc length of 192.42 feet, a radius of 1046.00
feet, with a chord bearing of N 28°49'38" E, and a chord length of 192.15 feet;
thence N 23°33'26" E, a distance of 19.96 feet;
thence S 57°43'57" E, a distance of 207.68 feet;
thence N 79°50'43" E, a distance of 173.17 feet;
thence S 89°04'52" E, a distance of 223.68 feet;
thence S 75°52'06" E, a distance of 122.81 feet;
thence N 72°49'10" E, a distance of 132.27 feet;
thence N 50°54'44" E, a distance of 171.50 feet to the POINT of BEGINNING.
The above described parcel contains 7.037 acres, more or less.

Housing type, density and bulk standards shall be for the Planned Development, 1.32 units per acre (PD 1.32) zone district as noted on the recorded final plat and building envelope plan.

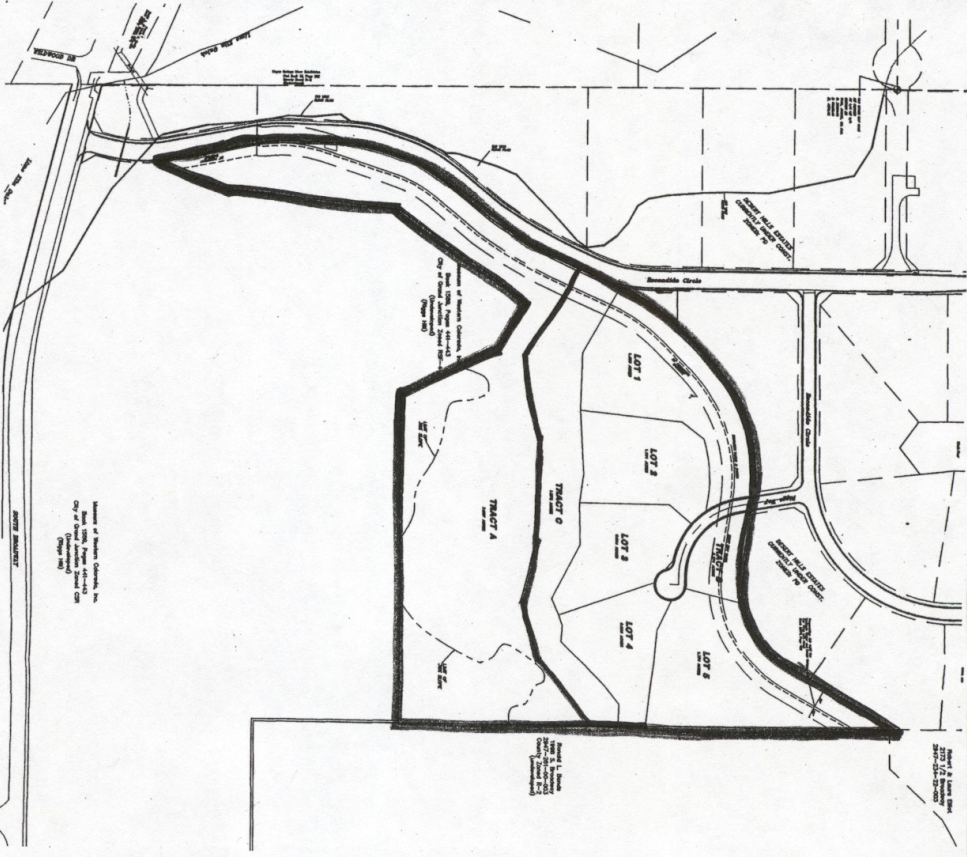
Introduced on first reading this 3rd day of October, 2001.

PASSED and ADOPTED on second reading this ____ day of October, 2001.

Mayor

ATTEST:

City Clerk



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 AUGUST 21, 2001

ENGINEER OF RECORD
 LAND DESIGN, INC.
 244 NORTH 7TH STREET
 GRAND JUNCTION, CO 81501
 TEL: 245-4008

SHEET
 3
 OF
 6

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS
 244 NORTH 7TH STREET
 GRAND JUNCTION, COLORADO 81501 (870) 245-4008

ROCKY HEIGHTS SUBDIVISION

PRELIMINARY OVERALL
 PLAN

PROJECT NO.: 200077 FILE NAME: 200083-PRELM-OVER DATE: 8-21-2001 DRAWN: RLC CHK'D: BCH

DATE	NO.	REVISIONS	BY

October 3, 2001

Attachment 13
Public Hearing Vacation of ROW in Tuscany Village

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Tuscany Village, Right of Way Vacation VR-2001-145		
Meeting Date:	October 17, 2001		
Date Prepared:	October 8, 2001		
Author:	Lisa Gerstenberger	Senior Planner	
Presenter Name:	As above	As above	
	Workshop	X	Formal Agenda

Subject: Second reading of the ordinance vacating a portion of the 27 ½ Road right-of-way located at 641 27 ½ Road.

Summary: Applicant is request vacation of a portion of ROW for 27 ½ Road. Second reading of the ordinance vacating a portion of the 27 ½ Road right-of-way located at 641 27 ½ Road.

Background Information: See attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve Second reading of the ordinance.

Citizen Presentation:		No	X	Yes	If Yes,
Name:	Don Hickman				
Purpose:	Project presentation				

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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CITY OF GRAND JUNCTION

DATE: October 8, 2001

CITY COUNCIL

STAFF PRESENTATION: Lisa Gerstenberger

AGENDA TOPIC: VR-2001-145, Tuscany Village Right-of-way vacation.

SUMMARY: Second reading of the ordinance vacating a portion of the 27 ½ Road right-of-way located at 641 27 ½ Road.

BACKGROUND INFORMATION			
Location:		641 27 ½ Road	
Applicants:		Grand Junction Development, Owners Don Hickman, Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	Residential and Institutional	
	East	Residential	
	West	Residential	
Existing Zoning:		RMF-8	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	RMF-8 and PD	
	South	RMF-8	
	East	PD	
	West	RMF-8	
Growth Plan Designation:		Residential Medium, 4-8 units/acre	
Zoning within density range?		X	Yes
			No

ACTION REQUESTED: Consideration of the request to vacate a portion of the right-of-way for 27 ½ Road.

Staff Analysis:

VACATION OF RIGHT-OF-WAY

The City recently completed construction of the widening of 27 ½ Road from two lanes to three lanes. Classified as a collector street, 27 ½ Road has a 60 foot right-of-way. During the widening project, the street was not constructed in the center of the original right-of-way, which left an excess of land on the west side of the street. The applicant is requesting that a ten foot portion of the right-of-way on the west side of 27 ½ Road be vacated.

The vacation of the road right-of-way must be reviewed for conformance with the criteria established in Section 2.11 of the Zoning and Development Code, as follows:

1. **The Growth Plan, major street plan and other adopted plans and policies of the City:**
27 ½ Road is a collector street with an existing cross-section of 60 feet which is required for a collector street. The street was not constructed in the center of the original right-of-way of 27 ½ Road, therefore leaving an excess of land on the west side of the constructed street.

At the direction of Rick Dorris (Grand Junction Development Engineer), I wrote the vacation description to be one foot west of the west back of sidewalk of the constructed street which would result in a 60 foot wide right-of-way as is required for a collector street.

2. **No parcel shall be landlocked as a result of the vacation:**
The requested vacation is adjacent to the proposed development Tuscan Village only, and when platted, will have a public street accessing the property. No other parcel is involved in the vacation.
3. **Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation:**
The platting of the proposed subdivision will add another access point to the property to the South. The vacated part of 27 ½ Road will be landscaped and maintained which should have a favorable impact on surrounding property.
4. **There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services):**
The platting of the proposed subdivision will add another access point to the property to the South. The vacated part of 27 ½ Road will be landscaped and maintained which should have a favorable impact on surrounding property.
5. **The provisions of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of this Code:**
Easements will be provided for public utilities existing within the vacated right-of-way as a 14 foot wide multi-purpose easement which encompasses said utilities.

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

If the vacation is allowed, the Home Owner's Association and private land owners will maintain the vacated portion, rather than the City of Grand Junction.

STAFF RECOMMENATION:

Staff recommends approval of the request to vacate approximately a ten foot portion on the west side of 27 ½ Road right-of-way with the finding that the request satisfies the criteria of Sec. 2.11 of the Zoning and Development Code, and meets the policies of the Growth Plan and the City's Major Street Plan.

PLANNING COMMISSION RECOMMENDATION

Recommend approval of the request to vacate approximately a ten foot portion on the west side of 27 ½ Road right-of-way for the following reasons:

- The request to vacate meets the criteria found in Section 2.11 of the Zoning and Development Code.
- The request to vacate does not conflict with the requirements of the City of Grand Junction Major Street Plan and Standard Contract Documents.

Attachments: Ordinance
Map-Exhibit A

H:Projects2001/VR-2001-145/CityVacateOrd2.doc

CITY OF GRAND JUNCTION

Ordinance No.

**VACATING A PORTION OF 27 ½ ROAD RIGHT-OF-WAY
LOCATED AT 641 27 ½ ROAD, TUSCANY VILLAGE SUBDIVISION**

RECITALS:

A vacation of a portion of the dedicated right-of-way of 27 ½ Road has been requested by the property owner of the Tuscany Village Subdivision.

The City Council finds that the request is consistent with the Growth Plan, and Section 2.11 of the Zoning and Development Code.

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

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

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

1. Applicants shall pay all recording/documentary fees for the vacation.

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

Dedicated right-of-way to be vacated:

ROW Vacation: A parcel of land lying E of and adjacent to Lot 27 of Crest View Sub, City of Grand Jct, & being more particularly desc as follows: Beg at a pt which bears N00°02'40"E 483.00' & S88°15'00"W 40.00' from the SE cor of the NE1/4SW1/4 Sec 1 T1S R1W of the UM, Mesa Co, CO; N00°02'40"E 356.11' along the E line of Lot 27 of Crest View Sub, leaving line S89°56'14"E 20.83'; along a line 1' W of & parallel to the W back of sidewalk of 27 1/2 Rd, the following 3 courses: 1) S00°25'10"W 4.79'; 2) S2°04'56"W 302.85'; 3) S00°05'32"W 48.35'; leaving line S88°15'00"W 10.00' to the POB, cont. 0.121 ac. more or less.

Introduced on first reading this 3rd day of October, 2001.

PASSED and ADOPTED this day of , 2001.

ATTEST:

City Clerk

President of City Council

October 3, 2001

Attachment 14
Public Hearing Vacation of ROW Village Park

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>		
Subject:	Right-of-Way Vacation, Village Park	
Meeting Date:	October 17, 2001	
Date Prepared:	October 8, 2001	
Author:	Bill Nebeker	Senior Planner
Presenter Name:	Bill Nebeker	Senior Planner
<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/> Formal Agenda

Subject: Vacation of Right-of-Way – Medians in 28 ¼ Road - Village Park; File #VR-2001-144.

Summary: The applicant requests to vacate portions of 28 ¼ Road right-of-way north of F Road that constitute the future landscaped medians in the center of the street. The purpose of the vacation is to transfer ownership and maintenance responsibility for the landscaping in the median islands to the Village Park Homeowner's/Property Owner's Association. A public ingress-egress easement and multi-purpose easement for future utilities or traffic control devices will be retained in the medians.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on second reading.

Citizen Presentation:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
Name:	Various				
Purpose:					
Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:
Placement on Agenda:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/> Workshop

CITY OF GRAND JUNCTION

HEARING DATE: October 17, 2001

CITY COUNCIL

STAFF PRESENTATION: Bill Nebeker

BACKGROUND INFORMATION			
Location:		NWC 28 ¼ & Patterson Roads	
Applicant:		LANDesign for Peak Properties	
Existing Land Use:		Vacant	
Proposed Land Use:		19 acre mixed use Planned Development	
Surrounding Land Use:	North	Single family residential (Grand View)	
	South	Single family & assisted living	
	East	Vacant (future church)	
	West	Single family residential (Dawn Subdivision) and church	
Existing Zoning:		PD	
Proposed Zoning:		No change proposed	
Surrounding Zoning:	North	RMF-5	
	South	RSF-5 & PD	
	East	RMF-8	
	West	RSF-4	
Growth Plan Designation:		Commercial & Residential High 12+ du/ac	
Zoning within density range?		X	Yes
			No

STAFF ANALYSIS: With the final approval of Village Park planned development the developer was required to provide landscaping in the right-of-way along the west side of 28 ¼ Road adjacent to their property. It was determined at that time that this developer was not responsible for the landscaping or maintenance of the center medians in 28 ¼ Road since the purpose of the medians is to provide a landscaped boulevard entrance into future Matchett Park.

The City Parks Department indicated that they had neither the manpower nor the resources available to install or maintain any landscaping in the medians until such time as the park was developed. Since it was unknown when the park would be developed, the Parks Department recommended that the medians be constructed with asphalt and irrigation sleeves installed for future irrigating of landscaping.

Recently the applicant has entered into an agreement with the City to install and maintain the landscaping in the medians in exchange for the City landscaping and maintaining the detention facility for Village Park. This detention facility is connected to and located directly east of the regional detention facility west of Village Park and south of the Dawn Subdivision. To provide a means whereby the center medians are the responsibility of the future Homeowner's/Property Owner's association it was decided that the right-of-way be vacated and ownership of the medians be transferred to them. A public ingress-egress easement and multi-purpose easement for future utilities or traffic control devices will be retained in the medians to protect the public interest in these areas.

The developer will install irrigation, and landscaping including trees and grass in the medians, which will then be maintained by the homeowner/property owners association.

Upon vacation, the right-of-way will be deeded to the Village Park Homeowner's/Property Owner's Association by separate agreement since the vacated area is surrounded by public right-of-way and will not revert to adjacent property owners from which the right-of-way was dedicated, as it customary for typical vacations.

REVIEW CRITERIA: At its hearing of September 17, 2001 the Planning Commission found that the proposed vacation conforms to the review criteria set forth in Section 2.11C as follows:

1. Granting the right-of-way vacation does not conflict with applicable sections of the Growth Plan, major street plan and other adopted plans and policies of the City. The vacation is for the center landscaped medians only and should not affect the functioning of the street for traffic purposes.
2. No parcel becomes landlocked as a result of the vacations.
3. Access to any parcel is not restricted.
4. There are no known adverse impacts on health, safety or welfare of the general community. The quality of public facilities and services provided to any parcel is not reduced due to this vacation.
5. The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of this Code. Easements will be retained in the vacated right-of-way to allow public ingress/egress and to install traffic control devices.

6. The proposal provides benefits to the City by allowing the center medians to be landscaped and maintained by the Village Park Homeowner's/Property Owner's Association. The medians are located within the entrance boulevard to the future Matchett Park.
7. Granting the easement vacations do not conflict with applicable Sections of the Growth Plan, major street plan and other adopted plans and policies of the City.
8. No parcel becomes landlocked as a result of the vacations.
9. Access to any parcel is not restricted.
10. There are no adverse impacts on health, safety or welfare of the general community. The quality of public facilities and services provided to any parcel is not reduced due to these vacations.
11. The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of this Code. The applicant will relocate any utilities in the easements. The applicant is relocating the public accessway. The applicant has previously relocated the riverfront trail.
12. The proposal provides benefits to the City by allowing more efficient use of Lot 4 of Redlands Marketplace Subdivision.

PLANNING COMMISSION RECOMMENDATION: Approval of the vacation with the following conditions:

1. A public ingress/egress easement and a multi-purpose easement shall be retained over the vacated right-of-way.
2. The vacated right-of-way shall be deeded to the Village Park Homeowner's/Property Owner's Association by separate agreement. The agreement shall contain a provision for continual maintenance of the landscaping in the medians by the owner's association and other provisions deemed necessary by the City Attorney's office.

Attachments:

1. Vicinity map
2. Village Park landscape plan
3. Vacation exhibit (2 pages)

CITY OF GRAND JUNCTION

Ordinance No. _____

VACATING PORTIONS OF 28 ¼ ROAD RIGHT-OF-WAY NORTH OF F ROAD TO
ALLOW MAINTENANCE OF THE VACATED AREA BY THE VILLAGE PARK
HOME/PROPERTY OWNER'S ASSOCIATION

Recitals.

The applicant has proposed to vacate portions of 28 ¼ Road North of F Road. The vacated area will as the adjacent property develops be landscaped medians in the street. The vacation transfers ownership and consequently maintenance responsibility for the landscaping to be installed in the medians to the Village Park Homeowner's/Property Owner's Association. The applicant and the City have agreed as part of the development review and approval process that the applicant will install and maintain the landscaping in the medians in exchange for the City landscaping and maintaining the detention facility for Village Park, which is connected to part of the regional detention facility to the West of the Village Park development. A public ingress-egress easement and multi-purpose easement for future utilities and traffic control devices, if needed, will be retained in the medians. The existence of those easements will serve to protect the future public interest.

Upon vacation, the vacated area will be deeded to the Village Park Homeowner's/Property Owner's Association by separate conveyance. The separate conveyance is necessitated because the vacated area is surrounded by public right-of-way and will not revert to adjacent property owners from which the right-of-way was dedicated, as it customary for typical vacations. That agreement will further provide that if the property owners association and the City agree in writing that the association be relieved from the maintenance obligations that the vacated area be re-conveyed to the City at no cost.

At its September 11, 2001 hearing the Grand Junction Planning Commission found that the request to vacate the right-of-way conforms to the review criteria set forth in Section 2.11C of the Zoning and Development Code and recommended approval of the vacation.

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

City Council finds that the vacation meets the criteria set forth in Section 2.11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described right-of-way is hereby vacated, subject to the use and conveyance agreement with terms as described herein and subject to reservation unto the City of Perpetual Public Ingress/Egress Easements and Multi-Purpose Easements for the use and benefit of the City and for the use and benefit of the Public Utilities, as approved by City, as perpetual easements for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by the City, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by the City, on, along, over, under, through and across said vacated rights-of-way, together with the right of ingress and egress for workers and equipment to survey, maintain, operate, repair, replace, control and use said easements, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard utility construction and repair machinery. The Petitioner shall not burden or overburden said easements by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of the City and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the easement areas:

Being three tracts for medians in the Right-of-Way for 28 $\frac{1}{4}$ Road as dedicated on the plat of Patterson Road Minor Subdivision, as recorded in Plat Book 15, Page 188, of Mesa County Records, located in the Southwest Quarter of Section 6, Township 1 South, Range 1 East of the Ute Meridian, and more particularly described as follows:

Median A

Commencing at the Southwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 6, whence the South Quarter corner of said Section 6 bears South 89 degrees 59 minutes 34 seconds East, a distance of 1351.45 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 59 minutes 34 seconds East, a distance of 81.90 feet; thence, along the centerline of said 28 $\frac{1}{4}$ Road right-of-way the following three (3) courses: (1) North 00 degrees 00 minutes 30 seconds East, a distance of 136.37 feet to the point of beginning of the arc of a curve to the left (2) having a delta angle of 14 degrees 21 minutes 56 seconds, a radius of 670.00 feet, an arc length of 167.99 feet, and a chord that bears North 07 degrees 10 minutes 28 seconds West, a distance of 167.55 to the point of beginning of the arc of a curve to the right (3) having a delta angle of 02 degrees 05 minutes 06 seconds, a radius of 670.00 feet, an arc length of 24.38 feet, and a chord that bears North 13 degrees 18 minutes 53

seconds West, a distance of 24.38 feet to the beginning of the arc of a curve to the right, having a delta angle of 90 degrees, a radius of 6.00 feet, an arc length of 9.45 feet, and a chord that bears North 56 degrees 53 minutes 15 seconds West, a distance of 8.50 feet to the POINT OF BEGINNING; thence along the arc of a curve to the right, having a delta angle of 11 degrees 46 minutes 05 seconds, with a radius of 676.00 feet, an arc length of 138.84 feet, a chord bearing of North 05 degrees 52 minutes 31 seconds West, and a chord length of 138.60 feet; thence North 00 degrees 00 minutes 32 seconds East, a distance of 150.65 feet; thence South 89 degrees 59 minutes 31 seconds East, a distance of 2.48 feet; thence along the arc of a curve to the left, having a delta angle of 09 degrees 47 minutes 50 seconds, with a radius of 91.11 feet, an arc length of 15.58 feet, a chord bearing of South 15 degrees 12 minutes 51 seconds East, and a chord length of 15.56 feet; thence along the arc of a curve to the right, having a delta angle of 20 degrees 07 minutes 18 seconds, with a radius of 89.11 feet, an arc length of 31.29 feet, a chord bearing of South 10 degrees 03 minutes 07 seconds East, and a chord length of 31.13 feet; thence South 00 degrees 00 minutes 32 seconds West, a distance of 104.98 feet; thence along the arc of a curve to the left, having a delta angle of 11 degrees 46 minutes 05 seconds, with a radius of 664.00 feet, an arc length of 136.38 feet, a chord bearing of South 05 degrees 52 minutes 31 seconds East, and a chord length of 136.14 feet; thence along the arc of a curve to the right, having a delta angle of 180 degrees 00 minutes 00 seconds, with a radius of 6.00 feet, an arc length of 18.85 feet, a chord bearing of South 78 degrees 14 minutes 27 seconds West, and a chord length of 12.00 feet to the POINT OF BEGINNING.

Median B

Commencing at the Southwest corner of the SE1/4 SW1/4 of Section 6, whence the South Quarter corner of said Section 6 bears South 89 degrees 59 minutes 34 seconds East, a distance of 1351.45 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 59 minutes 34 seconds East, a distance of 81.90 feet; thence, along the centerline of said 28 $\frac{1}{4}$ Road right-of-way the following four (4) courses: (1) North 00 degrees 00 minutes 30 seconds East, a distance of 136.37 feet to the point of beginning of the arc of a curve to the left (2) having a delta angle of 14 degrees 21 minutes 56 seconds, a radius of 670.00 feet, an arc length of 167.99 feet, and a chord that bears North 07 degrees 10 minutes 28 seconds West, a distance of 167.55 to the point of beginning of a curve to the right (3) having a delta angle of 14 degrees 21 minutes 58 seconds, a radius of 670.00 feet, an arc length of 167.99 feet, and a chord that bears North 07 degrees 10 minutes 27 seconds West, a distance of 167.55 feet; (4) North 00 degrees 00 minutes 32 seconds West, a distance of 347.69 feet; thence along the arc of a curve to the right, having a delta angle of 90 degrees 00 minutes 00 seconds, having a radius of 6.00 feet, an arc length of 9.42 feet, and a chord that bears North 44 degrees 59 minutes 28 seconds West, a distance of 8.49 feet to the POINT OF BEGINNING; thence North 00 degrees 00 minutes 32

seconds East, a distance of 283.29 feet; thence South 89 degrees 59 minutes 28 seconds East, a distance of 2.48 feet; thence along the arc of a curve to the left, having a delta angle of 09 degrees 47 minutes 50 seconds, with a radius of 91.11 feet, an arc length of 15.58 feet, a chord bearing of South 15 degrees 12 minutes 51 seconds East, and a chord length of 15.56 feet; thence along the arc of a curve to the right, having a delta angle of 20 degrees 07 minutes 18 seconds, with a radius of 89.11 feet, an arc length of 31.29 feet, a chord bearing of South 10 degrees 03 minutes 07 seconds East, and a chord length of 31.13 feet; thence South 00 degrees 00 minutes 32 seconds West, a distance of 237.62 feet; thence along the arc of a curve to the right, having a delta angle of 180 degrees 00 minutes 00 seconds, with a radius of 6.00 feet, an arc length of 18.85 feet, a chord bearing of North 89 degrees 59 minutes 28 seconds West, and a chord length of 12.00 feet to the POINT OF BEGINNING.

Median C

Commencing at the Southwest corner of the SE1/4 SW1/4 of Section 6, whence the South Quarter corner of said Section 6 bears South 89 degrees 59 minutes 34 seconds East, a distance of 1351.45 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89 degrees 59 minutes 34 seconds East, a distance of 81.90 feet; thence, along the centerline of said 28 $\frac{1}{4}$ Road right-of-way the following four (4) courses: (1) North 00 degrees 00 minutes 30 seconds East, a distance of 136.37 feet to the beginning of a curve to the left (2) having a delta angle of 14 degrees 21 minutes 56 seconds, a radius of 670.00 feet, an arc length of 167.99 feet, and a chord that bears North 07 degrees 10 minutes 28 seconds West, a distance of 167.55 to the point of beginning of a curve to the right (3) having a delta angle of 14 degrees 21 minutes 58 seconds, a radius of 670.00 feet, an arc length of 167.99 feet, and a chord that bears North 07 degrees 10 minutes 27 seconds West, a distance of 167.55 feet; (4) North 00 degrees 00 minutes 32 seconds West, a distance of 749.02 feet; thence along the arc of a curve to the right, having a delta angle of 90 degrees 00 minutes 00 seconds, having a radius of 6.00 feet, an arc length of 9.42 feet, and a chord that bears North 44 degrees 59 minutes 28 seconds West, a distance of 8.49 feet to the POINT OF BEGINNING; thence North 00 degrees 00 minutes 32 seconds East, a distance of 97.87 feet; thence South 89 degrees 58 minutes 30 seconds East, a distance of 12.00 feet; thence South 00 degrees 00 minutes 32 seconds West, a distance of 97.87 feet; thence along the arc of a curve to the right, having a delta angle of 180 degrees 00 minutes 00 seconds, with a radius of 6.00 feet, an arc length of 18.85 feet, a chord bearing of North 89 degrees 59 minutes 28 seconds West, and a chord length of 12.00 feet to the POINT OF BEGINNING.

As shown on attached exhibit B and C.

Introduced on 1st reading this 3rd day of October, 2001.

October 3, 2001

PASSED and ADOPTED this day of , 20001.

ATTEST:

City Clerk

President of City Council

October 3, 2001

October 3, 2001

October 3, 2001

EXHIBIT C

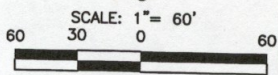
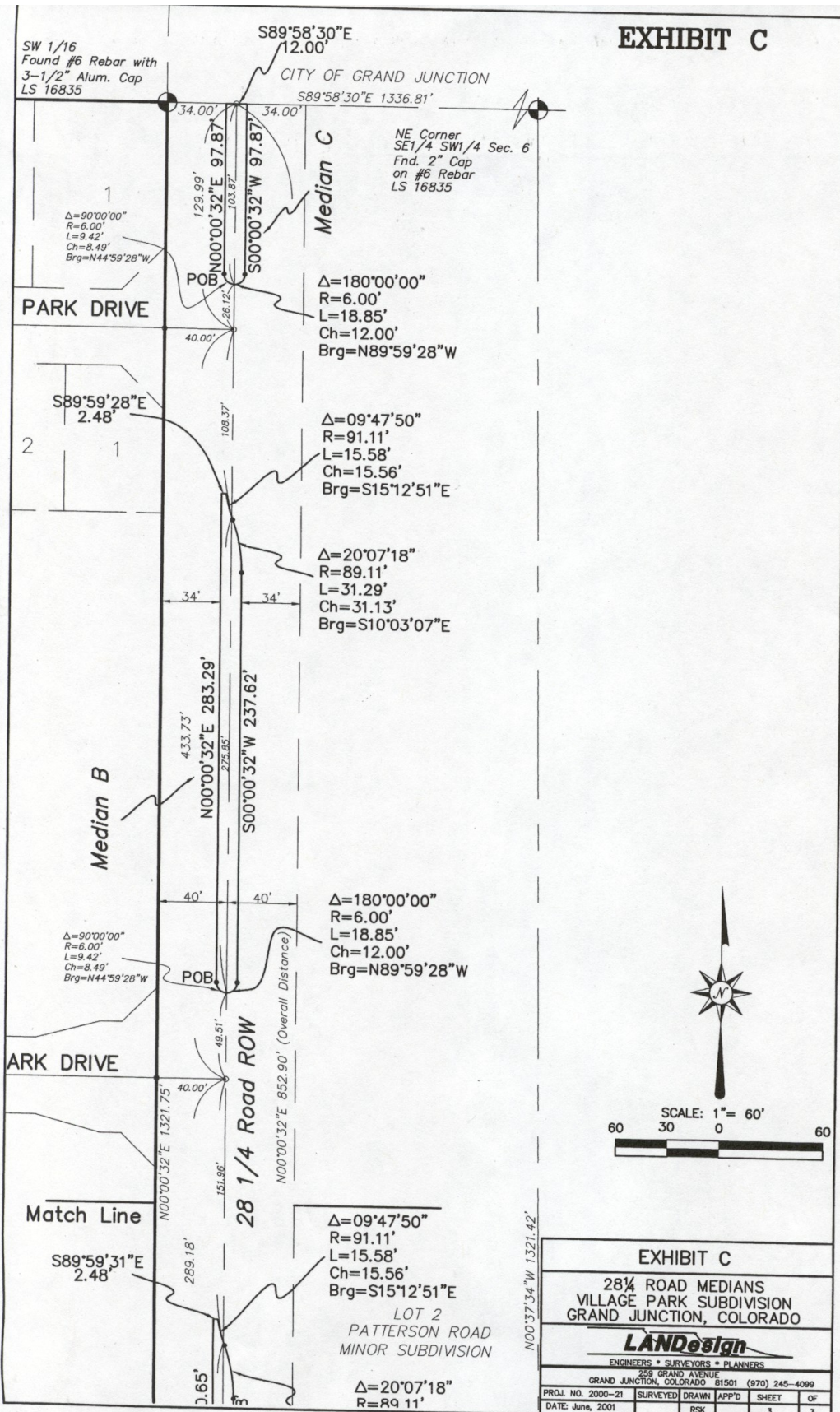


EXHIBIT C			
28 1/4 ROAD MEDIANS VILLAGE PARK SUBDIVISION GRAND JUNCTION, COLORADO			
LANDesign ENGINEERS • SURVEYORS • PLANNERS			
259 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4099			
PROJ. NO. 2000-21	SURVEYED	DRAWN	APP'D
DATE: June, 2001	RSK	3	3

October 3, 2001

Attachment 15
Public Hearing Vacation of Easements Redlands Marketplace Filing #2

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Right-of-Way Vacation, Redlands Marketplace		
Meeting Date:	October 17, 2001		
Date Prepared:	October 8, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Vacation of Public Right-of-Way and Recreational Easement – Redlands Marketplace; File #VE-2001-143.

Summary: The applicant has requested to vacate a public right-of-way and recreational easement for the riverfront trail that was dedicated on the Redlands Marketplace final plat. When the trail was reconstructed as part of the improvements to the subdivision and shopping center, it was placed outside of the easement. A new easement is being dedicated by separate instrument. The vacation will not become effective until the new easement is dedicated.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt ordinance on second reading.

Citizen Presentation:	<input checked="" type="checkbox"/>	No		Yes	If Yes,
Name:	Various				
Purpose:					
Report results back to Council:	<input checked="" type="checkbox"/>	No		Yes	When:
Placement on Agenda:		Consent	<input checked="" type="checkbox"/>	Indiv. Consideration	Workshop

CITY OF GRAND JUNCTION

2001

HEARING DATE: October 17,

CITY COUNCIL

STAFF PRESENTATION: Bill Nebeker

<i>BACKGROUND INFORMATION</i>			
Location:		2516 Broadway	
Applicant:		LANDesign for Regency Realty Group	
Existing Land Use:		Shopping center & riverfront trail	
Proposed Land Use:		No change proposed	
Surrounding Land Use:	North	Commercial	
	South	Commercial	
	East	Commercial	
	West	Commercial	
Existing Zoning:		C-1	
Proposed Zoning:		No change proposed	
Surrounding Zoning:	North	C-1	
	South	C-1	
	East	C-1	
	West	C-1	
Growth Plan Designation:		Commercial	
Zoning within density range?			
NA		Yes	No

ACTION REQUESTED: Adopt ordinance on second reading.

STAFF ANALYSIS: The applicant has requested to vacate a 12-foot wide public right-of-way and recreational easement for the riverfront trail that was dedicated on the Redlands Marketplace final plat. When the riverfront trail in the southwest corner of this shopping center was reconstructed, it was placed in the wrong location, outside of the easement that was dedicated on the plat. Rather than remove and replace the trail it was decided to leave it in its current location, vacate the existing easement and rededicate a new one. Approval of this vacation will eliminate the easement where it exists now. A new easement will be rededicated by separate easement in the current location of the trail.

REVIEW CRITERIA: At its hearing of September 11, 2001 the Planning Commission found that the proposed easement vacations conform to the review criteria set forth in Section 2.11C as follows:

13. Granting the vacation does not conflict with applicable Sections of the Growth Plan, major street plan and other adopted plans and policies of the City.
14. No parcel becomes landlocked as a result of the vacation.
15. Access to any parcel is not restricted.
16. There are no adverse impacts on health, safety or welfare of the general community. The quality of public facilities and services provided to any parcel is not reduced due to the vacation.
17. The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of this Code. The applicant has previously relocated the riverfront trail. A new easement will be dedicated concurrently with this vacation.
18. The proposal provides benefits to the City by eliminating an unneeded right-of-way and placing the riverfront trail in a new one.

PLANNING COMMISSION RECOMMENDATION: Approval with the following condition:

1. The ordinance vacating the right-of-way shall not become effective until a separate instrument for the riverfront trail right-of-way is recorded.

ATTACHMENTS:

1. Vicinity Map/Alta Survey – Existing conditions map
2. Easement Vacation Exhibit
3. Easement Dedication Exhibit

bn\vac\01143Rmreplat-ccr.doc\report prepared100801

CITY OF GRAND JUNCTION

Ordinance No. _____

**VACATING A PUBLIC RIGHT-OF-WAY AND RECREATIONAL EASEMENT
LOCATED ON REDLANDS MARKETPLACE SUBDIVISION
AT HIGHWAY 340 (BROADWAY) AND POWER ROAD**

Recitals.

The applicant has requested to vacate a 12-foot wide public right-of-way and recreational easement for the riverfront trail that was dedicated on the Redlands Marketplace final plat. When the riverfront trail in the southwest corner of this shopping center was reconstructed, it was placed in the wrong location, outside of the easement that was dedicated on the plat. Rather than remove and replace the trail it was decided to leave it in its current location, vacate the existing easement and rededicate a new one. Approval of this vacation will eliminate the easement where it exists now. A new easement will be dedicated concurrently with this vacation so the public interest will be protected.

At its September 11, 2001 hearing the City Planning Commission found that the request to vacate the right-of-way conforms to the review criteria set forth in Section 2.11C and recommended approval of the vacation.

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

City Council finds that the vacation meets the criteria set forth in Section 2-11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described right-of-way is hereby vacated with the condition that the vacation shall not become effective until a new right-of-way dedicated by separate instrument is recorded:

A 12-foot strip of land being part of Lots 1 and 2, Redlands Marketplace Subdivision, as recorded in Plat Book 17, Pages 232 and 233 of the Mesa County Records, in Section 15, Township 1 South, Range 1 West of the Ute Meridian, said easement extending 6 feet parallel on each side of herein described centerline:

Commencing at the Northwest corner of the Southwest Quarter Southwest Quarter (SW1/4 SW1/4) of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, whence the Southwest corner of said Section 15 bears South 00 degrees 08 minutes 26 seconds East, a distance of 1346.76 feet for a basis of bearings, with all bearings

contained herein relative thereto; thence South 33 degrees 33 minutes 55 seconds East, a distance of 415.00 feet to a point on the Northeasterly right-of-way line of Highway 340 and the POINT OF BEGINNING; thence North 83 degrees 54 minutes 43 seconds West, a distance of 17.47 feet; thence South 89 degrees 49 minutes 22 seconds West, a distance of 93.78 feet to POINT A and continuing for a total distance of 147.52 feet; thence North 54 degrees 37 minutes 51 seconds West, a distance of 59.53 feet; thence North 40 degrees 30 minutes 58 seconds West, a distance of 24.17 feet to POINT B and continuing for a total distance of 25.76 feet to the POINT OF TERMINUS; whence the Northwest corner of the SW 1/4 SW1/4 of said Section 15 bears North 00 degrees 08 minutes 26 seconds East, a distance of 290.37 feet. Extending and shortening sidelines to meet the existing boundary line.

AND BEGINNING at POINT A; thence North 00 degrees 00 minutes 00 seconds West, a distance of 32.72 feet to the POINT OF TERMINUS and being 5 feet parallel and offset on each side. Extending and shortening sidelines to meet the existing boundary line;

AND BEGINNING at POINT B; thence North 63 degrees 46 minutes 17 seconds East, a distance of 35.64 feet to the POINT OF TERMINUS and being 6 feet parallel and offset on each side. Extending and shortening sidelines to meet the existing boundary line.

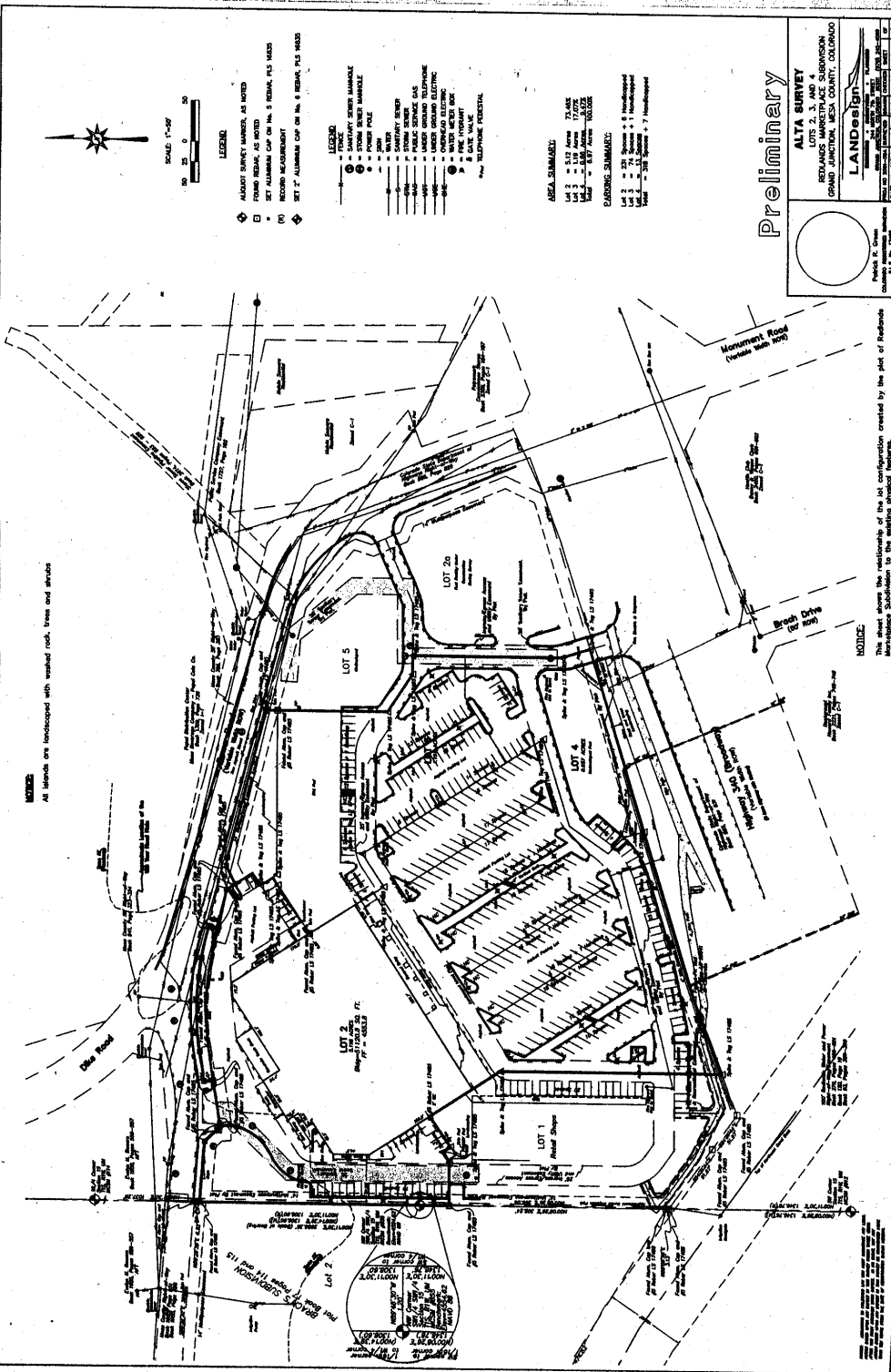
Introduced on 1st reading this 3rd day of October, 2001.

PASSED and ADOPTED this day of , 20001.

ATTEST:

City Clerk

President of City Council



NOTES:
 All islands are landscaped with retained rock, trees and shrubs.



SCALE 1"=50'
 0 25 50

- LEGEND:**
- ◇ ALIQUOT SURVEY MARKERS, AS NOTED
 - FOUND REBAR, AS NOTED
 - SET ALUMINUM CAP ON IN. 5 REBAR, PLS. MARK
 - (R) RECORD MEASUREMENT
 - ◇ SET 7" ALUMINUM CAP ON IN. 6 REBAR, PLS. MARK

- LEGEND:**
- FENCE
 - DRIVEWAY EASEMENT
 - DRIVEWAY
 - POWER POLE
 - SIGN
 - SIGNPOST
 - SIGNPOST
 - PUBLIC SERVICE GAS
 - PUBLIC SERVICE WATER
 - LANDSCAPE LIGHTING
 - OVERHEAD ELECTRIC
 - FIRE HYDRANT
 - DATE VALUE

AREA SUMMERS:

- Lot 1 = 1.5 Acres 17,145 Sq. Ft.
- Lot 2 = 2.18 Acres 17,972 Sq. Ft.
- Lot 3 = 2.87 Acres 12,555 Sq. Ft.
- Lot 4 = 2.25 Acres 17,772 Sq. Ft.
- Lot 5 = 2.71 Acres 18,772 Sq. Ft.

PARKING SUMMERS:

- Lot 1 = 225 Spaces
- Lot 2 = 75 Spaces
- Lot 3 = 100 Spaces
- Lot 4 = 150 Spaces
- Lot 5 = 200 Spaces

Preliminary

ALTA SURVEY
 LOTS 2, 3, AND 4
 REDLANDS MARKETPLACE SUBDIVISION
 GRAND JUNCTION, MESA COUNTY, COLORADO

LAND DESIGN
 1000 W. 10TH ST., SUITE 100
 GRAND JUNCTION, CO 81501
 (970) 241-1111
 www.landdesign.com

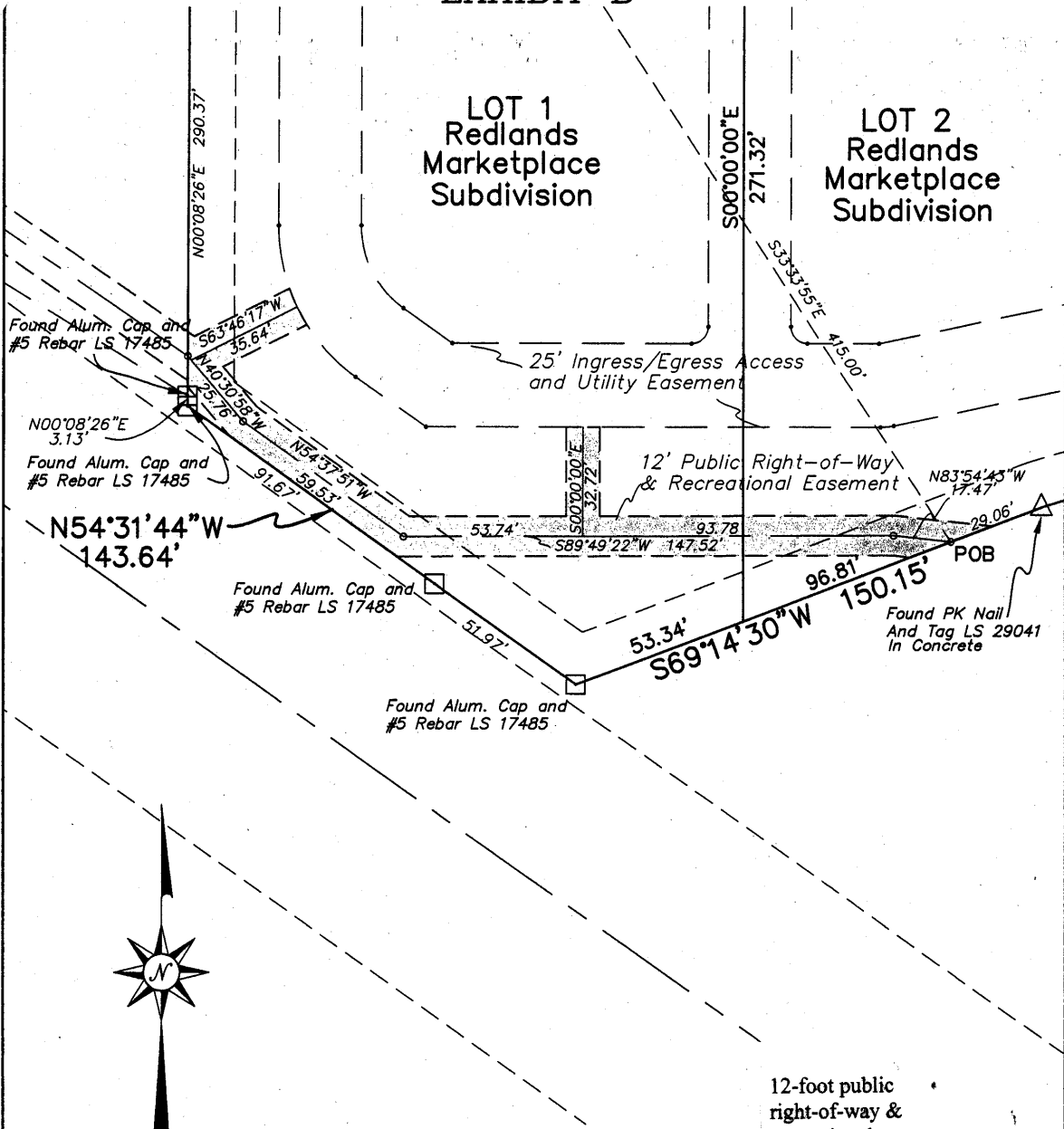
NOTICE:
 This sheet shows the relationship of the lot configuration created by the plat of Redlands Marketplace Subdivision to the existing project features.

October 3, 2001

EXHIBIT B

LOT 1
Redlands
Marketplace
Subdivision

LOT 2
Redlands
Marketplace
Subdivision



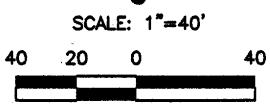
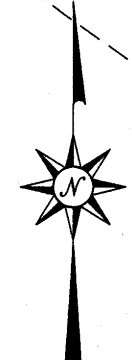
Found Alum. Cap and #5 Rebar LS 17485

Found Alum. Cap and #5 Rebar LS 17485

Found Alum. Cap and #5 Rebar LS 17485

Found Alum. Cap and #5 Rebar LS 17485

Found PK Nail And Tag LS 29041 In Concrete



LEGEND

12-foot public right-of-way & recreational easement to be vacated

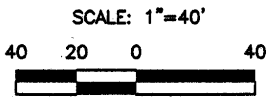
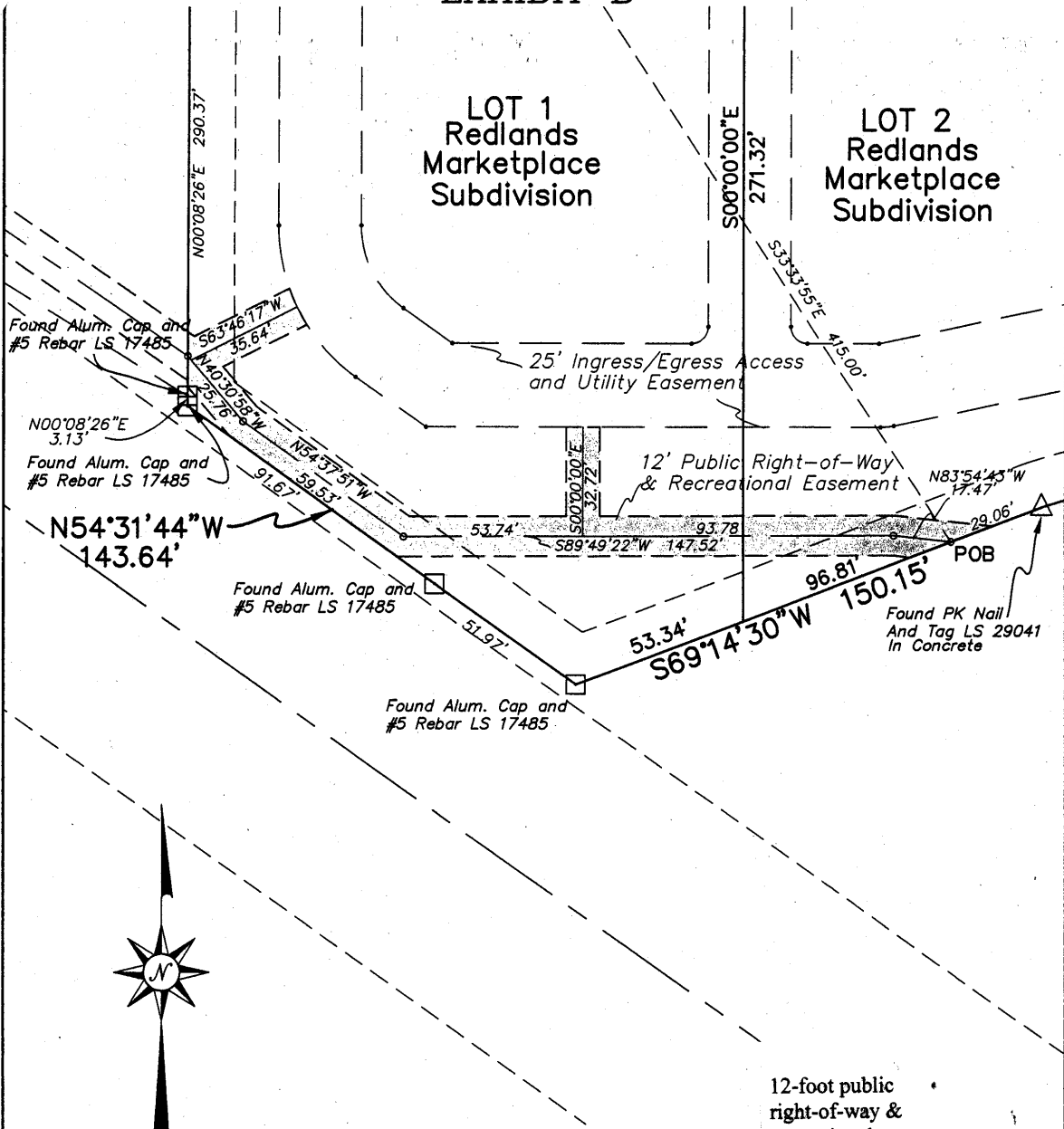
EXISTING PUBLIC RIGHT-OF-WAY
AND RECREATIONAL EASEMENT
REDLANDS MARKETPLACE SUBDIVISION
GRAND JUNCTION
MESA COUNTY, COLORADO
PROJ NO 2001-59 X1 DATE, MAY, 2001

October 3, 2001

EXHIBIT B

LOT 1
Redlands
Marketplace
Subdivision

LOT 2
Redlands
Marketplace
Subdivision



LEGEND

12-foot public
right-of-way &
recreational easement
to be vacated

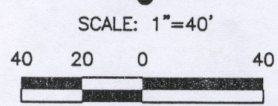
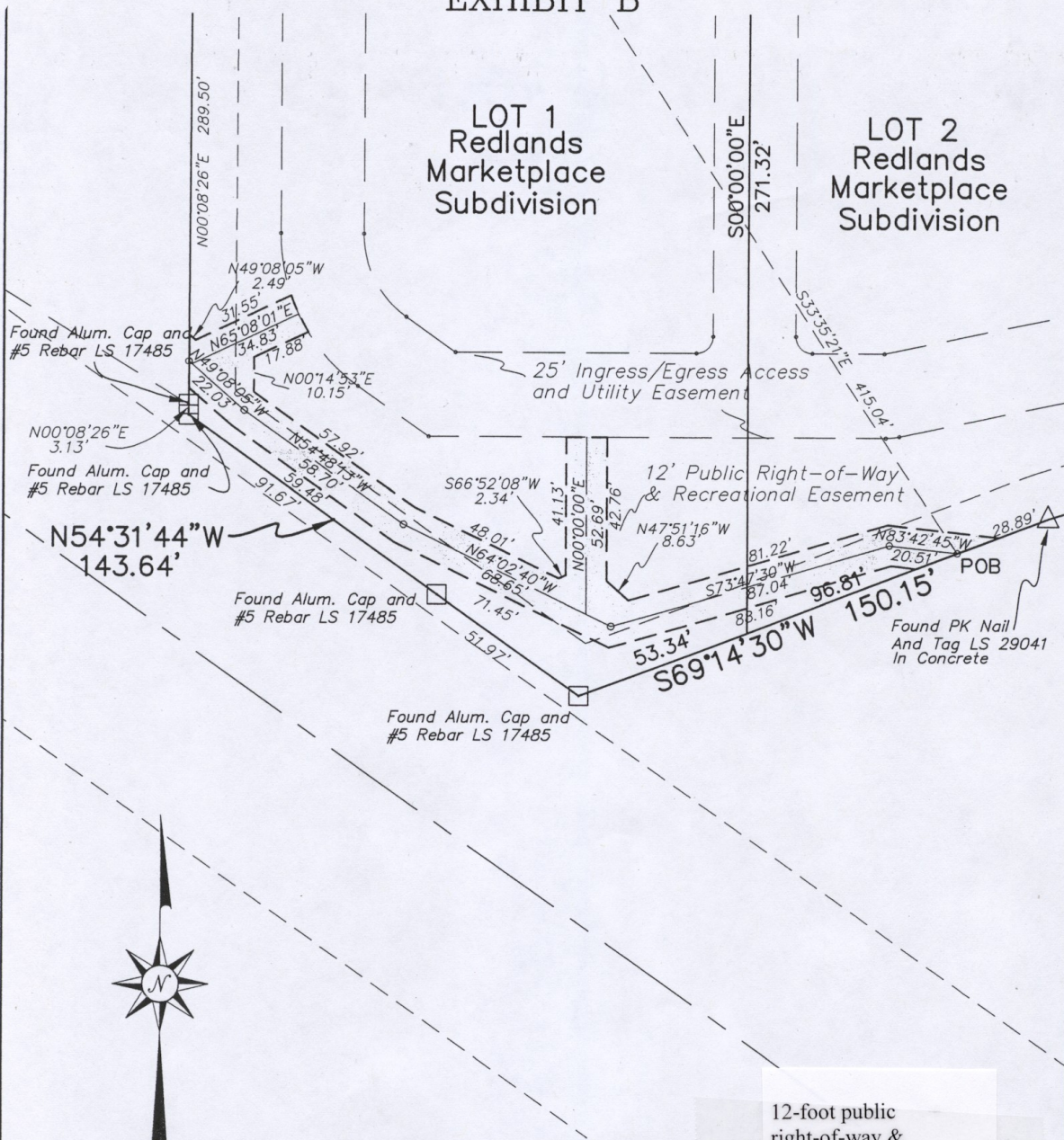
EXISTING PUBLIC RIGHT-OF-WAY
AND RECREATIONAL EASEMENT
REDLANDS MARKETPLACE SUBDIVISION
GRAND JUNCTION
MESA COUNTY, COLORADO
PROJ NO 2001-59 X1 DATE, MAY, 2001

October 3, 2001

EXHIBIT B

LOT 1
Redlands
Marketplace
Subdivision

LOT 2
Redlands
Marketplace
Subdivision



12-foot public
right-of-way &
recreational easement
to be dedicated

PROPOSED PUBLIC RIGHT-OF-WAY
AND RECREATIONAL EASEMENT
REDLANDS MARKETPLACE SUBDIVISION
GRAND JUNCTION
MESA COUNTY, COLORADO
PROJ NO 2001-59 X1 DATE: MAY, 2001

October 3, 2001

Attachment 16

Public Hearing Amending Zoning and Development Code Regarding Transit Shelters and Benches Standards

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Text Amendment – Bus Shelters/Benches		
Meeting Date:	October 17, 2001		
Date Prepared:	September 26, 2001		
Author:	Bob Blanchard		
Presenter Name:	Bob Blanchard		
	Workshop	X	Formal Agenda

Subject: TAC-2001-175, Text Amendment – Amending the Zoning and Development Code Section 4.2.C.1.I, Sign Regulation, Exemptions, Transit Shelter Signs and adding Section 4.3.S, Use Specific Standards, Transit Shelters and Benches

Summary: The proposed amendments will clarify the allowable exemptions to the sign regulations for signs located on City-approved transit shelters and benches and establish specific standards relating to the installation and maintenance of and allowable advertising on transit shelters and benches.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Approval of the text amendment ordinance on 2nd reading.

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					

Report results back to Council:	X	No		Yes	When:	
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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BACKGROUND

On February 12, 2001, an agreement was signed between Mesa County (representing Grand Valley Transit) and Outdoor Promotions, Inc. (contractor) to allow the contractor to sell, install and maintain advertising on transit shelters and benches in return for their installation at designated transit stops. 10% of all gross revenues collected from the advertising sales is to go directly to Grand Valley Transit.

Shortly after this agreement was signed, the contractor placed benches at various locations within the GVT service area both inside and outside the City limits. Benches in the City were placed without going through any permitting process. As shown on Attachment 1, there was no consistency with where benches were placed with the exception of selected Dial-A-Ride locations: some were placed on existing or approved routes, some were not; some were placed at existing or future stops, some were not. Shelters were constructed at the Mesa State College transfer station located on the southwest corner of 12 Street and Orchard Avenue which were not required to go through the City permitting process.

After realizing that the benches had not gone through any permitting process and the haphazard manner in which they were placed, the City Manager contacted the contractor and notified him that all benches that were not located on existing or proposed (at that time) transit routes be removed. This included all benches placed at the Dial-A-Ride locations since they are not on mapped GVT routes. At the time this staff report was prepared, approximately 35 benches have been removed.

Recognizing that shelters and benches are significant amenities to the GVT system and that advertising is a legitimate use of these structures, Mesa County, Grand Junction, Fruita and Palisade, all located in the GVT service area, are pursuing common Code amendments to address these issues. With the exception of one issue, allowing advertising on benches and shelters in residential areas, the proposed amendments to the Zoning and Development Code are consistent with language proposed by Mesa County.

ISSUES

In considering the impacts of both shelters and benches and the appropriate level of regulation, proposed Code amendments focus on safety, location and maintenance. These issues are addressed both in the agreement between Mesa County and Outdoor Promotions, Inc. as well as the proposed Code amendments.

Safety

The proposed Code amendments require that both shelters and benches be located in the public right-of-way. If this is impossible, location on private property may be allowed by the City Engineer provided written authorization of the private landowner is demonstrated. When structures are located in the public right-of-way, a revocable permit is required by the City (If these proposed changes to the Zoning and Development Code are approved, a single revocable permit will be processed for all proposed shelter and bench locations). Review of this request includes consideration of the physical placement of the shelter or bench to ensure sight distances from the traffic lanes are not compromised, adequate setbacks from traffic flow are maintained and that the placement of the shelter or bench does not impede pedestrian flow

on sidewalks. Benches are required to be secured to a concrete pad utilizing a breakaway anchor design to limit the impacts of being hit by a vehicle.

Maintenance

Maintenance issues involve two areas: maintenance of the site around benches and shelters and maintenance of the bench and shelter itself. The proposed Code amendments require that a maintenance schedule be provided by the contractor that includes general repair, painting, graffiti removal and maintenance of the lawn or landscaping around the shelter area and bench locations. Failure to maintain the facilities is grounds for removal. The agreement with the County requires that cleaning and maintenance of shelters occur twice a week and benches once a week. In addition, cleaning and maintenance must occur within 24 hours when requested by the County. Repair of damaged shelters or benches must occur within 72 hours of notification. Both shelters and benches are required to be placed on concrete pads that will facilitate maintenance of the grounds around the facilities.

Location

Locational considerations for both shelters and benches focus on the physical location of the structure and limitations on where they can be placed if they have advertising. Both shelters and benches are to be located in the right-of-way, unless physically impossible; and, they are to have minimum setbacks from the curb or edge of pavement depending on the presence of curb and gutter and the posted speed limit

The major issue with the proposed Code amendments, and the major concern of Mesa County and Grand Valley Transit, relate to limitations on where transit shelters and benches can be placed if they have advertising. Both structures are allowed only at designated bus stops on designated bus routes. Additionally, shelters and benches with advertising will only be allowed on principal arterials, minor arterials and major collectors as designated on the Grand Valley Circulation Plan that are not in residentially zoned areas of the City (Attachment 2 is a copy of the proposed Grand Valley Circulation Plan. Attachment 3 highlight arterials and collectors where this limitation would apply – note that the proposed limitation would only apply within the City limits). The restriction in residential areas deviates from proposed Code amendments in Mesa County which allow shelters and benches on arterials and collectors without restriction. In addition to transit routes affected by the proposed amendments, Dial-A-Ride locations within residential neighborhoods would also be limited.

The proposed Code amendments also specifically prohibit advertising on Main Street between 2nd Street and 7th Street (the Downtown Shopping Park) and within the North 7th Street Residential Historic District.

If advertising is restricted in residential areas, it is unlikely the contractor will place any benches or shelters. This creates an obvious conflict with many of the transit system's users not having access to these amenities near their homes. In order to provide these facilities, it would likely fall to either GVT or the City. Based on the cost estimates from the contractor, financial impacts of taking over the installation and maintenance of shelters and benches along these road segments would cost approximately \$10,000 per shelter and \$1,000 per bench (including the

concrete pad). Maintenance costs are estimated at \$1,000 per year for each shelter and \$300 per year for each bench.

STAFF RECOMMENDATION:

Staff recommended approval of the text amendments to the Zoning and Development Code with the following differences from the Planning Commission recommendation:

- Section 4.3.S.2.k: Lighting references used foot candles as a measurement of illumination. The Planning Commission included a general statement that restricts the creation of glare and hazards to pedestrians and motorists.
- Sections 4.3.S.2.m and 4.3.S.3.p: The Planning Commission added an area description to limit advertising in the Main Street Shopping Park to the area between 2nd and 7th Streets.
- Sections 4.3.S.2.l and 4.3.S.3.o: Staff had limited the restriction on the location of shelters and benches with advertising to major collectors in residentially zoned areas. The Planning Commission extended the restriction to include principal and minor arterials as well as major collectors in residentially zoned areas.

PLANNING COMMISSION RECOMMENDATION:

On Tuesday, September 26, 2001, the Planning Commission unanimously voted (6 – 0) to recommend that the City Council approve the amendments to the Zoning and Development Code as attached (the attached ordinance includes the changes noted above).

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. ____

**AMENDING THE ZONING AND DEVELOPMENT CODE
STANDARDS FOR TRANSIT SHELTERS AND BENCHES**

Recitals.

These proposed amendments to the Zoning and Development Code clarify the exemption to the sign regulations to include transit bench signs as well as transit shelter signs and establishes specific regulations for the siting of transit shelters and benches and the allowance of advertising on transit shelters and benches.

The Planning Commission, at their September 18, 2001 hearing, recommended approval of the amendments.

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

The Zoning and Development Code be amended to amend Section 4.2.C.1.I and add a new Section 4.3.S.

4.2.C.1.I Transit Shelter and bench_Signs. Signs on or incorporated within City-approved transit shelters or transit benches erected and constructed in accordance with City specifications for the comfort and convenience of the users of public transit. See Section 4.3.S., Transit Shelters and Benches for use specific standards.

4.3.S Transit Shelters and Benches

1. Purpose.

This section establishes specific regulations for the siting of transit shelters and benches and the allowance of advertising on transit shelters and benches.

2. Transit Shelters

- a. Bus shelters are to be located only at designated bus stops on designated bus routes. As routes or stops change bus shelters that are no longer on a designated route or bus stop must be removed within 30 days from notice by the City or County requesting removal.

- b. All bus shelters shall be located on and anchored to a concrete pad or equivalent.
- c. Shelters must be located in the public right-of-way; in situations where the shelter is required to be located outside the public right-of-way the City Engineer may allow such location, provided written authorization of the owner of the private land has been obtained and any costs associated with obtaining the authorization has been paid.
- d. A planning clearance is required for each bus shelter as well as a revocable permit if the shelter is located in the public right-of-way; all ADA requirements must be met.
- e. Prior to the issuance of any planning clearance for a bus shelter, a maintenance schedule must be provided to the City. At a minimum, the contractor shall provide cleaning and maintenance services twice each week for each shelter location. At a minimum, the contractor shall be responsible for all maintenance of the shelter including general repair, painting, removal of graffiti, and maintenance of lawn or landscaping around the shelter area. The contractor shall clean and maintain shelters within twenty-four (24) hours when requested by the City. If a safety hazard exists at the shelter, the problem shall be remedied within eight (8) hours of when the Contractor is notified by the City. Failure to properly maintain the shelter or shelter area is cause for removal.
- f. A site plan of the bus shelter, meeting the requirements of this section, shall be submitted to the City Engineer for review and approval prior to construction. Additionally, all requests to locate a shelter on State roads shall be submitted to the Colorado Department of Transportation for review and approval.
- g. Where curb and gutter are present and the posted speed limit is 35 miles per hour or less, the front of the shelter shall be set back a minimum of 5 feet from the curb, unless otherwise authorized by the City Engineer; in no case shall the setback be less than 3 ½ feet from the curb.
- h. Where there is no curb and gutter or the posted speed limit is greater than 35 miles per hour the front of the shelter shall be set back a minimum of 10 feet from the edge of pavement, unless otherwise authorized by the City Engineer; in no case shall the setback be less than 5 feet from the edge of pavement.
- i. Shelters shall not be located in a way which impedes pedestrian, bicycle, wheelchair, or motor vehicle travel - including the limitation of vehicular sight distance; vertical supports for the shelter shall be located no closer than 1 foot from any sidewalk.

- j. No transit shelters will be placed on City park property without review and approval by the Department of Parks and Recreation.
- k. Advertising on transit shelters shall be limited to two side panels (two sign faces) on the bus shelter, each not more than 48" wide and 72" high; the advertising panels may be illuminated by "back lighting" using fluorescent bulbs. Shelter lighting shall be operated and maintained so as not to shine, create glare or a hazard to pedestrians or motorists. A third advertising panel may be provided along the rear of the bus shelter for public service messages or other public purposes.
- l. Bus shelters with advertising are limited to principal arterials, minor arterials and major collectors, as designated on the Grand Valley Circulation Plan, including designated Dial-A-Ride stops, provided the adjoining property is not zoned for residential use.
- m. In no instance shall bus shelters with advertising be allowed within the Main Street Shopping Park between 2nd Street and 7th Street or within the North 7th Street Residential Historic District.

3 Transit Benches

- a. A single bench may be located only at designated bus stops along designated bus routes, subsequent to issuance of a permit by the City Engineer. A second bench may be allowed based on rider-ship data which demonstrates such a need. As routes or stops change, bus benches that are no longer along a designated route or bus stop must be removed within 30 days of notice by the City or County.
- b. A site plan of the bench location, meeting the requirements of this section, shall be submitted to the City Engineer for review and approval prior to placement of any bench. Additionally, all requests to locate a bench on State roads shall also be submitted to the Colorado Department of Transportation for review and approval.
- c. A Planning Clearance is required for each bus bench as well as a revocable permit if the bench is located in the public right-of-way. All ADA requirements must be met.
- d. Prior to the issuance of any planning clearance for a bus bench, a maintenance schedule must be provided to the City. At a minimum, the contractor shall provide cleaning and maintenance services once each week for each bench location. At a minimum, the permittee shall be responsible for all maintenance of the shelter including general repair, painting, removal of graffiti, and maintenance of lawn or landscaping around the shelter area. The

- contractor shall clean and maintain benches within twenty-four (24) hours when requested by the City. If a safety hazard exists at the bench location, the problem shall be remedied within eight (8) hours of when the Contractor is notified by the City. Failure to properly maintain the bench or bench area is cause for removal.
- e. Benches shall be located on concrete pads sufficient in size to accommodate the bench supports and 2 feet of foot space along the front of the bench. All ADA requirements must be met.
 - f. Benches must be located within the public right-of-way; in situations where the bench is required to be located outside the public right-of-way the City Engineer may allow such location provided written authorization of the owner of the private property has been obtained, and any costs associated with obtaining the authorization has been paid.
 - g. Benches may be oriented towards approaching traffic at an angle not to exceed 30 degrees from parallel to the street frontage.
 - h.. Where curb and gutter are present and the posted speed limit is 35 miles per hour or less, the front of the bench shall be set back a minimum distance of 5 feet from the curb. The 5 feet minimum distance may not be reduced. To the greatest extent possible benches should be located within the parkway between the curb and gutter and sidewalk.
 - i. Where no curb and gutter is present or the posted speed limit exceeds 35 miles per hour the bench may be located a distance no closer than 10 feet from the edge of pavement, unless authorized by the City Engineer; in no case shall the distance be reduced to less than 5 feet from the street pavement. Bus benches must be located within 20 feet of a bus stop.
 - j. Benches may not be located in a manner which impedes pedestrian, bicycle, wheelchair, or vehicle travel - including the limitation of vehicular sight distance. The bench shall be set back a minimum distance of 1 foot from an adjacent sidewalk at it's nearest point.
 - k. The contractor shall be responsible for all maintenance of the bench including general repair, painting, removal of graffiti, and maintenance of lawn or landscaping around the bench area. Failure to properly maintain the bench or bench area is cause for removal.
 - l. The design of benches obtained by the contractor subsequent to the adoption of this amendment shall be approved by the City. The design shall include securing the bench to concrete pads utilizing a "break-away" anchor design.
 - m. No transit benches will be placed on City park property without review and approval by the Department of Parks and Recreation.

- n. If the bench includes advertising, the advertising panel shall be limited to a single face which must be oriented to the street. The sign face shall not exceed 12 square feet in size with a maximum sign height of 2 feet; the sign shall be non-illuminated and non-reflective.
- o. Transit benches with advertising are limited to principal arterials, minor arterials and major collectors, as designated on the Grand Valley Circulation Plan, including designated Dial-A-Ride stops provided the adjoining property is not zoned for residential use.
- p. In no instance shall transit benches with advertising be allowed within the Main Street Shopping Park between 2nd Street and 7th Street or within the North 7th Street Residential Historic District.

Introduced on first reading this 3rd day of October, 2001.

PASSED and ADOPTED on second reading this ____ day of _____, 2001.

ATTEST:

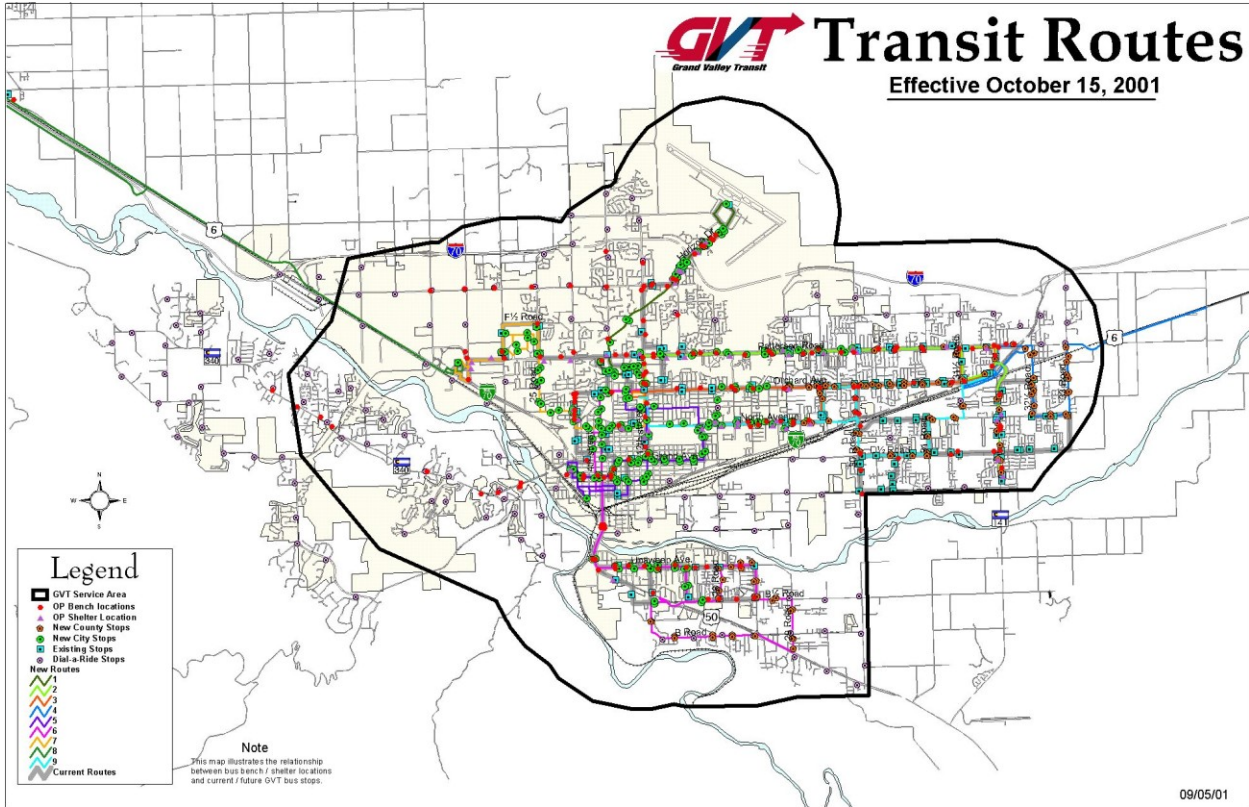
City Clerk

President of the Council

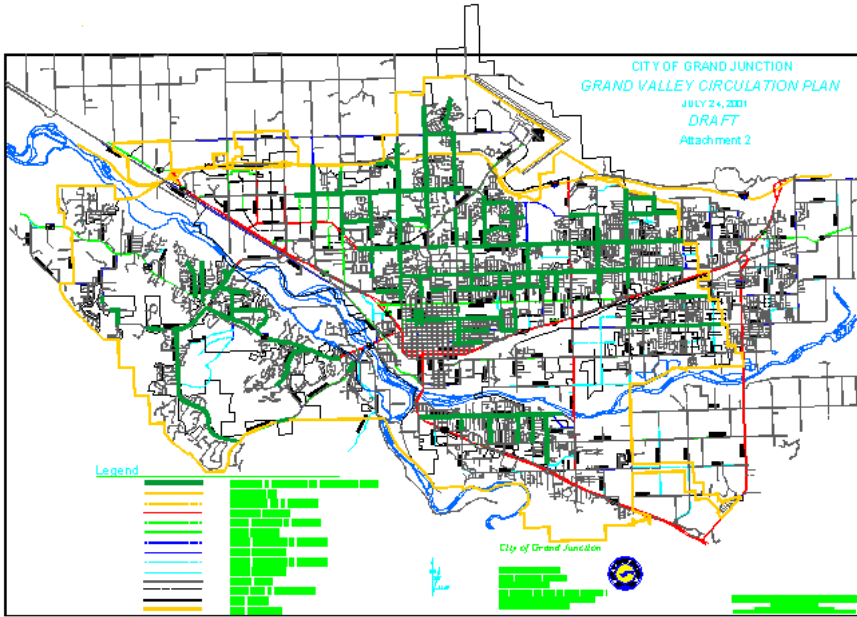


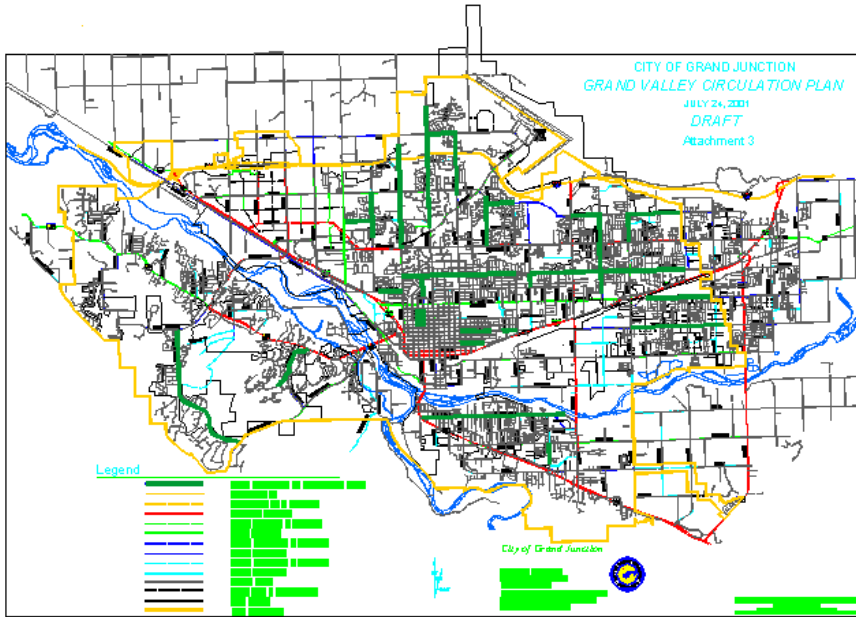
Transit Routes

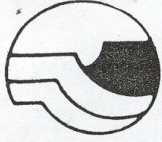
Effective October 15, 2001



CITY OF GRAND JUNCTION
GRAND VALLEY CIRCULATION PLAN
JULY 24, 2001
DRAFT
Attachment 2







Mesa County, Colorado
BOARD OF COUNTY COMMISSIONERS

District 1 - James (Jim) R. Baughman (970) 244-1605
District 2 - Kathryn H. Hall (970) 244-1604
District 3 - Doralyn B. Genova (970) 244-1606

P.O. Box 20,000 • 750 Main Street • Grand Junction, Colorado 81502-5010 • FAX (970) 244-1639

September 17, 2001

Mr. John Elmer, Chairman
Grand Junction Planning Commission
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81502

Re: TAC-2000-175
Section 4.2.C.1.I, Sign Regulations, Exemptions, Transit Shelters
Section 4.3.S, Use Specific Standards, Transit Shelters and Benches

Dear Mr. Elmer:

It is my understanding that the Grand Junction Planning Commission is scheduled on September 18, 2001 to consider a city-sponsored text amendment to the Grand Junction Zoning and Development Code relative to transit shelters, bus benches, and related advertising. We will not be able to attend your hearing because we have a land use hearing at the same time.

The County is proceeding through a similar process to adopt allowable areas for bus shelters and bus benches, including advertising. The two ordinances, which were developed in conjunction with the various communities within the County, are very similar. However there is one major difference. The proposed ordinance limits the use of advertising on bus shelters and bus benches to major and minor arterial streets, and major collector streets not within residential areas. The amendment, as proposed by city staff, also prohibits: advertising on bus shelters and benches within the Main Street area between 3rd and 7th, the 7th Street Residential Historic District, and Dial-A-Ride on residential collector streets.

I strongly request the Planning Commission recommend the City Council adopt an ordinance that is consistent with that which is proposed for Mesa County, allowing advertising in conjunction with both bus shelters and benches to occur on major arterial, minor arterial, and major collector streets on designated bus routes. We concur that such signs generally should not occur on local streets within a residential area. However, major collectors are inherently not quiet and sedate, carrying fairly high volumes of traffic through the residential areas between local residential streets and major/minor arterials. In addition, allowed signs are limited to small areas and oriented only to the streets, not to adjacent residential areas. Bus benches are not illuminated and bus shelters have only low level illumination.

As indicated by city staff, a significant number of benches would be precluded by not allowing benches and shelters with low intensive advertising on major collector streets within residential areas. This obviously will preclude a large number of bus riders the opportunity to be sheltered from

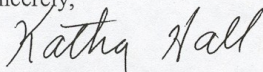
October 3, 2001

Mr. John Elmer, Chairman
Grand Junction Planning Commission
September 17, 2001
Page 2

the elements and comforts to sit while awaiting a bus. Unless the City installs and maintains its own benches and shelters, they will not exist in the areas excluded. This will result in a hardship on the elderly, disabled, and others who will have no place to sit, or in the case of lack of shelters, no protection from snow and rain. In the case of Dial-A-Ride bus users, their wait will be more difficult in that they are only provided a range of time to meet the bus. They may be required to stand without shelter for 20 or so minutes. This is a hardship on those who are elderly, sick, or disabled.

Thank you for the opportunity to address the Grand Junction Planning Commission on this important issue.

Sincerely,



Kathryn H. Hall, Chairman
Board of Commissioners

xc: Commissioners Doralyn Genova and Jim Baughman
Robert Jasper, County Administrator
Kelly Arnold, Grand Junction City Manager
Lyle Dechant, County Attorney
Bob Blanchard, Grand Junction Community Development Director
Kurt Larsen, County Director of Planning and Development

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The Sign Gallery INC.

1048 Independent Avenue, Suite A-109 • Grand Junction, CO 81505
(970) 241-6400 • Fax (970) 241-3800

September 18, 2001

Mesa County Plan Commission
Grand Junction, CO 81501

Dear Commission Members,

On a regular basis, my family drives on Patterson Avenue between Mesa Mall and 32 Road. In recent months, we have closely observed the Grand Valley Transportation benches that have been placed at regular intervals along this thoroughfare. We have made a number of observations about these benches which we would like to share with the members of this board, especially in light of the fact that we understand that Grand Valley Transportation is attempting to have the sign code changed in order to sell space on these benches for advertising.

However, before I begin, I would like to say that I am a sign maker and could aggressively go after the contract to letter these benches. If successful, my company, or any sign company, could make a lot of money on such a venture. Despite the potential for profit, we believe that advertising on these benches is not in the community's best interests.

My company has been in business since January, 1992 and for nearly 10 years we have worked hard to build our business on quality products which will enhance the business community, as a whole. While we have disagreed with the sign code on occasion, we have a basic respect for the planners and the code because the aim of the code and the commission is to keep the community from an overwhelming and chaotic noise of signs and billboards. Or, if you will, "advertising pollution". We have seen this disorder elsewhere: overly large signs, which scream and distract motorists and pedestrians alike, so ultimately, no message can be read clearly. Each week, larger and more obnoxious messages appear to overwhelm the previous month's offering. The overwhelming message is "This community is cluttered and disorganized."

With this in mind, our criticism of these benches includes these points:

- The advertising messages on these benches will be designed to "blast" messages to motorists who are often traveling down busy arterials. One message, early in the GV Transportation campaign, clearly indicated that motorists who read those signs (a billboard, I believe) were good candidates for reading their future benches. We wondered if that was really a message they wanted to convey since it seemed to advocate the distraction of motorists.
- If advertising on these benches is allowed, how do you control individuals who decide to install their own benches? Who will control the messages on all these signs? Will the commission get exactly what they are trying to avoid – chaotic and competing messages, shouting and distracting motorists and ultimately, creating "advertising pollution."
- Our community is already battling graffiti; these advertising benches will be wonderful targets for budding "artists" to turn simple slogans into rude messages or advertising their own uncivilized vocabulary.
- This is not the only form of advertising. Individuals and businesses sell and purchase advertising on their buildings, vending machines, business windows, vehicles – from passenger cars and trucks to buses and taxi cabs. Denying this form of advertising does not deny an advertiser the ability to market his product or service.
- One of the unintended results of "Advertising Pollution" or loose sign codes that perpetuate an overabundance of advertising is that eventually, there is so much clutter, no message gets through. As an example, try to read a paragraph of text in all capital letter, all bold text. Nothing gets through despite the writer's attempt to make it urgent.
- Furthermore, we wonder whether anyone has reviewed these bench locations? Our sign code specifies the distance signs must be from the street and how a sign may be situated so as not to block the view of oncoming traffic, or traffic trying

Signs for Business... Banners for Events... **The Sign Gallery**
INC.

October 3, 2001

September 18, 2001

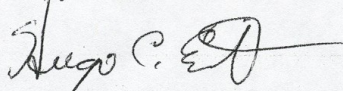
to negotiate corners. This must certainly be a valid concern for some of these benches, regardless of any posted message. Existing code denies placement of a sign closer than 10 feet from the curb. In most cases, these benches are well inside that 10-foot zone. If you allow these signs, you will have to address the issue for traditional signs because these bench signs will unfairly compete for attention with the traditional sign a business owner has purchased and maintained at great price. The purpose of the code is to allow each business to fairly market itself, without favoritism or unfair competition.

- Finally, we are concerned for the individual using these benches. It appears to us that these benches have been placed with some odd results. In some cases, these benches may be outside the right of way easement on private property, which is an issue for the property owners. In other cases, they have been placed between the sidewalk and the curb, sometimes known as the "parking strip". We observed one bench that is placed on such a narrow strip; it seems impossible for someone to reach the bench without walking in the street, itself. There should be serious concern that should a driver, not paying attention to the bus ahead, (presumably, reading a bench), rear-end a bus stopping at that particular location, the result very well could be serious injury to waiting passengers.

- In summary, our opinion is that these signs are an unnecessary form of advertising that are designed to distract motorists, and ultimately violate the spirit of the sign code. This form of advertising is simply a bad idea. (We hope you will also address our safety and property rights concerns on the placement of these benches in the proper forum.)

We thank you for the opportunity to make our thoughts known on the Grand Valley Transportation request to advertise on their benches. We appreciate the hard work you have done to keep our community growth orderly. With respect to the sign code, we respect the dignity and restraint you ask us to keep as we design and sell our signs. We hope our professional insight and our genuine community concern will give you information that will help make the proper decision with regard to allowing advertising on transit benches.

Sincerely,



Hugo C. Ernst
Vice President
Sign Gallery, Inc.

HCE:ch

October 3, 2001

Attachment 17
Revocable Permit for GVT Bus Shelters

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	RVP-2001-128, Revocable Permit GVT Bus Shelters		
Meeting Date:	October 17, 2001		
Date Prepared:	October 10, 2001		
Author:	Lori V. Bowers	Associate Planner	
Presenter Name:	Lori V. Bowers	Associate Planner	
	Workshop	X	Formal Agenda

Subject: RVP-2001-128, Resolution authorizing a Revocable Permit for Outdoor Promotions to install 28 GVT bus shelters in City right-of-way.

Summary: Consideration of a Resolution authorizing the issuance of a Revocable Permit to allow the Petitioner to install transit shelters along the newly adopted GVT routes in City right-of-way. This application is for 28 shelters along a Principal Arterial, Patterson Road and the Minor Arterials of Horizon Drive, North Avenue, North 1st Street, North 7th Street, and North 12th Street.

Background Information: See attached.

Budget: N/A

Action Requested/Recommendation: Adopt the resolution formally allowing Outdoor Promotions to install 28 transit shelters in City right-of-way for the benefit of GVT passengers.

Citizen Presentation:	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	If Yes,
Name:	Gary Young of Outdoor Promotions				
Purpose:	Explain Outdoor Promotions program for GVT shelters				

Report results back to Council:	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When:	
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Placement on Agenda:		Consent	X	Indiv. Consideration		Workshop
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BACKGROUND INFORMATION	
Locations:	Various sites along Principal and Minor Arterials
Applicants:	Gary Young, Outdoor Promotions, Representative
Existing Land Use:	City Right-of Way
Proposed Land Use:	GVT Bus Shelters

Project Background/Summary:

The Petitioner is requesting permission to install bus shelters for the benefit of GVT passengers in various locations throughout the City's right-of-way. The 28 proposed shelters do not conflict with any current Zoning and Development Code requirements. Outdoor Promotions signed a contract with Mesa County in February of this year to provide services, equipment, personnel and management for safe, clean, attractive bus passenger shelters. The City of Grand Junction amended the Sign Code in 1999 to allow for advertising on City approved transit shelters. The shelters listed in this Revocable Permit meet the current Code criteria in regards to advertising allowed on Principal and Minor Arterial Streets. The Revocable Permit is conditioned with a couple of stipulations that are further explained in the Revocable Permit itself. One, the City must be listed as an added insured on the Liability Policy and two, if and when it may be determined that a shelter is in a sight distance triangle or poses to be detrimental to traffic, it must be removed or relocated.

Staff Analysis:

A request for a Revocable Permit must be reviewed for conformance with the criteria established by Section 2.17 of the Zoning and Development Code, as follows:

1. There will be benefits derived by the community or area by granting the proposed revocable permit. *The community will benefit by providing covered shelters to keep GVT patrons from the sun and weather. They further define the bus stop location.*
2. There is a community need for the private development use proposed for the City Property. *The community will benefit from the shelters by providing funding for GVT from revenues generated by the advertising on the shelters. By privatizing this project, Outdoor Promotions relieves the City of installation and maintenance.*

3. The City property is suitable for the proposed uses and no other uses or conflicting uses are anticipated for the property. *The City proposes no other use at this time.*
4. The proposed use shall be compatible with adjacent land uses. *The proposed use is compatible with the growing GVT system as it is designed to get the riders as close as it can to numerous essential destinations.*
5. The proposed use shall not negatively impact access, traffic circulation, neighborhood stability or character, sensitive areas such as floodplains or natural hazard areas. *The installation of the bus shelters better defines the bus stops. City and County Traffic Engineers have reviewed these stops with GVT and Outdoor Promotions. The character of the transit shelters will provide a more urban look to the City. No shelters are proposed in sensitive areas or natural hazard areas. The shelters will not affect pedestrian walkways.*
6. The proposed use is in conformance with and in furtherance of the implementation of the goals, objectives and policies of the Growth Plan, other adopted plans and the policies, intents and requirements of this Code and other City policies. *The proposed use does conform to the above referenced plans and policies.*
7. The application complies with the submittal requirements as set forth in the Section 127 of the City Charter, this Chapter Two and SSID Manual. *The application is in compliance with the above referenced codes and manuals.*

Staff Findings:

The City Charter gives Council authority to allow private use of public property provided such use is substantiated by resolution. This Revocable Permit gives the applicant a license to use the public property for a public benefit, through privatization. The City may revoke the permit and require the applicant to restore the property to its original condition by giving 30 days written notice. The project meets the criteria for a Revocable Permit as set forth in Section 127 of the City Charter, the SSID Manual and Section 2.17 of the Zoning and Development Code.

STAFF RECOMMENDATION: Staff recommends approval of the resolution authorizing the Revocable Permit due to compliance with criteria of Section 2.17 of the Zoning and Development Code, Section 127 of the City Charter and the SSID Manual.

Attachments:

1. Proposed shelter locations by area (4 maps)
2. Resolution
3. Agreement

RESOLUTION NO. _____

**CONCERNING THE ISSUANCE OF A REVOCABLE PERMIT TO
OUTDOOR PROMOTIONS, INC.**

Recitals.

1. Outdoor Promotions, Inc., a Colorado corporation, hereinafter referred to as the Petitioner, represents that it is a legally created entity authorized to conduct business in the State of Colorado and represents that it has entered into an agreement with the County of Mesa, Colorado, which authorizes the Petitioner to provide bus passenger shelters at various transit stops in Mesa County.

2. The Petitioner has requested that the City Council of the City issue a Revocable Permit to allow the Petitioner to install bus passenger shelters in the public right-of-way at 28 locations in the City limits. The Petitioner warrants and represents that the bus passenger shelters the Petitioner proposes to install at the locations described below, which locations were provided by the Petitioner and described by the Petitioner by GPS coordinate data in UTM Zone 12 metric format, shall be situated entirely within the limits of public right-of-way:

Shelter No.	Utm North	Utm East	General Location
5043	4332396.1030	713113.9240	Horizon Drive at the Grand Vista Hotel
5032	4332200.3570	712898.5500	Horizon Drive at Wendy's Restaurant
5031	4332199.2350	712845.3500	Horizon Drive at Holiday Inn Hotel
5029	4331974.6650	712599.8500	Horizon Drive at Burger King Restaurant
5033	4331904.0470	712591.7000	Horizon Drive at Super 8 Motel
5028	4331618.9020	712395.0390	Horizon Drive at Applebees Restaurant
5017	4329910.7640	715740.9810	Southeast Cor. Patterson Rd. & 29.5 Rd.
5036	4329893.1120	714968.9060	Southeast Cor. Patterson Rd. & 29 Rd.
5013	4329856.7240	713621.0790	Southwest Cor. Patterson Rd. & 28.25 Rd.
5019	4328270.9200	714588.9390	Southeast Cor. North Ave. & 28.75 Rd.
5018	4328297.2510	714450.6310	Northwest Cor. North Ave. & 28.75 Rd.
5020	4328285.2860	713916.3230	North Avenue at City Market Fuel Station
5021	4328255.4540	713772.6530	Southeast Cor. North Ave. & 28.25 Road
5022	4328250.1970	713548.6420	North Avenue at K-Mart
5038	4331436.9890	712314.4170	Northeast Cor. Horizon Drive & G Road
5037	4329830.1050	712706.7400	Patterson Rd. South of Spring Valley Sub.
5010	4329817.4830	712152.9680	Southeast Cor. Patterson Rd. & 15 th St.
5011	4329840.3500	712053.7810	Northwest Cor. Patterson Rd. & 15 th St.
5023	4328270.8200	713318.1870	Northwest Cor. North Avenue & 28 Road
5024	4328237.8330	713085.0150	Southwest Cor. North Avenue & 25 th St.
5003	4328228.0700	711619.3020	Northwest Cor. North Avenue & 12 th St.
5002	4328022.8800	711744.6630	12 th Street at Lincoln Park

October 3, 2001

Shelter No.	Utm North	Utm East	General Location
5001	4327970.1710	711719.7560	12 th Street at Messiah Lutheran Church
5035	4328189.7880	711189.2960	Southeast Cor. North Avenue & 8 th St.
5039	4327317.7960	711018.2320	7 th Street at R-5 High School
5006	4328346.1240	710131.6960	1 st Street & Sherwood Drive
5027	4328202.7630	710660.6030	Northwest Cor. North Avenue & 5 th St.
5025	4328178.5550	710734.7590	Southeast Cor. North Avenue & 5 th St.

3. Based on representations made by the Petitioner, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

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

That the City Manager, on behalf of the City and as the act of the City, is hereby authorized and directed to issue the attached Revocable Permit to the above-named Petitioner for the purposes aforescribed and within the limits of the public right-of-way aforescribed, subject to each and every term and condition contained in the attached Revocable Permit.

PASSED and ADOPTED this 17th day of October, 2001.

Attest:

President of the City Council

City Clerk

C. REVOCABLE PERMIT

Recitals

1. Outdoor Promotions, Inc., a Colorado corporation, hereinafter referred to as the Petitioner, represents that it is a legally created entity authorized to conduct business in the State of Colorado and represents that it has entered into an agreement with the County of Mesa, Colorado, which authorizes the Petitioner to provide bus passenger shelters at various transit stops in Mesa County.

2. The Petitioner has requested that the City Council of the City issue a Revocable Permit to allow the Petitioner to install bus passenger shelters in the public right-of-way at 28 locations in the City limits. The Petitioner warrants and represents that the bus passenger shelters the Petitioner proposes to install at the locations described below, which locations were provided by the Petitioner and described by the Petitioner by GPS coordinate data in UTM Zone 12 metric format, shall be situated entirely within the limits of public right-of-way:

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5003	4328228.0700	711619.3020	Northwest Cor. North Avenue & 12 th St.
5002	4328022.8800	711744.6630	12 th Street at Lincoln Park
5001	4327970.1710	711719.7560	12 th Street at Messiah Lutheran Church
5035	4328189.7880	711189.2960	Southeast Cor. North Avenue & 8 th St.
Shelter	Utm North	Utm East	General Location

No.			
5039	4327317.7960	711018.2320	7 th Street at R-5 High School
5006	4328346.1240	710131.6960	1 st Street & Sherwood Drive
5027	4328202.7630	710660.6030	Northwest Cor. North Avenue & 5 th St.
5025	4328178.5550	710734.7590	Southeast Cor. North Avenue & 5 th St.

3. Based on representations made by the Petitioner, the City Council has determined that such action would not at this time be detrimental to the inhabitants of the City of Grand Junction.

NOW, THEREFORE, IN ACCORDANCE WITH THE ACTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

There is hereby issued to the above-named Petitioner a Revocable Permit for the purposes aforescribed and within the limits of the public right-of-way aforescribed; provided, however, that the issuance of this Revocable Permit shall be conditioned upon the following terms and conditions:

1. The Petitioner warrants and represents that the bus passenger shelters to be installed by the Petitioner at the above stated locations: will be situated entirely within the limits of public right-of-way; will not encroach upon any privately owned real estate, and; will not encroach over or across any buried utility. The City is issuing this Permit based on the reliance of such warranties and representations.

2. The Petitioner shall at all times maintain in effect suitable comprehensive general liability and hazard insurance which will protect the City, its officers, employees, agents and assets from liability in the event of loss of life, personal injury or property damage suffered by any person or persons arising from the facilities of the Petitioner authorized pursuant to this Permit. Such insurance policy shall have terms and amounts approved by the Risk Manager of the City. Such insurance shall not be cancelable without thirty (30) days prior written notice to the City and shall be written for at least a minimum of One Million Dollars (\$1,000,000), combined single limit. The certificate of insurance must be deposited with the City and must designate "the City of Grand Junction, its officers, employees and agents" as additional insureds. If a policy approved by the Risk Manager of the City is not at all times in full force and effect, this Permit shall automatically terminate.

3. The installation, operation, maintenance, repair and replacement of bus passenger shelters by the Petitioner within the public right-of-way as authorized pursuant to this Permit shall be performed with due care or any other higher standard of care as may be required to avoid creating hazardous or dangerous situations and to avoid damaging public roadways, sidewalks, utilities, or any other facilities presently existing or which may in the future exist in said right-of-way.

4. The City hereby reserves and retains a perpetual right, on behalf of the City and public utilities authorized by the City, to utilize all or any portion of the aforescribed public right-of-way for any purpose whatsoever. The City further reserves and retains the right to revoke this Permit at any time and for any reason.

5. The Petitioner, for itself and for its successors and assigns, agrees that it shall not hold, nor attempt to hold, the City of Grand Junction, its officers, employees and agents, liable for damages caused to the facilities to be installed by the Petitioner within the limits of said public right-of-way (including the removal thereof), or any other property of the Petitioner or any other party, as a result of the Petitioner's occupancy, possession or use of said public right-of-way or as a result of any City activity or use thereof or as a result of the installation, operation, maintenance, repair and replacement of public improvements.

6. The Petitioner agrees that it shall at all times keep the above described public right-of-way and the facilities authorized pursuant to this Permit in good condition and repair.

7. This Revocable Permit shall be issued only upon concurrent execution by the Petitioner of an agreement that the Petitioner and the Petitioner's successors and assigns shall save and hold the City of Grand Junction, its officers, employees and agents harmless from, and indemnify the City, its officers, employees and agents, with respect to any claim or cause of action however stated arising out of, or in any way related to, the encroachment or use permitted, and that upon revocation of this Permit by the City the Petitioner shall, at the sole expense and cost of the Petitioner, within thirty (30) days of notice of revocation (which may occur by mailing a first class letter to the last known address), peaceably surrender said public right-of-way and, at its own expense, remove any encroachment so as to make the aforescribed public right-of-way available for use by the City or the general public. The provisions concerning holding harmless and indemnity shall survive the expiration, revocation, termination or other ending of this Permit .

8. The Petitioner, for itself and for its successors and assigns, agrees that it shall be solely responsible for maintaining and repairing the condition of facilities authorized pursuant to this Permit.

9. This Revocable Permit, the foregoing Resolution and the following Agreement shall be recorded by the Petitioner, at the Petitioner's expense, in the office of the Mesa County Clerk and Recorder.

10. The Petitioner shall not assign this Permit or any right or privilege connected therewith, or allow any other person to install any other facility within the aforescribed right-of-way or any part thereof without first obtaining the written consent of the City, which consent must be approved and ratified by the City Council of the City. Any attempt to sublet, assign or transfer without the prior written consent of the City shall be void *ab initio*. Any consent by the City shall not be a consent to a subsequent assignment or occupation by any other party. Any unauthorized assignment or permission to occupy by the Petitioner shall be void and shall, at the option of the City, provide reasonable cause for the City to revoke this Permit. This Permit is not to be assignable by operation of law without the formal approval and ratification by the City Council of the City.

11. By signing this Permit, the Petitioner affirmatively represents that he has authority to bind Outdoor Promotions, Inc., to the terms and conditions of this Permit.

October 3, 2001

Dated this _____ day of _____, 2001.

Attest:

The City of Grand Junction,
a Colorado home rule municipality

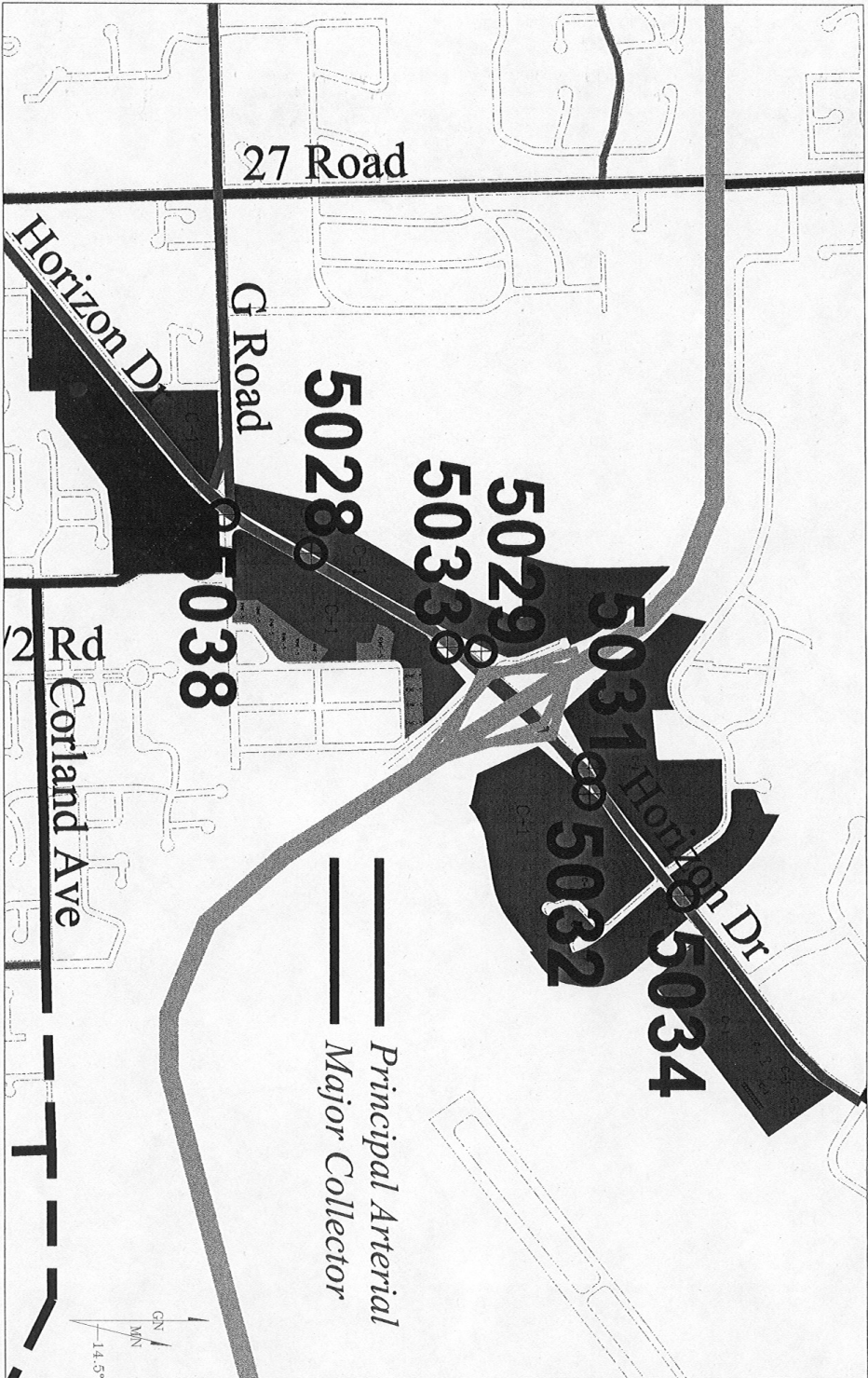
City Clerk

City Manager

Acceptance by the Petitioner

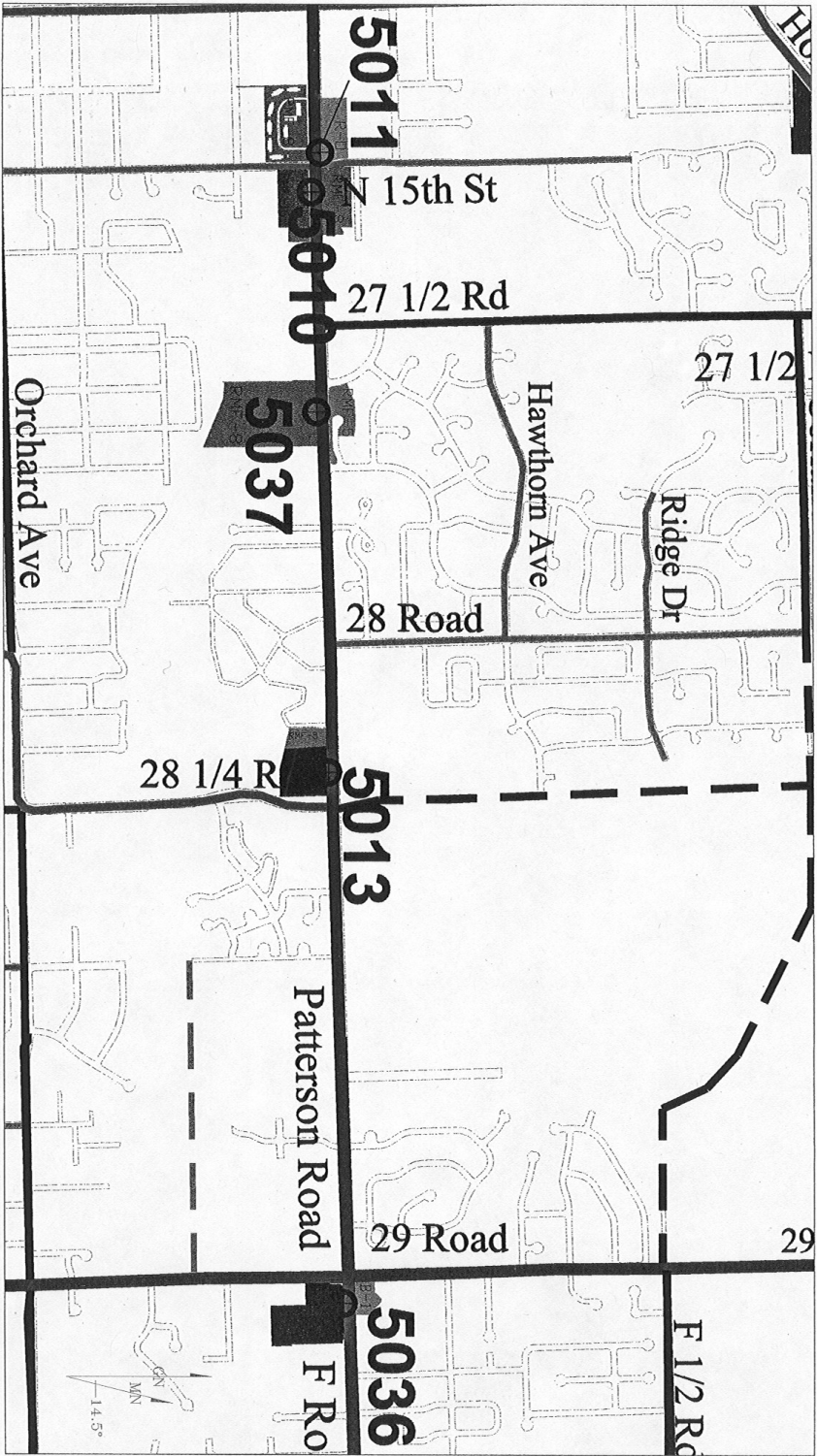
Gary D. Young, President of Outdoor Promotions, Inc., a Colorado corporation

Proposed Shelter Locations on Horizon Drive w/ Zoning



October 3, 2001

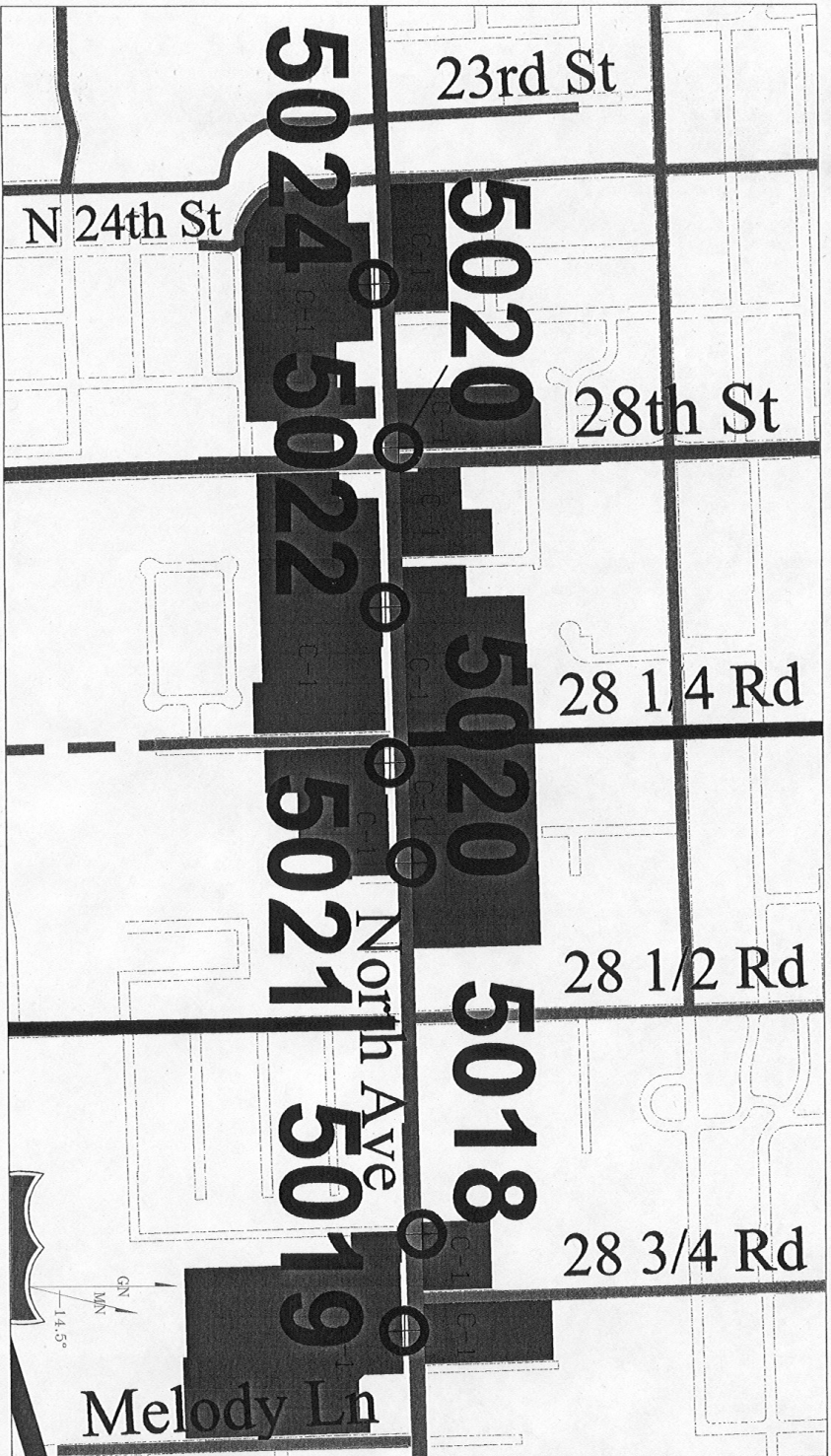
Proposed Shelter Locations on Patterson Rd w/ Zoning



Principal Arterial Major Collector Minor Collector 2/4

October 3, 2001

Proposed Shelter Locations on East North Ave w/Zoning



Principal Arterial Major Collector Minor Collector

October 3, 2001

Proposed Shelter Locations in West North Ave Area w/Zoning



Principal Arterial
 Major Collector
 Minor Collector

October 3, 2001

Attachment 18
Monthly Parking Passes in the Downtown

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Resolution Authorizing Monthly Parking Passes		
Meeting Date:	October 17, 2001		
Date Prepared:	October 9, 2001		
Author:	Ron Lappi	Title: Admin. Srvs. Director	
Presenter Name:	Ron Lappi	Title: Admin. Srvs. Director	
	Workshop	X	Formal Agenda

Subject: A Resolution Amending Resolution Number 71-01 that Established New Parking Fines and fees for the City of Grand Junction, by Providing for Monthly Parking Passes.

Summary: The attached resolution amends the resolution creating new fines and fees for the parking system effective January 1, 2002. It implements a monthly pass program for those downtown workers and owners who would like the benefit of a pass program but may not wish to commit to an annual pass as already authorized and implemented by Resolution 71-01. The monthly pass would be offered at \$30 and be available on a calendar month.

Background Information: The City Staff and the DDA were requested by the City Council to analyze and make recommendations to increase revenues to the Parking Fund by increasing both parking violation fines and meter rates throughout the City. Most restricted city parking is in the downtown area with some around Mesa State College. Based on a report presented to the City Council and the DDA board in August 2000, and subsequent discussions between the City Council and the DDA board recommendations for additional meters, fine increases and meter rates were adopted by the City Council by Resolution 71-01. Although an annual pass program was implemented on a limited basis some years ago a new more formal option at \$300 a month was recommended and approved. It encouraged downtown workers and owners to use the long-term parking now available in and around the downtown.

The DDA Board of Directors in their memo to the City Council dated July 10, 2001 recommended a \$30 a month pass. If we are going to offer a monthly pass I also recommend

that \$30 is the appropriate fee at this time, and will compliment the annual pass at \$300. The reason for increasing fines and fees as well as offering these passes is to move the permanent parkers away from the short term parking designed for shoppers and visitors, while at the same time generating resources for parking capital improvements. A regular long term downtown parker that plugs the new 10 hour meters everyday will likely spend \$22 a month for parking while risking getting a \$10 ticket if for any reason they are short of change a particular day. The \$30 parking pass will eliminate this risk, give them freedom to move their car during the day, and eliminate the need to carry change.

Budget: The monthly pass at \$30 will be slightly more expensive than the annual pass, but also will be significantly more expensive to administer than the annual pass. It is hoped that most downtown permanent users will take advantage of the annual pass with its greater benefits and cheaper cost. Offering a monthly option at this rate should have no financial impact on the Parking Fund on an annual basis.

Action Requested/Recommendation: Approve the Resolution and direct staff to implement the monthly parking pass at \$30 a month on a calendar month basis beginning January 1, 2002.

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	If Yes,
Name:							
Purpose:							

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes	When:	Jan 2003
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Placement on Agenda:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consent	Indiv. Consideration	Workshop
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RESOLUTION NO _____

A RESOLUTION AMENDING RESOLUTION NUMBER 71-01 THAT ESTABLISHED NEW PARKING FINES AND FEES FOR THE CITY OF GRAND JUNCTION, BY PROVIDING FOR MONTHLY PARKING PASSES

Recitals:

The City of Grand Junction recently approved new fines and fees for the parking system on July 18, 2001 to become effective January 1, 2002. Included in these changes was the establishment of an annual parking pass that would be valid at all four and ten hour parking meters in the downtown area. A monthly parking pass program was not recommended at that time because of administrative and enforcement issues created with a monthly pass program. It was believe that the implementation of a formal annual pass would have many positive benefits to frequent downtown users.

A monthly parking pass for downtown workers would provide a significant benefit, by eliminating the risk of an overtime parking tickets, now established at \$10, and the flexibility to come and go throughout the day without having to pay metered parking each time. It would be like having reserved parking at any of the 693 meters.

The DDA Board of Directors did recommend that we offer a monthly pass for \$30 a month in their memorandum to the City Council of July 10, 2001. It is staff's understanding that the City Manager and City Council supports this request. Based on this support and the DDA's recommendation we are prepared to offer a monthly pass for \$30 for use only in the four and ten hour meter areas. The term of the monthly pass will begin and end on the first and last day of each calendar month respectively. Annual passes will be offered throughout each calendar year with the fee prorated to the nearest whole month.

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

A monthly parking pass program at \$30 a month be authorized for all four and ten hour meters, and that the same be added to the new fines and fees program authorized effective January 1, 2002 by Resolution No. 71-01.

PASSED and ADOPTED this 17th day of October 2001.

President of the Council

ATTEST:

City Clerk

**CITY COUNCIL AGENDA
 CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
Subject:	Two Rivers Convention Center Draft Fees, Charges, Policies and Procedures		
Meeting Date:	October 17, 2001		
Date Prepared:	October 11, 2001		
Author:	Joe Stevens	Title	Parks and Recreation Director
Presenter Name:	Joe Stevens	Title	Parks and Recreation Director
	Workshop	X	Formal Agenda

Summary and Background Information: Accompanying this Council Action Form please find detailed information with regard to Two Rivers Convention Center draft fees, charges, policies and procedures. The City of Grand Junction will be re-opening the convention center in December 2001. Brick and mortar alone are not sufficient. One immediate goal is to create an upbeat environment. This not only extends to the facility's physical presence but also includes operating procedures, appropriate staff training, and most importantly the manner in which we accommodate our customers.

The accompanying report provides details about proposed fees, charges, and operating policies and raises several issues that require Council direction.

Action Requested/Recommendation: Council direction on fees, charges, and general policies and procedures for Two Rivers Convention Center.

Citizen Presentation:	X	No	Yes	If Yes,
Name:				
Purpose:				

Report results back to Council:	No	X	Yes	When:	June, 2001
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Placement on Agenda:	Consent	X	Indiv. Consideration	Workshop
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MEMORANDUM

TO: Mayor & City Council

FROM: Joe Stevens

DATE: October 17, 2001

SUBJECT: Two Rivers Convention Center Draft Fees, Charges, Policies and Procedures

The City of Grand Junction will be re-opening the Two Rivers Convention Center in December 2001. Bricks and mortar alone are not sufficient. One immediate goal is to create an upbeat environment. This means that it will not be business as usual. Two Rivers will be a place where customers will have a positive experience and will want to return. Employees will like to work at Two Rivers. Staff will be knowledgeable, have the resources to get things done and most importantly, Two Rivers Staff will assist guest in a most positive and helpful manner.

In conjunction with the remodel, staff have been evaluating methods to improve Two Rivers' delivery of service to patrons as well as fees, charges, and general policies based on survey data, focus group discussion and previous studies. Accompanying this memorandum, please find draft policies, procedures, fees and charges that reflect the market more closely than perhaps at anytime in Two Rivers' history. If from City Council's perspective, fees, charges, policies, and procedures should not be as closely aligned to the market as proposed, specific areas can be addressed with the understanding that it may impact general fund support and have linkages to other policies. Specific areas for discussion include but are not limited to charging all cost associated with service and business club luncheons that meet on a recurring basis at Two Rivers. The premise for developing proposed fees and charges is that there is not a distinction between for-profit and non-for-profit organizations in terms of providing identical service. As proposed, all organizations pay "full-price" for commensurate services. Under this scenario, every group and organization is treated consistently. This approach is more closely aligned with a true convention center philosophy and may be perceived in stark contrast to the often heard reality that Two Rivers functions primarily as a community center. Another area that merits direction is whether or not Council wants to "grandfather" a number of activities that are generally not provided "free of charge" in a typical convention center operation.

In order to give you an idea of how market influences impact the facility, the following examples are provided:

1) Service Club Luncheons:

A typical service club lunch in 2001 was \$6.75/per person, inclusive of service charges, room rental and AV charges. A typical service club lunch in 2002 with this proposal will be \$10.87/per person inclusive of service charges, room rental and AV charges. That amounts to a \$4.12/per week or \$197.76/per year increase, per member, for most service clubs. This example is based on a service club with 100 members utilizing an 80'x20' meeting room.

2) Room Rental with Meals:

In 2001, room rental with meals was discounted 50% **except** for monthly or weekly users (service clubs and associations) in which case the room rental fee was waived. In 2002, it is proposed that room rental with meals be discounted 50% for all customers.

- 3) Meeting Room Rates:
In the fees and charges proposal, it is recommended that the typical 400-sq. ft. room rate go from \$48.00 in 2001 to \$64.00 in 2002. In 2001, 4,240-sq. ft. of space cost \$509.00. If adopted, the 2002 fee for 4,240 sq. ft. of space will be \$679.00.
- 4) Exhibit Hall Rental:
The rental rate for the entire exhibit hall (Colorado and Gunnison River Rooms – sections A & B) was \$1,302.00 for one day in 2001 and \$1,256.00 for each succeeding day. In 2002, the proposed per day rate is \$1,674.00 and \$1,581.00 for each succeeding day.
- 5) Atrium, Plaza, and Parking Rental:
These items are all proposed to be available for rent in 2002. The Atrium would rent for \$55.00, the Plaza would cost \$.08 per sq. ft. parking areas (for displays, booths, etc.) would cost \$.05 per sq ft. For illustrative purposes, if an organization rented the entire 10,000-sq. ft. of available Plaza Space the rental fee would be \$800.00.
- 6) Service Club Storage and Displays:
Prior to the remodel, the City virtually provided unlimited storage of banners, flags, podiums, stands, badges, cases of mugs, song booklets, bells, gavels, and miscellaneous paraphernalia along with permanent displays including a hallway cabinet. It is proposed that service club storage be limited to available storage space (e.g.: two flags, two banners, badges). The most significant recommended change is that permanent displays will not be permitted. Temporary, short-term displays will be permitted if space is available and it does not conflict with other uses. This change is supported by the Two Rivers Renovation Committee and the Parks and Recreation Advisory Board.
- 7) Booking Policy:
It is recommended that the current policy of first come, first serve policy be amended to an 18 month advance booking for multi-day convention events and 12 months for local events.
- 8) Pipe and Draping:
In 2001, unlimited Pipe and Drape usage was included with room rental. In 2002, it is proposed that up to 50 pipe and drape booths be included in section A and up to 30 pipe and drape booths be included in section B. If both section A and B are rented, up to 90 pipe and drape booths are included. Anything over this allowance is rented at \$15.00 per booth.
- 9) Corkage Fee: (New Policy)
This will permit the donation of liquor for events and activities. A \$7.00 fee/per bottle is recommended and covers glass, handling/breakage, and services. The projected typical charge to purchase a bottle of wine at Two Rivers in 2002 is projected to be \$18.00.
- 10) “Grandfathering”:
Historically, Two Rivers Convention Center has negotiated with customers and tailored proposals that are sometimes beneficial to both the operation of Two Rivers and the event organizer/sponsor. Some direction on how much latitude along with what should and should not be “grandfathered” would be appreciated. For example, room rental for set up and tear down in association with the Lions Club Carnival, and the Kiwanis Club’s Annual Pancake Breakfast, Home and Garden Show, and Western Colorado Horticulture Show, has been waived. The Kiwanis Club’s Oktoberfest has been permitted to use kitchen utensils (tongs, bus tubs, bowls, spoons, pots, steam table pans, and baking pans) for their fund raiser downtown. Two Rivers has provided free fax and fax line for the Rocky Mountain Elk Foundation, Powderhorn Ski Swap, Ducks Unlimited, and Powderhorn Racing. Perhaps, part of the

justification for making these allowances was trying to apply some sensitivity to the community center aspect of Two Rivers as opposed to that of a convention center. However, if Two Rivers is to operate more like a business enterprise, some of these practices may need additional scrutiny.

Summary:

These and other policies and procedures (old and proposed) are identified in the Fees, Charges, and General Policy draft along with surveys of other facilities and the ten-year business plan. At the September 20, 2001 Parks and Recreation Advisory Board meeting the Board requested additional clarification on whether or not Two Rivers was to focus on Community Center or Convention Center activities. The assumption is that both market segments are important and an attempt to address community, trade show and convention influences has been incorporated into Two Rivers Policies and Procedures with an emphasis on maintaining and hopefully improving the bottom line.

Presently, with the adoption of the proposed fees, charges and general policies, it is not anticipated that the subsidy for Two Rivers will be eliminated. The gross square foot subsidy will decrease from approximately \$9.00/per sq. ft. to an estimated \$8.00/per sq. ft. in 2002. These revisions should improve service delivery and stabilize the subsidy at Two Rivers to no more than \$250,000 annually as projected in the ten-year business plan (the business plan and the Two Rivers operating budget for 2002 and 2003 are currently under review). The plan also projects fees and charges to increase annually and reflects some of the tenets of the business plan for other city operated enterprise operations. In order to reach a break-even/no general fund subsidy, Two Rivers would need to average an additional \$225 in revenue per event in 2002. Some events might generate more revenue while other events could not.

Following discussion at the September 20, 2001 Parks and Recreation Advisory Board Meeting, Bernie Goss moved, and RT Mantlo seconded a motion that the Director of Parks and Recreation refer the Fees, Charges, and General Policies to the City Council, with the understanding the Parks and Recreation Advisory Board would like to see the fee schedule phased in over a three year period. Motion adopted by the Parks and Recreation Advisory Board. 6 yes, 1 no (Elliott)

With the re-opening of Two Rivers Convention Center and the selection of a new Manager for Two Rivers, it is suggested that the City Council permit some flexibility with regard to policies and procedures. Over the first six months of 2002, many of these policies should perhaps more appropriately be referred to as "guidelines". Initially, this draft is an attempt to import fees and charges that more closely resemble the true cost of providing the service and are reflective of the value customers anticipate, expect, and will receive when Two Rivers opens it's doors on/or about December 14, 2001.

CC: Kelly Arnold, City Manager

Two Rivers Convention Center



Proposal:Fees & Charges and General Policies

Presented for consideration in budget
preparation

October 17, 2001

Policy Information

Fees & Charges Information

TWO RIVERS CONVENTION CENTER
DRAFT August 31, 2001

ROOM RATES

		2002		2003		2001	
		PROPOSED					
	SQ.FT	RATE		RATE		RATE	
CREEK MEETING ROOMS (NEW)							
20 x 20		Dominguez Creek Room		400	\$ 64	\$ 72	\$ 48
20 x 20		Plateau Creek Room		400	\$ 64	\$ 72	\$ 48
20 x 20		Escalante Creek Room		400	\$ 64	\$ 72	\$ 48
20 x 20		Adobe Creek Room		400	\$ 64	\$ 72	\$ 48
40 x 20		Combo of 2- 20' x 20' Rooms		800	\$ 128	\$ 144	\$ 96
60 x 20		Combo of 3- 20' x 20' Rooms		1200	\$ 192	\$ 216	\$ 144
80 x 20		Combo of all 4- 20' x 20' Rooms		1600	\$ 256	\$ 288	\$ 192
34 x 40		Kannah Creek Room		1320	\$ 212	\$ 238	\$ 159
34 x 40		Whitewater Creek Room		1320	\$ 212	\$ 238	\$ 159
54 x 40		1/2 Entire Creek Rooms on East or West		2120	\$ 340	\$ 382	\$ 255
34 x 80		1/2 Entire Creek rooms South or North		2640	\$ 423	\$ 476	\$ 317
54 x 80		Creek Rooms		4240	\$ 679	\$ 764	\$ 509
MEETING ROOMS (FORMER)							
15 X 28		Meeting Place I		420			\$ 52
30 X 28		Meeting Place II or III		840			\$ 104
45 X 28		Meeting Place I & II		1260			\$ 156
60 X 28		Meeting Place II & III		1680			\$ 208
75 X 28		The Meeting Place		2100			\$ 260

RIVER ROOMS AUDITORIUM AREA

		SQ.FT.	2002		2003		2001	
			1ST DAY	2ND DAY	1ST DAY	2ND DAY	1ST DAY	2ND DAY
..... and succeeding days								
GUNNISON RIVER ROOM		6,600	\$ 594	\$ 561	\$ 660	\$ 627	\$ 495	\$ 479
(B-SECTION)	THEATRE 824 DINNER 550							
COLORADO RIVER ROOM		12,000	\$ 1,080	\$ 1,020	\$ 1,200	\$ 1,140	\$ 900	\$ 870
(A-SECTION)	THEATRE 1,500 DINNER 1,000							
COLORADO & GUNNISON RIVER ROOMS (A & B SECTION)		18,600	\$ 1,674	\$ 1,581	\$ 1,860	\$ 1,767	\$ 1,302	\$ 1,256

THEATRE 2,325	DINNER 1,550							
COLORADO & GUNNISON ROOMS & MEETING PLACE	20,700	XXXXX	XXXXX	XXXXX	XXXXX	\$ 1,595		\$ 1,553
COMBO RIVER ROOMS & CREEK ROOMS	22,920	\$ 2,353	\$ 2,260	\$ 2,624	\$ 2,531	XXXXX		XXXXX
Page 2, Room Rates - Proposed	SQ.FT.	2002	2003	2001				

	1ST DAY	2ND DAY	1ST DAY	2ND DAY	1ST DAY	2ND DAY
	Discount on room rentals with meal 50%				Discount on room rentals with meal 50%	
Reception Area	XXXXX	XXXXX	XXXXX	XXXXX	\$ 50	based on usage
Parking Lot Underneath and South Area (prior to 2002)					\$ 1,500	based on usage
Underneath Parking					\$ 850	
South Parking Lot Market Area					XXXXX	XXXXX
Patio	1,200	XXXXX	XXXXX	XXXXX	\$ 120	
Ticket Booth		\$ 120		\$ 125	XXXXX	XXXXX
Coat Check		\$ 50		\$ 60	COMP	COMP
Work Room		\$ 75		\$ 75	XXXXX	XXXXX
Concourse (trade show use) with Fire Dept approval*		\$25 per booth				
Hallway (trade show use) with Fire Dept. approval*		\$25 per booth				
Atrium*	611	\$55		\$61	XXXXX	XXXXX
Plaza Area*	10,000	\$.08 per sq. ft.		\$.09 per sq. ft.		
Parking Areas*	based on usage	\$.05 per sq. ft.		\$.05 per sq. ft.		

* rental discretion is management decision with multi events in facility

Service Club luncheons (Chef's choice luncheon meal only) will be \$7.95 per person plus 19% s/c (incl. \$9.46 plus applicable tax)

- Office 920 square feet
- Concourse hallway 1900 square feet
- Restrooms 1650 square feet
- Kitchen 3520 square feet
- Plaza Area approximately 1,000 square feet

outside areas use will be limited to services currently available, additional services negotiable with management final approval and assessment

Equipment Rental Rates

	piano	risers	staging	skirting	linen	electrical
Casper Convention Center (Casper, Wyoming)	\$50-\$75	n/a	\$ 10	\$ 5	\$ 5	\$ 12
Holiday Inn (Grand Junction)	\$ 15	\$ 5		n/c	n/c	n/c
Ramada Inn (Grand Junction)	n/a	n/a	n/a	n/c	n/c	n/c
Albuquerque Convention Center (Albu.New Mexico)	\$ 170	n/c	\$ 15	\$ 15	\$ 5	\$ 15
Grand Vista Grand Junction	n/a	n/c	n/a	n/c	n/c	n/c
Estes Park Conference Center (Estes Park, Colorado)	\$ 50	\$ 5	\$ 15	\$ 15	\$ 5	\$ 25
Country Inn of America (Grand Junction)	n/c	\$ 13	n/c	\$ 15	\$ 3	\$ 20
Adams Mark Hotel (Grand Junction)	\$ 25	n/a	n/c	n/c	n/c	n/c
Last previous TRCC	n/c	\$ 5	\$ 5	\$ 13	\$ 3	\$5-\$10
TRCC Proposed	\$ 25	\$ 5	\$ 10	\$ 15	\$ 2.50	\$6/\$12
	big screen	tv/vcr	slide proj	overhead proj	sound system	Port. Screen
Casper Convention Center (Casper, Wyoming)	\$ 140	\$ 30	\$ 15	\$ 15	\$ 160	\$ 50
Holiday Inn (Grand Junction)		\$ 25	\$ 40	\$ 20		\$ 10
Ramada Inn (Grand Junction)	n/a	\$	\$	\$	n/c	\$

		10	10	10		10
Albuquerque Convention Center (Albu.New Mexico)	n/a	contract	contract	contract	\$ 75	contract
Grand Vista Grand Junction	n/a	\$ 25	\$ 25	\$ 25	n/c	\$ 15
Estes Park Conference Center (Estes Park, Colorado)	\$ 95	\$ 200	\$ 35	\$ 35	n/c	\$ 25
Country Inn of America (Grand Junction)	n/a	\$ 50	\$ 25	\$ 25	n/c	\$ 25
Adams Mark Hotel (Grand Junction)	n/a	\$90-100	\$ 35	\$ 35	n/c	\$ 25
Last previous TRCC	\$ 40	\$25-\$75	\$ 25	\$ 25	n/c	\$ 10
TRCC Proposed	\$ 50	\$50-\$100	\$ 35	\$ 35	n/c	\$ 25
	forklift	flip charts	white boards	wireless mics	pipe & drape	podiums
Casper Convention Center (Casper, Wyoming)	\$ 50	\$ 10	\$ 6	\$ 50	\$ 28	n/c
Holiday Inn (Grand Junction)	n/a	\$ 18	\$ 8	\$ 35	n/a	n/c
Ramada Inn (Grand Junction)	n/a	\$ 5	n/c	n/a	n/a	n/a
Albuquerque Convention Center (Albu.New Mexico)	\$ 65	\$ 25	\$ 15	\$ 50	contract	n/c
Grand Vista Grand Junction	n/a	\$ 15	\$ 10	n/c	n/a	n/c
Estes Park Conference Center (Estes Park, Colorado)	n/a	\$ 15	n/c	\$ 50	contract	n/c
Country Inn of America (Grand Junction)	n/a	\$ 25	n/a	\$ 35	n/a	\$ 25
Adams Mark Hotel (Grand Junction)	n/a	\$ 25	\$ 10	\$ 75	n/a	n/c
Last previous TRCC	\$ 45	\$ 15	n/c	\$ 35	\$12 booth	n/c
TRCC Proposed	\$45 per hour	\$ 25	\$ 10	\$ 50	n/c up to min	n/c
	lecterns	microphone	Security	multi-media proj.	8' tables	72' round tables
Casper Convention Center (Casper, Wyoming)	n/c	\$ 10	\$ 10	n/a	contract	contract

Holiday Inn (Grand Junction)	n/c	n/c	contract	n/a	n/a	n/a
Ramada Inn (Grand Junction)	n/a	\$ 10	contract	n/a	n/a	n/c
Albuquerque Convention Center (Albu.New Mexico)	\$ 25	\$ 30	contract	contract	\$ 7	\$ 7
Grand Vista Grand Junction	n/c	\$ 10	contract	n/a	n/a	n/a
Estes Park Conference Center (Estes Park, Colorado)	n/c	\$ 15	contract	\$ 70	n/a	n/a
Country Inn of America (Grand Junction) no equipment prices provided)	n/c	\$ 25	contract	n/a	n/c	n/c
Adams Mark Hotel (Grand Junction)	n/c	\$ 10	on staff	n/a	n/a	n/c
Last previous TRCC	\$ 25	\$ 10	\$ 19	n/a	\$ 5	\$ 5
TRCC Proposed	n/c	1st @ n/c\$10	\$18.50 see min	n/a	\$5 trade show	\$5 trade show
Continued Equipment Rental Rates				projection		
	6' tables	chairs	spotlight	tape & c.d. 's	ext. cords	hang banners
Casper Convention Center (Casper, Wyoming)	contract	contract	contract	n/a	\$ 15	\$ 25
Holiday Inn (Grand Junction)	n/a	n/a	n/a	n/a	n/a	n/a
Ramada Inn (Grand Junction)	\$ 10	n/c	n/a	n/a	n/c	n/a
Albuquerque Convention Center (Albu.New Mexico)	\$ 7	\$ 3	\$ 200	\$ 35	\$ 15	\$ 35
Grand Vista Grand Junction	n/c	n/c	n/a	n/a	n/c	n/c
Estes Park Conference Center (Estes Park, Colorado)	n/c	n/c	\$ 10	\$ 25	\$ 8	n/c
Country Inn of America (Grand Junction) no equipment prices provided)	n/c	n/c	n/a	n/a	n/c	n/c
Adams Mark Hotel (Grand Junction)	n/c	n/c	n/a	\$ 25	\$ 8	n/c
Last previous TRCC	\$ 5	\$ 1	\$ 100	n/a	n/c	\$ -
TRCC Proposed	\$5 trade show	\$1 trade show	\$100	\$ 25	\$ 6	negotiate
		Portable				

	scissor lift	Dance floor	L.C.D. proj	16 mm	xerox	easel
Casper Convention Center (Casper, Wyoming)	contract	contract	contract	\$ 75	\$ 0	n/c
Holiday Inn (Grand Junction)	n/a	n/c	contract	n/a	\$ 0	n/c
Ramada Inn (Grand Junction)	n/a	n/a	n/a	n/a	\$ 0	n/c
Albuquerque Convention Center (Albu.New Mexico)	\$ 80	\$ 50	contract	n/a	\$ 25	\$ 3
Grand Vista Grand Junction	n/a	\$ 50	n/a	n/a	\$ 0	n/c
Estes Park Conference Center (Estes Park, Colorado)	n/a	\$100 per square	contract	n/a	\$ 0	n/c
Country Inn of America (Grand Junction) no equipment prices provided)	n/a	n/a	n/a	n/a	\$ 0	n/c
Adams Mark Hotel (Grand Junction)	n/a	\$ 50	\$300-500	\$ 25	\$ 0	\$ 10
Last previous TRCC	n/a	\$50 or \$300	\$ 200	n/a	\$ 0	\$ -
TRCC Proposed	\$45 per hour	\$50/\$300	\$300	n/a	\$.10 copy	n/c

Additional Rentals or Charges:

3 phase use \$175
 Additional electrician charges to lessee when applicable
 telephone \$25
 fax \$1.50 per page (not including cover page)

Pipe & drape minimum included with room rental:

A Section up to 50 booths
 B Section up to 30 booths
 A & B Combo up to 90 booths
 Meeting Rooms up to 25 booths
 \$15 per booth after minimum; up to amount available on inventory

Security minimums:

A Section (trade show set up/tear down) \$150 or

greater \$19 per hour

B Section (trade show set up/tear down) \$95 or

greater \$19 per hour

A& B Section (trade show set up/tear down) \$190 or

greater \$19 per hour

Meeting Rooms (trade show set up/tear down) \$78

or greater \$19 per hour

A/B/Meeting Rooms (trade show set up/tear down)

\$200 or greater \$19 per hour

Annual audio-visual rates for perpetual use (paid

before Dec 31 of year prior):

Unlimited use of audio- visual equipment,

\$600 per year

based on first come-first serve basis; order prior to

event.

• **Breakfast Brunch**

“Colorado Connection”

\$ 6.95+

Scrambled Seasoned Eggs

Choice of Bacon, Sausage Patties or Sausage Links

Choice of Red Potatoes, Toast, Muffins or Tortillas

Choice of Juice or Fruit Compote

All of the above with Homestyle Green Chili Pork \$7.95

“Continental Breakfast Surprise”

\$6.95

Assortment of Fruit Juice

Seasonal Fresh Fruit

Assortment of Fresh Muffins, Bagels, Danish w/Butter & Cream Cheese

Fresh Coffee and Variety of Herbal Teas

“Gunnison Connection”

\$7.95

Fruit Juice

Breakfast from a choice of one of the following:

Green Chili Egg Puff, Western, Ham, Cheese, Mexican

Red Potatoes or Baked Triangle Potatoes

Toast, Muffins or Tortillas

“Two Rivers Slam”

\$5.95

Fruit Juice

Biscuit and Sausage Gravy

“Monumental Buffet or Brunch”

\$7.95

Scrambled Eggs, Red or Triangle Potatoes

Two Choices of Bacon, Sausage Link, Sausage Patties or Ham

French Toast or Regular Toast

Biscuits and Sausage Gravy

Crepes DuJour

\$8.00

4 oz. Grapes w/Variety of Fruit Flavors of:

Apple, Cherry or Amaretto

Add Seasonal Fruit Tray

Individual Cereal & Yogurt \$1.50

Brunch style Mimosa or Glass of Champagne \$3.25

*All meals listed include your choice of coffee, hot tea or decaf.
All meals are subject to applicable tax and service charge

Luncheon Buffet

Service Clubs \$ 7.95 + 19 % Service Charge

Chicken Entrees

\$8.95

Served with choice of Red Potato, Pasta, Rice Pilaf;
Choice of Vegetable Fresh Green Salad, Dessert, Coffee, Tea or Decaf

Grilled Chicken w/ Creamy Pesto Sauce

Grilled Chicken Breast w/Lemon Butter Sauce

Grilled Chicken Breast w/Rosemary Cream Sauce

Grilled Chicken Breast w/Herb Butter

Grilled Chicken Breast w/Cajun Sauce

Sweet & Sour Chicken Tenders

Southern Fried Chicken
Homemade lasagna

**D. Luncheon Buffet
Service Club \$ 7.95**

Beef Fajitas Bar

Beef Stir-Fry w/Yellow Rice

Beef Burritos w/ Black Beans & Rice

Beef Stroganoff w/ Noodles

Beef Tender Tips w/ Mushrooms White Sauce

E. Vegetarian Menu

F.

Cajun Tofu

Vegetable Stir-Fry

Garden Burgers

Black Bean Burgers

Egg Plant Parmesan

Teriyaki Stir-Fry

Mexican Style Tofu

G. Gourmet Salads

\$6.95 Spinach Salad w/ Bacon Bits, Red Onions, Croutons, Mushrooms and Sliced Egg

\$7.95 Sesame Orange Chicken Salad

\$7.50 Oriental Chicken Salad w/ Wonton

\$6.95 Taco Salad in edible Taco Bowl

\$6.95 Chef Salad

\$6.95 Chicken or Tuna in Fresh Stuffed Tomato

\$7.95 Raspberry Almond Mandarin Salad w/ Diced Tofu

Deli Buffet*

\$10.95

Meat & Cheese Tray
Choice of Croissants or Kaiser Rolls

Soup of the day Chef's choice

Tossed Salad w/ two dressings and two toppings

Two Assorted Cold Salads Chef's Choice

Tray of Sliced Tomatoes, Onions, Pickles and Condiments

Dessert choice

*Minimum of 20 people

Lunch to Munch on the Run

Sack Lunch Extraordinaire

\$7.50 + 19 %

Vegetarian

Ham & Cheese

Turkey

Roast Beef

Choice of Variety of Bread from 7 grain, Sourdough, Whole Wheat, etc.

Variety of Chips

Whole Fresh Fruit

Fresh Baked Cookies

Sodas or Juice

Including bottled water \$ _____

10 % delivery charge

(Gourmet Executive Sack Lunch)

\$12.50 +19 %

Choice of Grilled Chicken w/ Pepper Rings

Black Pepper Roast Beef

*Croissant

*Kaiser

*Focaccia

Honey Smoke Ham

Cajun Smoke Turkey

Special Vegetarian

Roasted Garlic Humus

Special Dijon Mayo Sauce

*Antipasto Salad

*String Cheese

*Cheesecake Dessert

*Fresh cup of Fruit w/ Sauce

*Flavored Water

*Juice

Dinner Buffet

Selections

All buffets include Fresh Vegetable choice
Choice Potato, Rice or Pasta
Tossed Salad Bar w/ Dressing
3 Assorted Cold Salad Selection
Relish tray, roll & butter
Choice coffee, tea or decaf
Dessert Selection or Dessert Assortment

Two Entrée Buffet \$15.95

Three Entrée Buffet \$18.95

**Three Entrée including Baron of Beef carving station
\$19.95**

BEEF

Sliced Roast Beef w/ Caramelized Onions

Sautéed Tender Tips w/ Mushroom White Wine Sauce

Beef Stroganoff

Caribbean Beef w/ Cabbage

Stir-Fry Beef w/ Sugar Snap Peas

Stuffed Bell Peppers

CHICKEN

Lemon Herb Butter

Chicken Stir-Fry
Cajun Chicken

Teriyaki Chicken

Rosemary Chicken

Walnut Chicken

PORK

Baked Honey Ham w/ Honey Glaze or Cinnamon Sauce

6oz. Pork Chop

Rosemary Roasted Pork

TURKEY

Puerto Rico Style Roast Turkey

Roast Turkey w/ Dressing

Turkey Divan

FISH

Cajun Blackened Catfish

Lemon Pepper Catfish

Sea Strips

Baked Red Snapper

Dinner Buffet Selections From Around The Globe

(HAWAIIAN LUAU)

Slow Roasted Pork
Sweet & Sour Pork
Chicken Stir Fry
Teriyaki Chicken
Sweet & Sour Chicken
Beef Stir Fry
Beef Pepper Steak
Barbecue Ribs
Pork Egg Rolls
Almond Chicken
Mahi Mahi w/ Orange Sauce
Shrimp Egg Rolls
Heavenly Chicken Drummies

Served with
Fried Rice, Julienne Vegetables, Tropical Salads
and the Traditional Two Rivers Salad Bar.

Indulge in our Hawaiian Fantasy Dessert Bar
to include Coconut Cake, Pineapple
Upside Down Cake, Fruit Cocktail,
Keylime Pie or Banana Cake.

Hawaiian leis available at a minimum cost.
Aloha!

(MEXICAN BUFFET)

Chicken Fajitas
Chile Rellenos
Beef Enchiladas
Beef Fajitas
Taquitos
Tamales
Frijoles con Carne
Chimichangas
Tacos
Chile Verde

Served with
Choice of two of the following:
Spanish Rice
Refried Beans
Mexican Corn
Posole

Viva Mexico finish
with a Mexican Style Dessert
of one of the following:
Flan, Churros, Sopapillas,
Mexican Bread Pudding or Sweet Rice.

Optional Chips & Salsa on each table for an additional \$.75 per person.
Ole!

(CHUCKWAGON BUFFET)

Barbecue Beef Ribs
Chicken Fried Chicken
Baked Ham
Barbecue Pork Ribs
Chicken Fried Steak
Barbecue Beef
Barbecued or Fried Chicken
Baron Beef (at a slight additional charge)
Served with
Choice of two of the following:
Garlic Whipped Potatoes
Baked Potatoes
Corn on the Cobettes
Baked Beans
Country Style Creamed Green Beans

Kick up your heels with
Fresh Cornbread and Honey Butter,
Followed by All American Apple Pie,
Chocolate Fudge Cake or Brownie Fantasy
See y'all there pardner!

(ITALIAN BUFFET)

Baked Lasagna (Meat or Vegetarian)
Linguine with Clam Sauce
Shrimp Alfredo
Ravioli with Marinara Sauce
Manicotti
Fettuccine with Italian Sausage
Vegetable Choice of two of the following:
Green Beans Almondine
Italian Style Green Beans
Eggplant
Parsley Buttered Potatoes
Rosemary Baby Red Potatoes
Served with

Garlic Bread and/or Dinner Rolls

Desserts may be a choice of Pizzelles,
Wine Sundaes or Creme de menthe Parfait
(for those 21 or over)

Amaretto Cheesecake (at a slight cost)
Bread Sticks with Marinara Sauce available
as an hors d'oeuvre at \$1.00 per person.
Bon Juorno!

Dinner Entrees

Served with choice of Fresh Gourmet Vegetable
Choice of Pasta or Rice
Salad, Dessert Choice
Coffee, Tea or Decaf

Chicken Entrees

6oz Grilled Chicken Breast w/ Sun-Dried Tomato Pesto Sauce \$12.50

6oz Butterflied Chicken Breast w/ Creamy Lime Peppercorn Sauce \$12.50

Chicken Kiev w/ Mango Chutney Sauce \$14.95

Rosemary Baked ¼ Chicken w/ a compound Rosemary Butter \$12.50

Chicken Cordon Bleu w/ Wine White Sauce \$14.95

Cornish Game Hen w/ Mushroom
Marsala Sauce \$15.00

“Pork Choice”

\$12.95 Roast Pork Loin w/ Apple Jack Sauce

\$12.95 Grilled Pork Loin w/ Cajun Sauce

\$15.95 Pork Pinwheel Florentine w/ Brandy Sauce

\$14.95 Pork Scaloppini w/ White Chardonnay Sauce

\$13.95 Pork Chop w/ Tropical Salsa

\$12.95 Golden Roasted Turkey w/ Wine Stuffing

\$12.50 Gourmet Italian Lasagna

Vegetarian

\$12.50 Gourmet Italian Vegetarian Lasagna

12.50 Eggplant Parmesan

12.50 Mexican tofu

“BEEF”

\$18.95 Slow Roasted Prime Rib Rub w/ Crystal Salt Crunch Black Pepper & Garlic

\$21.00 7oz. Prime Rib w/ 3 Grilled Prawns

\$19.95 10oz. New York Strip Steak

\$14.95 8 oz. London Broil

10 oz. Filet Mignon – Market Price

12.50 Gourmet Italian Lasagna

SNACK RACK

Cocktail Mix per pound \$7.50
Freshly Popped Popcorn per pound \$6.00
Fancy Mixed Nuts per pound \$21.00
Creamy Molded Mints per pound \$14.00

Donuts each \$.1.00
per dozen \$ 12.00

Danish each \$2.00
per dozen \$24.00

Muffins each \$2.00
per dozen \$24.00

Bagels or Muffins with Flavored Cream Cheese each \$2.25
per dozen \$27.00

Freshly Baked Cookies
(M&M, Macadamia Nut, Peanut Butter, Chocolate Chip or Sugar)
each \$.70
dozen \$8.40
giant \$2.00 each
\$24.00 per dozen

Chocolate Fudge Brownies
each \$1.75 dozen \$21.00

Lemon Bars
\$1.75 each
\$21.00 dozen

BEVERAGE REFRESHMENT

Fresh Brewed Coffee, Hot Tea or Iced Tea
Urn \$75.00 or \$15.00 per gallon
1/2 Urn \$ 40..00

Flavored Spiced Cider or Flavored Coffee
(to include Chocolate Shavings & Whipped Cream)
Urn \$100.00 or \$20.00 per gallon
1/2 Urn \$55.00

Fresh Brewed Coffee or Tea by the gallon

Lemonade or Torani Flavored Punch
Gallon \$15.00 per gallon
1/2 Urn \$40.00
Urn \$75.00

Milk \$1.50

Sodas \$1.50

Juice \$1.50

Plain Bottled Waters \$2.00

HORS D' OEUVRES

SERVED 100 PCS

COLD

FINGER SMOKED SALMON SANDWICHES PUFF
\$ 200.00

JUMBO ICE SHRIMP BOWL
\$240.00

FLAVOR PARMESAN PUFF PASTRY STRAW TWISS
\$ 175.00

CHICKEN CHIPOTLE PINWHEELS
\$ 200.00

BELGIAN ENDIVE W/ FLAVORED CREAM CHEESE
\$ 200.00

HOT

STUFFED MUSHROOMS
\$ 200.00

POTATO SKINS W/ CAJUN SEASONING SERVED W/ MASCARPONE SOUR CREAM DIP
\$ 195.00

FOCACCIA W/ ROMA BROCHETA
\$ 210.00

MINI EGG ROLLS WITH SWEET & SOUR SAUCE OR HOT MUSTARD
\$ 185.00

TAQUITOS W/ GUACAMOLE
\$215.00

VARIETY OF CHICKEN WINGS
\$195.00

BBQ MEAT BALLS
\$ 210.00

PARTY TRAYS

TRAYS SERVE 50 PEOPLE

INTERNATIONAL ASSORTMENT OF CHEESE W/
VARIETY OF WAFER CRACKERS
\$175.00

FLAVORED PATE` CREAM CHEESE
SERVED W/ FRENCH BAGUETTES
\$195.00

DELI MEAT & CHEESE TRAY
SERVED W/ PETITE CROSSIANTS OR SMALL WATER ROLLS
COMPLIMENTED W/ CONDIMENTS OF MUSTARD, SPECIAL MAYO
\$200.00

SPINACH OR ARTICHOKE DIP W/ FRENCH BAGUETTES
\$175.00

SEASONAL FRESH FRUIT W/ CREAM DIP
\$150.00

FRENCH ONION DIP & CHIPS
\$95.00

SALSA & CHIPS
\$75.00

ANTIPASTO DISPLAY W/BAGUETTES & PROSCUITTO HAM
\$200.00

GARDEN CRUDITES
\$150.00

TRCC Menu Comparison, Analysis, and Proposal

Menu Selection	Raw Food Costs	Former menu	Former Food % Raw Food/Price	New price	New Food % Raw Food/Price	Competitor List Price				
						Adam's Mark	Holiday Inn	Grand Vista	Bookcliff C.C.	
BEEF										
PRIME RIB	\$ 4.50	\$ 13.50	0.333	\$ 18.95	0.237	\$ 26.95	\$ 14.95	\$ 17.95	\$ 17.95	
PRIME RIB & SHRIMP	\$ 5.75	\$ 13.50	0.426	\$ 18.95	0.303	\$ 23.95	\$ 19.95	\$ 20.95	\$ 19.95	
NEW YORK STEAK	\$ 6.70	\$ 16.75	0.400	\$ 19.95	0.336	\$ 25.95	\$ 14.95	\$ 17.95	\$ 17.95	
CHICKEN										
ROSEMARY CHICKEN 1/4	\$ 2.85	\$ 5.95	0.479	\$ 12.95	0.220	\$ 21.95	\$ 13.95	\$ 15.95	\$ 15.95	
CHICKEN CORDON BLUE	\$ 3.00	\$ 10.00	0.300	\$ 14.95	0.201	\$ 15.95	\$ 9.95	\$ 10.95	\$ 15.95	
CHICKEN BREAST TERIYAKI	\$ 2.56	\$ 5.95	0.430	\$ 13.95	0.184	\$ 23.95	\$ 9.95	\$ 13.95	\$ 14.95	
PORK										
APPLE JACK PORK	\$ 2.50	NEW		\$ 15.50	0.161	\$ 19.95	\$ 14.95	\$ 15.50	\$ 16.95	
PORK CHOPS 6 OZ	\$ 2.50	\$ 6.75	0.370	\$ 12.50	0.200	\$ 19.95	\$ 14.95	\$ 13.50	\$ 13.95	
ROSEMARY ROAST PORK	\$ 4.35	\$ 8.25	0.527	\$ 12.95	0.336	\$ 25.95	\$ 13.95	\$ 14.50	\$ 13.50	
FISH										
TROUT ALMONDINE	\$ 4.50	NEW		market price	0.300	\$ 24.95	\$ 16.95	Market Price	\$ 17.95	
SMOKED SALMON PASTA	\$ 6.50	NEW		\$ 22.00	0.295	\$ 24.95	\$ 15.95	\$ 16.95	\$ 16.95	
*****LUNCH BUFFETS*****	\$ 3.40	\$ 8.25	0.412	\$ 8.95	0.380	\$ 16.95	\$ 11.25	\$ 13.95	\$ 10.95	
LUNCH FOR SERVICE CLUB	\$ 3.00	\$ 6.22	0.482	\$ 7.95	0.37	N/A	N/A	N/A	N/A	
*****BREAKFAST*****										

CONTINENTAL (PRICE PER PERSON)	\$	2.84	\$	3.95	0.719	\$	6.95	0.409	7.95PP	6.95PP	6.95PP	\$	7.00			
*****DINNER BUFFETS*****																
ORIGINAL BUFFET SELECTIONS:																
TWO ENTRÉE BUFFET	\$	6.50	\$	8.25	0.788	\$	15.95	0.408	\$	24.95	\$	14.95	\$	16.95	\$	16.95
THREE ENTRÉE BUFFET	\$	8.15	\$	9.25	0.881	\$	18.95	0.430	\$	26.95	\$	17.95	\$	19.95	\$	19.95
THREE ENTRÉE BUFFET W/ BARON	\$	9.00	\$	10.25	0.878	\$	19.95	0.451	\$	30.95	\$	19.95	\$	21.95	\$	22.95

BEER	2.50	Facility cost \$.63 ea beer
IMPORT BEERS	3.00	Facility cost \$.79 ea. Beer
WELL	3.00	Facility cost \$.38 ea. shot
WELL (MIXED) EX: TEQUILA SUNRISE, BLOODY MARY'S, MARTINIS, SCREW DRIVERS	3.25	Facility cost \$.90 ea. Shot/mixer
MARGARITA	3.50	Facility cost \$.99 ea. Shot/mixer
CALL WELL EX: VO, SCHNAPPS, BACARDI, STOLI'S, TRIPLE SEC, SMIRNOFF, SEAGRAMS, BLACK VELVET	3.75	Facility cost \$.49 ea. Shot/mixer
PREMIUM EX: JACK DANIELS, RED LABEL, PRESIDENTE, KAMORA, BOMBAY, ABSOLUTE, AMARETTO, TANGUERAY, BLACK RUSSIAN, MARTELL, BAILEYS, COUVOSSIER, CHIVAS & CROWN, CUERVO	4.25	Facility cost \$1.41 ea. Shot/mixer
HOUSE WINE	3.25	Facility cost \$.56 glass
PREMIUM WINES	3.75	Facility cost \$.72 to \$1.79 glass
NON-ALCOHOLIC BEVERAGE EX: SODAS & JUICES	1.75	Facility cost \$.23 per 9 oz.
WINE \$18.00 & CHAMP \$12.00 H. 750 WINES & HOUSE CHAMP		Facility cost wine \$6.00 Facility cost champ. \$3.73

**Two Rivers Convention Center
Policy Items Proposed**

**SERVICE CLUB ROOM RENTAL
CHARGES**

Attachments: examples of invoices

OLD POLICY	<i>Room Rent Waived and Weekly Assignment of Same Meeting Room</i>
PROPOSED POLICY	Room Rent will be as established on fees & charges policy for all groups Room assigned for luncheon will be based on administrative discretion and subject to change.

SERVICE CLUB EQUIPMENT CHARGES (AUDIO-VISUAL)

POLICY	<i>Equipment Charges Waived for all meetings (includes wireless mic's, overhead projector, screens, piano, etc.</i>
PROPOSED POLICY	<u>Annual</u> audio-visual pre-paid rate available to service clubs; a.v. rate includes use of piano

SERVICE CLUB MENU PRICING

OLD POLICY	\$6.75 Per Person Including Service Charge (15% s/c) No Guarantee Submitted for Meeting, meals prepared based on previous weeks attendance
PROPOSED POLICY	\$9.46 Per Person Including Service Charge (19% s/c) Meal guarantee will be charged based on the weekly average or amount served, whichever is greater, unless an actual guarantee is submitted 48 hours prior

		to event.
SERVICE CLUB ITEM STORAGE		
	OLD POLICY	Unlimited storage of banners, flags, podium, stands, badges, cases of mugs, song books, bells, gavels and misc. paraphernalia and hallway cabinet.
	PROPOSED POLICY	Storage will be limited to 2 boxes & a 2 flag limi, in storage areas of TRCC; storage in public areas for cabinets, etc. not available
SERVICE CLUB ROOM SET UP		
	OLD POLICY	Room set according to ongoing layout for weekly meetings; many times changes were called in and made immediately prior to meeting. Linen colors, etc. were left to discretion of staff,
	PROPOSED POLICY	Room set up according to ongoing layout for weekly meetings; for room changes--items must be submitted a minimum of 48 hours prior to meeting. Linen selection made by staff unless specifically designated by group representative at least one week prior
SERVICE CHARGE		
	OLD POLICY	15% service charge. Servers paid at minimum wage. Service charge collected at 15%. On all meal events. House holds 6% and Servers tip pool is paid 9%. Tip pool is distributed based on a per hour average, based on accumulation of all server hours worked for that particular pay period. Host bars & décor are subject to 15% service charge
	PROPOSED POLICY	19% service charge is assessed on all meal events: facility intakes 10% and 9% goes to servers tip pool. Paid based on all server hours worked in a pay period and divided into total tip pool to get an average of a "per hour" pay, paid to servers for hours worked. This also applies to decorations & host bars.
STORAGE FOR INCOMING EVENTS		
	OLD POLICY	No Policy
	NEW	Items for shows must be scheduled for delivery day of move in only; additional storage must be arranged with staff; extremely limited storage is available for shows.

KITCHEN USE

OLD POLICY	Considered on case by case basis for food shows or special events No charge for grease disposal; additional refuse considered on case by case basis
PROPOSED POLICY	Kitchen use is limited to staff only Use of kitchen for food shows will be \$200 per day which includes 1 staff assistant up to 8 hours. Dishwasher use will be charged at \$25 per hour including one staff dishwasher. Additional staffing will be based on administrative discretion and group needs. In the event of kitchen rental, the following limitations on listed equipment applies for staff use only: *food slicer *ovens *steamers *dishwasher *stoves *refrigerators *chopper *grills *freezers *disposal *fryer *utensil There will be a \$50 charge for grease disposal and must be arranged prior to event, 7) Additional dumpster charges may be imposed for excessive refuse

FACILITY BOOKING POLICY

OLD POLICY	First come, first serve basis. Annual events received priority for event dates without a booking window.
PROPOSED POLICY	18 month booking available for multi-day Convention Events 12 month booking policy for local tradeshow events 12 month booking policy for local social events
OLD POLICY	Deposits due 6 months prior to event
PROPOSED POLICY	Contracts and deposits for events due in full within 14 days of booking
OLD POLICY	Weddings must be paid in full prior to event, all other events billed

		following event.
	PROPOSED POLICY	Event totals will be paid in full prior to event with the exception of pre-approved accounts which will be master billed following event.
	OLD POLICY	Layouts and event documentation (proof of insurance & food information) submitted 1 week prior
	PROPOSED POLICY	No charge for room changes Documentation for all events must be submitted a minimum of 7 days prior to event. Layouts must be submitted no later than 7 days prior to event or addtl room charge may be imposed for changes.
REFUNDS	OLD POLICY	Events of 2 or more days may cancel no later than 90 days prior to event to receive full deposit refund. Events of 1 day reservation may cancel no later than 30 days prior to event to receive full deposit refund.
	PROPOSED POLICY	Events of 2 or more days may cancel no later than 6 months prior to event to receive 50% deposit refund Events of 1 day reservation may cancel no later than 90 days prior to event to receive a 50% deposit refund
FOOD GUARANTEE POLICY	OLD POLICY	Guarantee (for amount served) must be submitted a minimum of 48 hours prior to event. All guarantees will be charged as amount guaranteed or amount served, whichever is greater. Preparation approximately 5% over guarantee.
	PROPOSED POLICY	Guarantee (for amount served) must be submitted a minimum of 48 hours prior to event, for groups less than 300 Guarantee (for amount served) must be submitted a minimum of 72 hours prior to event, for groups more than 300. All guarantees will be charged as amount guaranteed or amount served, All guarantees will be charged as amount guaranteed or amount served, whichever is greater. Preparation by Food Services will be no more than 5% over amount guaranteed.
FOOD POLICY AT TRCC		

OLD POLICY No food or beverage may be brought into TRCC
PROPOSED Outside food or beverage is not allowed unless arrangements or approval has
POLICY been made by formal request
approved by Director of Parks & Recreation and/or City
Manager

OLD POLICY No policy
PROPOSED Food & Beverage must be arranged through the Catering
POLICY Department.
OLD POLICY Food/Beverage may be of sample size and may be distributed in
conjunction with a trade show
to promote product or services being promoted particular
booth.

PROPOSED Food/Beverage (non-alcoholic) may be of sample size and may be distributed
POLICY in conjunction with a trade show
to promote product or services being promoted particular
booth.

OUTSIDE FOOD

OLD POLICY Proper documentation is required at least one week prior
to show.

PROPOSED Proper documentation is required at least one week prior to show or group will
POLICY not be allowed to display.

OLD POLICY No food or beverage may be brought into TRCC

PROPOSED Single service item consumption of food brought into
POLICY facility is discouraged

Meals such as pizza or family style sandwiches may be consumed in plaza or outer areas
and may not be delivered
within facility.

Only wedding cakes are exempted from standard outside food policy

Arrangements for group meals may be made through Catering Dept.

All Food services shall be provided by the Food Services Dept of
TRCC

FACILITY SECURITY

OLD POLICY No written policy. Inferred policy included minimum of 8 officers for events in A & B
Section and 6 officers for
B Section. Security required for set up/tear down of trade shows and for public events.
Unarmed security,

PROPOSED Security for events may be required and must be paid for by lessee based on
POLICY administrative discretion.

Rates are listed on fees & charges proposed listing

Events of the "public nature" shall have required security paid for by lessee as designated by administrative discretion, based on nature of event and number of anticipated attendees

Security will be required for set up and tear down of all trade shows

Security will be required for public dances (including non-alcoholic) events such as Prom. Number of

officers will remain to the discretion of administrative review.

Security will be required for events which have alcohol served, groups in small numbers may have this waived.

Additional Security may be requested by lessee and paid for by lessee

Additional security services provided by promoter may be used **in addition** to required security by facility.

Facility security will respond directly to manager on duty (MOD); promoter security will coordinate directly with

TRCC security and judgements will be the discretion of security officer in charge along with coordination with TRCC/MOD.

Overnight security shall be discretion of facility administrative office due to the nature of sensor security equipment.

Outside overnight or off-show hours security is responsibility of lessee; security may be arranged by TRCC staff.

Security may not be armed.

PROOF OF INSURANCE

OLD POLICY

Proof of insurance required for million dollar coverage; proof required one week prior to show

PROPOSED POLICY

Proof of insurance is required for all public shows, dances, concerts, trade-shows.

Coverage shall be million dollar liability naming TRCC/City of GJ as insured.

Proof of insurance is required at least one week prior to event

Insurance requirements may be discretion of facility administrative

office.

FOOD MARKUP

OLD POLICY

Menus designed at 5 x's center of plate in 1995

PROPOSED POLICY

Food is based on a minimum 45% food cost

Prices are subject to change based on market food cost fluctuation.

Attachments of examples include menu pricing spreadsheet and menu

LIQUOR MARKUP

OLD POLICY

Prices designed at 3 x's shot and can cost
Prices last revised in September 2000

PROPOSED POLICY

Prices designed at 3 x's shot and can cost
Prices last revised in September 2000
Prices are comparable to current market

Attachment - bar price sheet, and example of cost vs. sale price

EQUIPMENT MARKUP

OLD POLICY

Prices compared to local industry.
Items may not be loaned outside of City Departments

PROPOSED POLICY

Equipment rental is based on a local/industry/and cost recovery program
Equipment may be loaned within City Departments based on availability
Equipment may not be loaned to public
Equipment may be rented for public events for rental fee based on availability, nature of event, and management discretion,
Transportation for items is not

available
 Equipment is limited to current inventory
 available
 Use of ladders is limited to
 TRCC staff
 Electrical hookup is limited to equipment on
 hand.

**ROOM
 RENTALS**

OLD POLICY Compared to local
 rates
 PROPOSED Room rental is based on a local/industry and cost recovery program
 POLICY

DECORATIONS

OLD POLICY Based on a minimum 33%
 material cost
 PROPOSED Decorations are based on a minimum 33%
 POLICY material cost

SECURITY MARKUP

OLD POLICY Based on a per hour charge of \$18.50 and a cost of \$11.90 per hour,
 per officer
 PROPOSED Security is based on a minimum charge set for each auditorium room
 POLICY
 Additional hours for officers are billed sat \$19 per hour, per officer and cost of current
 \$11.90, estimate \$12.50
 for 2002-2003

HOTEL PARTNERSHIPS

OLD POLICY No Policy
 PROPOSED Proposals for partnering with local facilities will be entertained on a case by case basis submitted to Director
 POLICY

TRCC VAN USE

Parks & Rec for
 discussion
 OLD POLICY No Policy
 PROPOSED The use of TRCC Van is based on availability and approval from TRCC admin. for City
 POLICY use only
 Vehicle exchange is requested, for continued services at TRCC during use of
 van.

Mileage may be charged to City departments at a rate of \$.50 per mile,
 Van will be returned clean and any deficiencies noted for immediate repair.

GRANDFATHERED ITEMS

OLD POLICY

No written policy. Room rental waived for tear down 1/2 day for Home & garden Show, Western Colorado Horticulture and Lions Club Carnival

PROPOSED POLICY

Room Rental will not be waived for tear down day of Home & Garden Show, Western Colorado Horticulture, or Lions Club Carnival.

OLD POLICY

No written policy. Room rental waived for set up day of Lions Carnival and Kiwanis Pancake Breakfast

PROPOSED POLICY

Room Rental will not be charged for "set up" day only of Lions Carnival and Kiwanis Pancake Breakfast

OLD POLICY

Lions Carnival handled all hotdog & Pepsi vending for Lions Club Carnival with assistance of staff and kitchen at TRCC

PROPOSED POLICY

Outside food brought in for Lions Carnival must have request submitted for consideration by Director of Parks & Recreation

ANIMALS

OLD POLICY

Policy posted on front entry doors, No animals shall be permitted in facility with the exception of Service Animals

PROPOSED POLICY

No animals shall be permitted in facility with the exception of Service Animals
 Program considerations may be submitted in writing at least 30 days prior to event for approval from appropriate departments & agencies.

LIQUOR

OLD POLICY

State of Colorado Liquor Law prohibits alcohol brought into facility that is not invoiced and controlled by licensee.
 License covered indoor

		<p>areas only of TRCC. Non-profits had the ability to display for 'silent auctions' and transferred off-premise\</p> <p>No outside alcohol may be brought into facility. All alcohol must be handled and arranged by TRCC staff. TRCC is a State law and liquor licensing requirement.</p> <p>Arrangements may be made for consumption in plaza and outer areas based on final liquor license modifications.</p> <p>Displays containing alcohol must be approved by management.</p> <p>Certain discretions may be made for non-profit, "display only" events.</p> <p>Transfer of alcohol for auction purposed must be made off liquor licensed property,</p>
CORKAGE FEES	PROPOSED POLICY	
	OLD POLICY	No written policy. Standard \$5 per bottle corkage fee. All liquor delivered to facility, must be invoice to TRCC.
	NEW POLICY	All liquor delivered to facility must be invoiced to TRCC. Corkage Fee \$7 per bottle for wine and \$50 per ke beer, All corkage and tap fees are based on approval by management for alcohol consideration outside of ordinary bar menu.
ADVERTISING	OLD POLICY	No written policy
	PROPOSED POLICY	Advertising containing likeness or use of Two Rivers Convention Center name, must be submitted for approval prior to publication.
		TRCC is no longer referred to as Two Rivers Plaza and must be referred to as Two Rivers Convention Center
		Posters/fliers of event paraphernalia shall be discretion of TRCC management and limited areas will be available for public viewing.
		All items must be stamped and a limited area will be with approval prior to posting.
		Posting for events promoted by the City of GJ, taking place in the Downtown area and taking place in TRCC itself are offered priority posting.

Banners must be approved by TRCC prior to hanging inside TRCC.
 Banners outside of facility and must be approved by TRCC and have a valid permit fee paid to City of Grand Junction.
 Outside marquee display is based on River Rooms events and discretion of staff coordinated with lessee's request
 Customer place request for marquee during room arrangement discussion

FORKLIFT

OLD POLICY

Charged based on hourly rate of \$45 per hour; first two hours at no charge
 Hourly rate provided in fees & charges proposal at \$45 per hour flat rate
 Forklift must be operated by on duty, certified, City of Grand Junction employees only.

PROPOSED POLICY

No change recommended

SALES TAX

OLD POLICY

No written policy. Form provided by Finance for application to waive City Sales tax based on 501-C3 status.

PROPOSED POLICY

Service Clubs providing proper documentation and approval from City Finance may have City Sales tax waived.
 Documentation must be presented for tax exemption prior to event
 No sales tax shall be waived without prior approval or exemption documentations
 Proper sales tax collection is the responsibility of the lessee for ALL booths and vendors participating in show
 Random inspections from State of Colorado and City of Grand Junction sales tax professionals may take place and must check in with TRCC/MOD prior to vendor interviews.

SOUND PROJECTION

OLD POLICY

No written policy

PROPOSED POLICY

Noise levels may be controlled by staff/MOD for guest comfort and City noise requirements.

SMOKING

OLD POLICY

No written policy; facility is a multi-use facility and smoking capabilities based on room use

PROPOSED

Two Rivers Convention Center, as a public facility, is a non-smoking

POLICY facility.

PORTABLE CARPETING

OLD POLICY No written policy. Inferred policy--carpet for food & meeting events only and based on management discretion

PROPOSED POLICY Portable carpeting is available for meeting & food events in River Rooms
Additional use is based on discretion of staff (public events, etc)
Display damage to carpeting shall be responsibility of lessee.

FIRE CODES

OLD POLICY No written codes. Inferred policy--do not block entry, provide 10' aisle ways for meetings, concerts & shows.

All cords must be blanket taped.

PROPOSED POLICY Enforcement of fire codes will include:

Placement of furniture of equipment within designated areas

Placement of booths &/or displays shall be clear of egress areas
10' aiseways will be observed

Fire Dept will be consulted for any unordinary set up and displays for approval

Vehicles displays shall have floor protection provided by lessee.

Vehicles displays shall have less than 1/4 tank of fuel on board

Vehicles displays shall have gas cap taped off

Vehicles displays shall have battery cables disconnected.

Deviation from codes shall be by approval of fire prevention officer.

All electrical cords must be secured and blanket taped by lessee to the approval of staff and/or Fire Dept.
representative.

EMERGENCY PLANS

OLD POLICY No written policy

PROPOSED Coordinate with Dave Roper, Risk Management

POLICY

Emergency Plan coordinated with Tom Halter
9-1-1 Security List provided by TRCC Jan 1 & July 1 each year; changes as needed.
CPR Training tba by Mike Vendegna
Use of fire extinguishers trained by Grand Junction Fire Department

DECORATIONS

OLD POLICY
PROPOSED POLICY

this needs cleaning up
eg. Lottery cookies?

No written policy
Loose balloons will not be allowed in facility
All balloons must be anchored
No mylar ribbons allowed on helium balloons for balloon display
Mylar ribbons may be attached to air-filled balloons only
Balloon décor must be removed prior to departure or clean up charge may be enforced.
Décor must be approved by management prior to event for safety reasons
Food, animal or liquor may not be included in centerpieces brought into facility.
Any consideration for food included in centerpieces may be discussed with facility management.
Consideration for alcohol in centerpieces must be kept within Colorado State Liquor Law Guidelines for consumption. Alcohol may not be removed from premises, once invoiced to TRCC.
Attachment of décor to facility interior must be arranged with management with designated areas only.
Additional booth decoration may be brought in by lessee, but coordinated with staff. Handling of items rented outside of facility must be set up and handled by designee arranged for by lessee.

SUB-CONTRACTORS

OLD POLICY

No written policy. Inferred policy--additional electrical charges were billed directly to lessee. Bemis Electric handled

PROPOSED
POLICY

all electrical

Any special hookups or disconnects within facility must be handled by TRCC with designated contractor and fee will be passed on to lessee.

Food Services will be handled by TRCC. Deviation will be discussed by formal request submitted to Director Parks & Recreation.

Set up and tear down of TRCC must be handled by facility staff. Additional staffing may be provided by Lessee for lessee use with responsibility and liability provided by lessee.

Proposed Policy Items
Attachment: Service Club Pricing

Attached are examples of invoices for “typical” service club weekly meetings. The invoices are prepared for a one-month period, billed at the conclusion of that month. Invoices are projected for both years – 2002 and 2003.

- The first invoice, billing date 2/27/01, is an example of the baseline fee, as it would have typically occurred in 2001.
- The following two invoices reflect the imposition of new fees and charges, including room rental, meals, and the prepaid audiovisual plan (\$600 annually divided across 12 months). These invoices use the assumption that the service clubs receive the same room discount of 50% as with all other user groups when full meals are purchased for the event.
- The next two invoices reflect free room rental, given in the option to gift room rental if a group commits to more than 24 weeks of use within a year.
- The final two invoices reflect discounted room rental, given in the option to discount the room an additional 10% over other user groups, should the group commit to more than 24 weeks of use within a year. The discounted fees invoke a 60% discount on the room fee rather than completing gifting use.

Comp events, equipment, etc. for TRCC

(items considered “grandfathered”)

1. Service Clubs Room Rental is waived.
2. Western Colorado Horticulture tear down move out day room rent waived if out by 12N.
3. TRCC/Cumulus Bridal Fair joint promotion. Room rental traded for \$2500 value advertising.
4. Audio/Visual & copier for all City meetings (unless requested at the same time by a revenue generating customer, than if City ordered first—they are given option to pay established rate or bring their own in).
5. Audio/Visual and copier for all Service Clubs including cordless microphones (above explanation applies).
6. Room rent for Set up day for Lions Club Carnival and Tear down day until 12N. Event uses entire facility, including kitchen and group does their own hot dogs & Pepsi. Group also is the only event that is allowed to get a keg of beer donated and consumed on premise for event.
7. No set up charge for Kiwanis Club bar (bar does not meet minimum sales of \$75 each event)
8. Home & Garden Show tear down on Monday by 12N following show.
9. High School Proms did not have to have minimum required security if they arrange for 2 off-duty police officers and we scheduled 1 security officer for parking lot (they pay for) in lieu of the required 6 officers for A Section and 8 officers for A & B Section.
10. Lions Club Health Fair (gets funding from Council).
11. Kiwanis Club Pancake Breakfast set up day Thursday after 2pm room rent is waived and no charge for forklift to install mixer. No charge for Storage of mixer (this year stored in Kiwanis semi following breakfast at Lincoln Park Barn). Breakfast 2001 included use of bus tubs, mic’s, mic stands, bowls, tongs, spoons, coffee urns, pitchers for 2001 breakfast. Donna arranged for **donation** of coffee maker and products for 2001. Prior to 2001, Kiwanis utilized entire kitchen* including kitchen for breakfast.
12. Kiwanis Club Oktoberfest uses kitchen utensils (tongs, bustubs, bowls, spoons, pots, steam table pans and baking pan) for fund raiser downtown.
13. Fax and fax line for Rocky Mtn Elk Foundation, Powderhorn Ski Swap, Ducks Unlimited, and Powderhorn Racing.

*minimal kitchen use charge

General Information

Two Rivers Convention Center Business Plan 2002 - 2003

I. Mission Statement

II. Introduction

III. Historical Overview

IV. Market Trends, Influences & Strategic Responses
Marketing Plan Attached

V. Summary

10-Year Financial Projection

Executive summary

Two Rivers Convention Center (TRCC) is owned/operated by the City of Grand Junction under the Parks & Recreation Department, and is an enterprise operation that provides the community and Western Colorado with a complete catering/meeting facility. TRCC offers attendees-local, state and regional- a facility that accommodates events with as many as 2,300 or as few as 10 people. Currently the facility is undergoing renovation that will increase meeting space by 2,220 square feet in 6 meeting rooms, adding to the existing 18,600 square feet of exhibition space in the "River" rooms. The "Creek" meeting rooms will total 4,320 square feet. TRCC provides an exciting and professional atmosphere for trade shows, seminars, meetings, banquets, celebrations and entertainment events. In the year 2000, the facility entertained 1,076 events, was operational for 327 days of events, and had 147,082 attendees, to which 40,601 meals were served. Efforts are continuing to maintain and improve the quality and integrity of services offered within the facility. The staff's goal is to continue the successful events at TRCC and document that success through customer satisfaction, while improving and continuing a positive perception of TRCC within the public arena.

Major challenges that face TRCC include providing outstanding value and quality service prices that will not increase TRCC dependence upon the General Fund; and maintaining the overall facility and capital requirements, and the impact of private facilities being added in the Grand Valley area. It is important to identify the direction of the facility and target markets, while maintaining current community services already in place. The City of Grand Junction, Parks & Recreation Department, Parks & Recreation Advisory Board, and staff of Two Rivers Convention Center, all continue to work toward providing a quality experience in the most effective and efficient manner possible with optimism for the future of this exceptional facility.

I. Situation Analysis

J.

K. The need for a facility the size of TRCC is apparent by the demand, especially recognized during the closure of the building for renovation. Local properties are struggling to accommodate the needs of groups displaced in the TRCC closure, and the groups have been forced to "downsize" their demands for services. A total of 260 events were relocated during the facility closure, affecting 35 groups with a total estimate of 43,113 attendees, April through November 2001. The former meeting rooms at TRCC were used 710 times in 2000. This is including incremental rental (125 times for 15X*, 237 times for 30X*, 110 times for 45X*, 72 times for 60X* and 66 times for entire 75X*¹. room)², which shows active use of smaller meeting spaces. At times, curtains have sectioned the auditorium rooms, and the room sold as smaller meeting space. The 2002-2003 room rentals are being projected at a 10% increase in room usage over the year 2000.

Historically, TRCC has served meal functions as large as the JUCO banquet, which in 2001, had 1,223 guests. JUCO has been, and continues to be, the largest in-house food event of the year. In the past, the capabilities of the kitchen have been stretched to accommodate these large groups and it has proven a struggle, affecting the final quality of food served. Staff has done an incredible job in overcoming space and equipment shortcomings to service groups this large. Space needs have become obvious as more and more groups were inquiring about space availability at TRCC and the potential of bringing groups of large numbers to the area. The former meeting room space in TRCC

¹ *Signifies former room size based on 28' long rooms and the listed feet X as the width of the room.

² TRCC 2000 year-end Facility Use report submitted by TRCC created by Admin. Asst./TRCC.

L. Situation Analysis, continued

(3 rooms at 2,100 square feet) was not enough to fulfill the needs of large groups for breakout space to keep TRCC in the arena of convention needs.

The studies conducted on TRCC by Hire & Associates³ and by CSL⁴ confirmed the need for more meeting space and breakout areas to redefine TRCC service area. These studies indicate a direct correlation between the facility use, availability, and community demands, and convention needs not being met. With the recent addition of adjacent lodging in 2000 and the scheduled addition of Hilton Gardens in 2002, the environment and potential is changing for TRCC to attract more regional markets. This will benefit TRCC as well as the Grand Junction area with per diem estimates at \$140 per day per person⁵ for individuals attending meetings in GJ.

It has been discussed that the facility should be marketed more as a convention center, leaving the community wondering about their annual events. It seems that Grand Junction entertains “small town values” with “second-tier” cities ideas, meaning the citizenry want to maintain their annual ‘show’ events, want to see the subsidy minimized, **and** hold convention events only when the local events are not affected. It is important to understand the affect of economic impact by the convention business to Grand Junction. Not only does it bring revenue to the facility, but it also bring revenue to the area in the form of hotel/motel stays, food, fuel, and ancillary items purchased during the attendees stay in our area. “While the economic argument is easy to make, it is not always understood by community groups who are kept out of the (new) facility”⁶, according to an article written in Facility Manager magazine published by the International Association of Auditorium Managers. This is an argument that will be a hurdle for facility management to *overcome and maintain* in serving the needs of the community. In the same article, research indicates the economic, social and environmental needs of “investing” in our community by enlarging the facility, will enhance the attractiveness of our city (Grand Junction) to outlying areas for regional and state-wide conferences and benefits of our area by two-fold.

To meet the needs of Western Colorado for meeting/event space, TRCC offers an experience that serves as a “meeting place” for the local community and the region while creating a benefit that will carry through to the Grand Valley. It is facility staff’s desire to continue serving the local meeting needs by targeting area corporate business that have not officially been approached before by the entity. Basically, marketing efforts call for the ‘candy-man’ approach: by calling on the business with a candy delivery, to remember us by, and a phone number for them to contact us if a sale is not solidified at the visit. This project should be done at least 2-3 times per year according to Barbara Bowman, Sales Director for the Grand Junction Visitors and Convention Bureau.

³ Hire & Associates, *Market and Facilities Assessment and Potential Hotel Demand Analysis of the Two Rivers Convention Center in Grand Junction, Colorado*, February 1997

⁴ Conventions Sports & Leisure International (CSL), *Market Program, Financial and Economic Analysis for Potential Enhancements to Grand Junction Convention and Meeting Facilities*, November, 1998

⁵ 2001 Daily Expenditures—*Economic Impact Formulas*, provided by Grand Junction Visitors & Convention Bureau.

⁶ Facility Manager magazine article “Combination Platters”, *Design Trends of Convention Centers*. May 2001 pg. 28-31.

Situation Analysis, continued

There is an obvious need for meeting facilities shown by the statistics kept by the GJ Visitors & Convention Bureau.⁷ A total of 111 sales leads were requested in 2000, showing a strong SMERF Market (**S**ocial/**S**ports, **M**ilitary, **E**ducational, **R**eligious and **F**raternal Organizations) as being a total of 37% of the requests. This is followed by Government, Associations, Sports, etc. and continued targeting in the area by neighbor properties. The expansion of TRCC will begin to help address some of these regional SMERF needs.

In discussion of neighbor properties, a letter inviting the participation by local properties will be issued, encouraging the joint efforts to cooperate with promotion of Two Rivers Convention Center. This encourages partnership, per se, to market the greatest amount of meeting space in Western Colorado, under one roof, along with lodging properties. Currently, Hawthorn Suites have avidly pursued this partnership and want to market cooperatively with the convention center due to proximity of the two businesses. Due to the convention discussions being entertained by staff, it is undoubtedly necessary to pursue more of the convention market, while maintaining a majority of the local events. To do this, staff will create a more prominent presence in the community as well as the industry by participation and membership. Locally, staff will join a Grand Junction Chamber of Commerce Leads Group and continue Chamber annual membership as well as attendance of Business after Hours. The Chamber's Annual Business Showcase will be a trade show attended by an excess of 1,500 individuals, with TRCC will participating to promote renovation/expansion and publicize information and results of construction and future operations. The annual Home & Garden Show will be an opportunity for TRCC to feature facility improvements in a local trade show fashion. In addition, membership in regional groups such as "Destination Colorado", CSAE (Colorado Society of Association Executives), ISES (International Special Events Society), Colorado-Wyoming Restaurant Association, and IAAM (International Association of Auditorium Managers)⁸ will heighten TRCC exposure opportunities throughout the state of Colorado. By having staff membership with these groups, TRCC will become more obvious as a participant in promoting Grand Junction along with the Grand Junction Visitors and Convention Bureau (VCB), as well as making the facility available for increased bookings. It is important that staff also maintain memberships in local organizations such as Grand Junction Chamber of Commerce and Downtown Development Association and participation in Denver Mission, Grand Junction VCB promotionals, and partnered conventions. The ultimate goal is to promote Grand Junction to its greatest potential while ultimately benefiting the facility with bookings and maintaining local business. TRCC has the potential to increase the amount of non-local business it attracts by increasing convention business while still meeting most of the local needs⁹.

⁷ 2000 Sales Summary Report created by GJVCB submitted by E. Chapman

⁸ Memberships Destination Colorado @ \$495 per year (plus travel) possibly annual show, CSAE @ \$320 (plus travel) possibly annual convention and national show for CSAE/ASAE. Colo-Wyo Rest. Assn @ \$350 IAAM @ \$298 per admin. staff member, ISES @ \$250.

⁹ *Operations & Management Report*, June 2001 by Dave Varley

Additional considerations long-term include the possibility of an events center similar to the Colorado Springs World Arena being built in the Grand Junction area¹⁰. This could affect the number of entertainment events held at TRCC. Mesa County's Intermountain Events Center is also considering an indoor facility, the Grand Valley Events Center, which may affect event numbers at TRCC in the future as well. Both facilities mentioned are currently in feasibility study and discussion phases.

Marketing Strategy

Two Rivers Convention Center provides valuable space and services for business and group experiences within the facility or off site services. Availability is given to incoming groups for celebrations, events, trade shows, and similar, for the specific group and for publics and community alike. TRCC has offered services since 1975; with the renovation and overall improvement, Grand Junction has an incredible product to offer and move forward in 2001.

In a nutshell, staff will market and pursue, local as well as regional markets, through these methods:

- Trade Shows
- Association Memberships
- Direct Mail
- Local sales blitzes
- Regional sales blitzes
- Partnerships with area facilities
- Coordination with Grand Junction Visitors & Convention Bureau
- Updated printed materials
- Chamber newsletter inserts
- Participation in familiarization tours ("fam tours") promoting GJ meeting/lodging facilities along with Grand Junction Visitors & Convention Bureau
- Local advertising
- Re-introduction of facility to community upon reopening and grand opening
- Coordination with Grand Junction Chamber of Commerce

Most importantly will be the partnership with the Grand Junction Visitors & Convention Bureau. By emphasizing the coordination with the Grand Junction Visitors and Convention Bureau, TRCC will be aligned with local properties and attractions to package the maximum value and services available in the Grand Junction area. Ultimately, all local properties will benefit with the group traffic that utilize banquet, lodging, meeting space and exhibit space in a "dino-mite" destination of Grand Junction, Colorado. It is with the assistance and alliance of the Grand Junction Visitors & Convention Bureau that TRCC's strengths, space and services will be obvious and desirable to groups seeking a destination for their events.

¹⁰ GJ Sentinel article 8/28/01 "Chamber hears challenges of events center" by Gary Harmon

Financial Overview

The budget has laid an aggressive plan to move forward in setting fees & charges and revenues for TRCC. Revenues are set at a marked increase over actual revenues of 2000. Because of the difficulty in deriving comparisons between future revenue projections and 2001 because of the closure and expansion in 2001, 2000 is used as a baseline of operations. Room rental rates have been realigned for cost recovery and regional/comparable markets comparison. Increased room use, increased rooms, and increased rates have been reflected in the budget submitted. Menu changes will reflect a much-needed increase in pricing¹¹, based on two-entrée buffet, prices have increased from \$9.28 to \$17.23, both inclusive of service charge. Revenues will be reflected with increased traffic, increased menu prices, that maintain appropriate market cost recovery. Equipment prices have been reassessed and will be competitive with local and regional markets.

The entire budget for TRCC has been revamped to create a method of tracking event numbers, event costs, and labor related costs to each event, all contributing to a final “net cost per event” system.

Staff is emphasizing increased revenues, proper pricing, adequate facility use, and competitive services to create the ideal facility for community and regional use in the most economical and customer service manner possible.

Summary

Two Rivers Convention Center is moving forward with new ideas, community support, and a facility that will shine above all. The marketing of the facility will offer prestige, presentation and recognition of Two Rivers Convention Center in the Grand Junction area and across the state. Partnerships with local properties will offer respect of space available and coordination for shared conventions. Ultimately, the majority of community events will be met and a regional market share will be gained. Two Rivers Convention Center will continue offering quality meeting & event space/services and be available to meet the community’s needs for a quality meeting destination.

¹¹ Two Rivers Convention Center *Facility Guide* (menus) last updated 1995.

	<u>98-ACT</u>	<u>99-ACT</u>	<u>00-ACT</u>	<u>2001</u>	<u>2001-REV</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
OPER. REVENUE	\$ 730,046	\$ 729,563	\$ 796,042	\$ 859,147	\$ 311,227	\$ 1,081,591	\$ 1,131,246	\$ 1,246,934	\$ 1,296,811	\$ 1,348,6
<i>% Change</i>	-1.8%	-0.1%	-3.6%	4.0%	-63.8%	25.9%	25.9%	25.9%	25.9%	25.9%
OPER. EXPENSE										
<i>Personnel</i>	421,370	451,105	442,590	558,689	344,668	563,455	623,073	655,596	689,817	725,8
<i>Non-Personnel</i>	464,453	481,402	611,286	529,240	273,493	660,970	686,842	722,694	760,417	800,
<i>Operating Equipment</i>	5,194	15,592	9,556	31,779	33,580	-	-	-	-	-
Total	891,017	948,099	1,063,432	1,119,708	651,741	1,224,425	1,309,915	1,378,290	1,450,234	1,525,9
<i>% Change</i>	-7.8%	6.4%	-0.1%	5.2%	-38.7%	5.2%	5.2%	5.2%	5.2%	5.2%
OPER. VARIANCE	\$ (160,971)	\$ (218,536)	\$ (267,390)	\$ (260,561)	\$ (340,514)	\$ (142,834)	\$ (178,669)	\$ (131,356)	\$ (153,423)	\$ (177,2
<i>Coverage Ratio</i>	81.9%	77.0%	74.9%	76.7%	47.8%	88.3%	86.4%	90.5%	89.4%	88.
Major Capital Expenditures	\$ 15,720	\$ 404	\$ 156,365	\$ 4,531,054	\$ 5,231,054	\$ 64,000	\$ 44,000	\$ 42,000	\$ 43,000	\$ 45,0
Transfers-In										
Operating Subsidy	\$ 160,971	\$ 218,536	\$ 267,390	\$ 260,561	\$ 340,514	\$ 142,834	\$ 178,669	\$ 131,356	\$ 153,423	\$ 177,2
CIP Fund Transfer	15,720	404	156,365	4,531,054	5,231,054	64,000	44,000	42,000	43,000	45,0
Total	176,691	218,940	423,755	4,791,615	5,571,568	206,834	222,669	173,356	196,423	222,2
<i>% Of Total Expense</i>	19%	23%	35%	85%	95%	16%	16%	12%	13%	1
TOTAL SOURCES	\$ 906,737	\$ 948,503	\$ 1,219,797	\$ 5,650,762	\$ 5,882,795	\$ 1,288,425	\$ 1,353,915	\$ 1,420,290	\$ 1,493,234	\$ 1,570,9
TOTAL USES	906,737	948,503	1,219,797	5,650,762	5,882,795	1,288,425	1,353,915	1,420,290	1,493,234	1,570,9
NET SOURCE (USE)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Working Capital										
Ending Working Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Marketing Plan Two Rivers Convention Center 2001

- I. Executive Summary
- II. Situation Analysis
- III. Marketing Strategy
- IV. Financial Overview
- V. Summary

Executive summary

Two Rivers Convention Center (TRCC) is owned/operated by the City of Grand Junction under the Parks & Recreation Department, and is an enterprise operation that provides the community and Western Colorado with a complete catering/meeting facility. TRCC offers attendees-local, state and regional- a facility that accommodates events with as many as 2,300 or as few as 10 people. Currently the facility is undergoing renovation that will increase meeting space by 2,220 square feet in 6 meeting rooms, adding to the existing 18,600 square feet of exhibition space in the "River" rooms. The "Creek" meeting rooms will total 4,320 square feet. TRCC provides an exciting and professional atmosphere for trade shows, seminars, meetings, banquets, celebrations and entertainment events. In the year 2000, the facility entertained 1,076 events, was operational for 327 days of events, and had 147,082 attendees, to which 40,601 meals were served. Efforts are continuing to maintain and improve the quality and integrity of services offered within the facility. The staff's goal is to continue the successful events at TRCC and document that success through customer satisfaction, while improving and continuing a positive perception of TRCC within the public arena.

Major challenges that face TRCC include providing outstanding value and quality service prices that will not increase TRCC dependence upon the General Fund; and maintaining the overall facility and capital requirements, and the impact of private facilities being added in the Grand Valley area. It is important to identify the direction of the facility and target markets, while maintaining current community services already in place. The City of Grand Junction, Parks & Recreation Department, Parks & Recreation Advisory Board, and staff of Two Rivers Convention Center, all continue to work toward providing a quality experience in the most effective and efficient manner possible with optimism for the future of this exceptional facility.

M. Situation Analysis

N.

O. The need for a facility the size of TRCC is apparent by the demand, especially recognized during the closure of the building for renovation. Local properties are struggling to accommodate the needs of groups displaced in the TRCC closure, and the groups have been forced to "downsize" their demands for services. A total of 260 events were relocated during the facility closure, affecting 35 groups with a total estimate of 43,113 attendees, April through November 2001. The former meeting rooms at TRCC were used 710 times in 2000. This is including incremental rental (125 times for 15X*, 237 times for 30X*, 110 times for 45X*, 72 times for 60X* and 66 times for entire 75X*¹². room)¹³, which shows active use of smaller meeting spaces. At times, curtains have sectioned the auditorium rooms, and the room sold as smaller meeting space. The 2002-2003 room rentals are being projected at a 10% increase in room usage over the year 2000.

Historically, TRCC has served meal functions as large as the JUCO banquet, which in 2001, had 1,223 guests. JUCO has been, and continues to be, the largest in-house food event of the year. In the past, the capabilities of the kitchen have been stretched to accommodate these large groups and it has proven a struggle, affecting the final quality of food served. Staff has done an incredible job in overcoming space and equipment shortcomings to service groups this large. Space needs have become obvious as more and more groups were inquiring about space availability at TRCC and the potential of bringing groups of large numbers to the area. The former meeting room space in TRCC

¹² *Signifies former room size based on 28' long rooms and the listed feet X as the width of the room.

¹³ TRCC 2000 year-end Facility Use report submitted by TRCC created by Admin. Asst./TRCC.

P. Situation Analysis, continued

(3 rooms at 2,100 square feet) was not enough to fulfill the needs of large groups for breakout space to keep TRCC in the arena of convention needs.

The studies conducted on TRCC by Hire & Associates¹⁴ and by CSL¹⁵ confirmed the need for more meeting space and breakout areas to redefine TRCC service area. These studies indicate a direct correlation between the facility use, availability, and community demands, and convention needs not being met. With the recent addition of adjacent lodging in 2000 and the scheduled addition of Hilton Gardens in 2002, the environment and potential is changing for TRCC to attract more regional markets. This will benefit TRCC as well as the Grand Junction area with per diem estimates at \$140 per day per person¹⁶ for individuals attending meetings in GJ.

It has been discussed that the facility should be marketed more as a convention center, leaving the community wondering about their annual events. It seems that Grand Junction entertains “small town values” with “second-tier” cities ideas, meaning the citizenry want to maintain their annual ‘show’ events, want to see the subsidy minimized, **and** hold convention events only when the local events are not affected. It is important to understand the affect of economic impact by the convention business to Grand Junction. Not only does it bring revenue to the facility, but it also bring revenue to the area in the form of hotel/motel stays, food, fuel, and ancillary items purchased during the attendees stay in our area. “While the economic argument is easy to make, it is not always understood by community groups who are kept out of the (new) facility”¹⁷, according to an article written in Facility Manager magazine published by the International Association of Auditorium Managers. This is an argument that will be a hurdle for facility management to *overcome and maintain* in serving the needs of the community. In the same article, research indicates the economic, social and environmental needs of “investing” in our community by enlarging the facility, will enhance the attractiveness of our city (Grand Junction) to outlying areas for regional and state-wide conferences and benefits of our area by two-fold.

To meet the needs of Western Colorado for meeting/event space, TRCC offers an experience that serves as a “meeting place” for the local community and the region while creating a benefit that will carry through to the Grand Valley. It is facility staff’s desire to continue serving the local meeting needs by targeting area corporate business that have not officially been approached before by the entity. Basically, marketing efforts call for the ‘candy-man’ approach: by calling on the business with a candy delivery, to remember us by, and a phone number for them to contact us if a sale is not solidified at the visit. This project should be done at least 2-3 times per year according to Barbara Bowman, Sales Director for the Grand Junction Visitors and Convention Bureau.

¹⁴ Hire & Associates, *Market and Facilities Assessment and Potential Hotel Demand Analysis of the Two Rivers Convention Center in Grand Junction, Colorado*, February 1997

¹⁵ Conventions Sports & Leisure International (CSL), *Market Program, Financial and Economic Analysis for Potential Enhancements to Grand Junction Convention and Meeting Facilities*, November, 1998

¹⁶ 2001 Daily Expenditures—*Economic Impact Formulas*, provided by Grand Junction Visitors & Convention Bureau.

¹⁷ Facility Manager magazine article “Combination Platters”, *Design Trends of Convention Centers*. May 2001 pg. 28-31.

Situation Analysis, continued

There is an obvious need for meeting facilities shown by the statistics kept by the GJ Visitors & Convention Bureau.¹⁸ A total of 111 sales leads were requested in 2000, showing a strong SMERF Market (**S**ocial/**S**ports, **M**ilitary, **E**ducational, **R**eligious and **F**raternal Organizations) as being a total of 37% of the requests. This is followed by Government, Associations, Sports, etc. and continued targeting in the area by neighbor properties. The expansion of TRCC will begin to help address some of these regional SMERF needs.

In discussion of neighbor properties, a letter inviting the participation by local properties will be issued, encouraging the joint efforts to cooperate with promotion of Two Rivers Convention Center. This encourages partnership, per se, to market the greatest amount of meeting space in Western Colorado, under one roof, along with lodging properties. Currently, Hawthorn Suites have avidly pursued this partnership and want to market cooperatively with the convention center due to proximity of the two businesses. Due to the convention discussions being entertained by staff, it is undoubtedly necessary to pursue more of the convention market, while maintaining a majority of the local events. To do this, staff will create a more prominent presence in the community as well as the industry by participation and membership. Locally, staff will join a Grand Junction Chamber of Commerce Leads Group and continue Chamber annual membership as well as attendance of Business after Hours. The Chamber's Annual Business Showcase will be a trade show attended by an excess of 1,500 individuals, with TRCC will participating to promote renovation/expansion and publicize information and results of construction and future operations. The annual Home & Garden Show will be an opportunity for TRCC to feature facility improvements in a local trade show fashion. In addition, membership in regional groups such as "Destination Colorado", CSAE (Colorado Society of Association Executives), ISES (International Special Events Society), Colorado-Wyoming Restaurant Association, and IAAM (International Association of Auditorium Managers)¹⁹ will heighten TRCC exposure opportunities throughout the state of Colorado. By having staff membership with these groups, TRCC will become more obvious as a participant in promoting Grand Junction along with the Grand Junction Visitors and Convention Bureau (VCB), as well as making the facility available for increased bookings. It is important that staff also maintain memberships in local organizations such as Grand Junction Chamber of Commerce and Downtown Development Association and participation in Denver Mission, Grand Junction VCB promotionals, and partnered conventions. The ultimate goal is to promote Grand Junction to its greatest potential while ultimately benefiting the facility with bookings and maintaining local business. TRCC has the potential to increase the amount of non-local business it attracts by increasing convention business while still meeting most of the local needs²⁰.

¹⁸ 2000 Sales Summary Report created by GJVCB submitted by E. Chapman

¹⁹ Memberships Destination Colorado @ \$495 per year (plus travel) possibly annual show, CSAE @ \$320 (plus travel) possibly annual convention and national show for CSAE/ASAE. Colo-Wyo Rest. Assn @ \$350 IAAM @ \$298 per admin. staff member, ISES @ \$250.

²⁰ *Operations & Management Report*, June 2001 by Dave Varley

Additional considerations long-term include the possibility of an events center similar to the Colorado Springs World Arena being built in the Grand Junction area²¹. This could affect the number of entertainment events held at TRCC. Mesa County's Intermountain Events Center is also considering an indoor facility, the Grand Valley Events Center, which may affect event numbers at TRCC in the future as well. Both facilities mentioned are currently in feasibility study and discussion phases.

Marketing Strategy

Two Rivers Convention Center provides valuable space and services for business and group experiences within the facility or off site services. Availability is given to incoming groups for celebrations, events, trade shows, and similar, for the specific group and for publics and community alike. TRCC has offered services since 1975; with the renovation and overall improvement, Grand Junction has an incredible product to offer and move forward in 2001.

In a nutshell, staff will market and pursue, local as well as regional markets, through these methods:

- Trade Shows
- Association Memberships
- Direct Mail
- Local sales blitzes
- Regional sales blitzes
- Partnerships with area facilities
- Coordination with Grand Junction Visitors & Convention Bureau
- Updated printed materials
- Chamber newsletter inserts
- Participation in familiarization tours ("fam tours") promoting GJ meeting/lodging facilities along with Grand Junction Visitors & Convention Bureau
- Local advertising
- Re-introduction of facility to community upon reopening and grand opening
- Coordination with Grand Junction Chamber of Commerce

Most importantly will be the partnership with the Grand Junction Visitors & Convention Bureau. By emphasizing the coordination with the Grand Junction Visitors and Convention Bureau, TRCC will be aligned with local properties and attractions to package the maximum value and services available in the Grand Junction area. Ultimately, all local properties will benefit with the group traffic that utilize banquet, lodging, meeting space and exhibit space in a "dino-mite" destination of Grand Junction, Colorado. It is with the assistance and alliance of the Grand Junction Visitors & Convention Bureau that TRCC's strengths, space and services will be obvious and desirable to groups seeking a destination for their events.

²¹ GJ Sentinel article 8/28/01 "Chamber hears challenges of events center" by Gary Harmon

Financial Overview

The budget has laid an aggressive plan to move forward in setting fees & charges and revenues for TRCC. Revenues are set at a marked increase over actual revenues of 2000. Because of the difficulty in deriving comparisons between future revenue projections and 2001 because of the closure and expansion in 2001, 2000 is used as a baseline of operations. Room rental rates have been realigned for cost recovery and regional/comparable markets comparison. Increased room use, increased rooms, and increased rates have been reflected in the budget submitted. Menu changes will reflect a much-needed increase in pricing²², based on two-entrée buffet, prices have increased from \$9.28 to \$17.23, both inclusive of service charge. Revenues will be reflected with increased traffic, increased menu prices, that maintain appropriate market cost recovery. Equipment prices have been reassessed and will be competitive with local and regional markets.

The entire budget for TRCC has been revamped to create a method of tracking event numbers, event costs, and labor related costs to each event, all contributing to a final “net cost per event” system.

Staff is emphasizing increased revenues, proper pricing, adequate facility use, and competitive services to create the ideal facility for community and regional use in the most economical and customer service manner possible.

Summary

Two Rivers Convention Center is moving forward with new ideas, community support, and a facility that will shine above all. The marketing of the facility will offer prestige, presentation and recognition of Two Rivers Convention Center in the Grand Junction area and across the state. Partnerships with local properties will offer respect of space available and coordination for shared conventions. Ultimately, the majority of community events will be met and a regional market share will be gained. Two Rivers Convention Center will continue offering quality meeting & event space/services and be available to meet the community’s needs for a quality meeting destination.

²² Two Rivers Convention Center *Facility Guide* (menus) last updated 1995.

