

**GRAND JUNCTION CITY COUNCIL  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET  
AGENDA**

**WEDNESDAY, NOVEMBER 7, 2001, 7:30 P.M.**

**CALL TO ORDER**

Pledge of Allegiance

Invocation - Jim Hale, Spirit of Life Christian Fellowship

**PROCLAMATIONS / RECOGNITIONS**

PROCLAMING NOVEMBER 11, 2001 AS "SALUTE TO VETERANS DAY" IN THE CITY OF GRAND JUNCTION

PROCLAMING NOVEMBER 4-10, 2001 AS "NATIONAL NONTRADITIONAL STUDENT WEEK" IN THE CITY OF GRAND JUNCTION

PROCLAMING NOVEMBER, 2001 AS "HOSPICE MONTH" IN THE CITY OF GRAND JUNCTION

**APPOINTMENTS**

APPOINTMENT TO WALKER FIELD PUBLIC AIRPORT AUTHORITY

**CERTIFICATES OF APPOINTMENT**

TO THE RIVERFRONT COMMISSION MEMBERS

**RESULTS OF ELECTION**

CITY RECREATION QUESTION

RIMROCK MARKETPLACE GENERAL IMPROVEMENT DISTRICT DEBT QUESTIONS

**CITIZEN COMMENTS**

**\*\*\* CONSENT CALENDAR \*\*\***

*\*\*\* Indicates New Item*

*\* Requires Roll Call Vote*

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

*Action: Approve the Summaries of the October 15 and 29, 2001 Workshops, Special Joint Meeting October 15, 2001 and the Minutes of the October 17, 2001 Regular Meeting*

2. **Authorize Mayor to Sign Letter of Support for the Mesa County Library** [Attach 2](#)

Council previously discussed signing a letter of support for the Library Expansion Project.

*Action: Authorization for Mayor to Sign Letter of Support for Mesa County Public Library*

Staff presentation: Kelly Arnold, City Manager

3. **Approval of the Sub-recipient Contract with The Energy Office for the City's 2001 Program Year, Community Development Block Grant Program** [Attach 3](#)

The contract formalizes the City's Award of \$200,000 to The Energy Office for acquisition of an affordable housing project for Project 91, a 91-unit apartment complex. These funds were allocated from the City's 2001 Community Development Block Grant Program.

*Action: Authorization for the City Manager to Sign the Sub-recipient Contract with the Energy Office for the City's 2001 Program Year Block Grant*

Staff presentation: Dave Thornton, Principal Planner

4. **Setting a Hearing on the Madaris Annexation located at 539 31 ½ Road** [File #ANX-2001-214] [Attach 4](#)

Resolution for Referral of Petition to Annex/First reading of the annexation ordinance/Exercising land use jurisdiction immediately for the Madaris Annexation located at 539 31 ½ Road. This annexation consists of 1 parcel of land and contains 5.852 acres

a. **Referral of Petition, Setting a Hearing and Exercising Land Use Control and Jurisdiction**

Resolution No. 109-01 - A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction,

Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control Madaris Annexation located at 539 31 ½ Road

*\*Action: Adopt Resolution No. 109-01*

**b. Set a Hearing on Proposed Ordinance**

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Madaris Annexation, approximately 5.852 acres, located at 539 31 ½ Road

*Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 19, 2001*

Staff presentation: Dave Thornton, Principal Planner

5. **Administrative Amendment to the FY 2001-2006 Transportation Improvement Program (TIP)** [Attach 5](#)

Approve and sign a joint resolution to amend the transit funds for FY 2002 and 2003 in the Transportation Improvement Program (TIP) for the Grand Junction/Mesa County Urbanized Area.

Resolution No. 110-01 - A Joint Resolution of the County of Mesa and the City of Grand Junction Concerning Adoption of Administrative Amendment to the Fiscal Year 2001-2006 Transportation Improvement Program

*\*Action: Adopt Resolution No. 110-01*

Staff presentation: Tim Moore, Public Works Manager

6. **Transportation Engineering Design Standards (TEDS)** [Attach 6](#)

The revised TEDS manual has been under review and refinement for several months with input received and considered from the local private engineering community and other local public agencies. The Planning Commission reviewed the revised TEDS manual on October 16, 2001 and recommended adoption of the revised manual.

Resolution No. 111-01 – A Resolution Adopting the Transportation Engineering Design Standards (TEDS) Manual

*\*Action: Adopt Resolution No. 111-01*

Staff presentation: Tim Moore, Public Works Manager

7. **Mariposa Reimbursement Agreement** [Attach 7](#)

Two years ago the City signed a Reimbursement Agreement with the Redlands Mesa developer. The developer has since completed Phase 1 of the improvements so that Mariposa has been and is being used as a construction road. This action will approve a new contract which will include the construction costs for the work already performed, and a map showing the benefited area, i.e., the area subject to the reimbursement payments.

*Action: Authorize the Mayor to Sign the Updated Version of the Mariposa Reimbursement Agreement*

Staff presentation: Dan Wilson, City Attorney

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

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

8. **Public Hearing - Grand Valley Circulation Plan Revisions (Formerly the Major Street Plan)** [Attach 8](#)

Staff will present the current Grand Valley Circulation Plan and the recommended changes. The Grand Valley Circulation Plan was approved, in its current form, by the Grand Junction Planning Commission and the Mesa County Planning Commission in a joint public hearing on September 25, and is now being recommended to City Council for final adoption.

Resolution No. 112-01 – A Resolution Adopting the Grand Valley Circulation Plan

*\*Action: Adopt Resolution No. 112-01*

Staff presentation: Tim Moore, Public Works Manager

9. **Public Hearing – Intention to Create Alley Improvement District No. ST-02, Phase A** [Attach 9](#)

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

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

Resolution No. 113-01 – A Resolution Creating and Establishing Alley Improvement District No. ST-02, Phase A Within the Corporation Limits of the City of Grand Junction, Adopting Details, Plans and Specifications for the Paving Thereon and Providing for the Payment Thereof

*\*Action: Adopt Resolution No. 113–01*

Staff presentation: Rick Marcus, Real Estate Technician

10. **Public Hearing - Supplemental Appropriation Ordinance for the Budget Year 2001** [Attach 10](#)

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

Ordinance No. 3386 - An Ordinance Making Supplemental Appropriations to the 2001 budget of the City of Grand Junction

*Action: Adopt Ordinance No. 3386 on Second Reading*

Staff presentation: Ron Lappi, Director of Administrative Services

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

12. **OTHER BUSINESS**

13. **EXECUTIVE SESSION**

**Attach 11**

1. Property Negotiations
2. Contract Negotiations Regarding Persigo and Special Districts

14. **ADJOURNMENT**

**Attachment 1**  
**Minutes of Previous Meetings**

**GRAND JUNCTION**  
**CITY COUNCIL WORKSHOP**

**October 15, 2001**

The City Council of the City of Grand Junction, Colorado, met on Monday, October 15, 2001 at 7:06 p.m. in the City Auditorium for a presentation on cell towers and to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Reford Theobald, Janet Terry and President of the Council Cindy Enos-Martinez.

**CELL TOWER PRESENTATION AND DISCUSSION**

Kurt Larsen, Mesa County Planning Director, introduced the subject to be discussed. He then introduced the consultant Ted Kreines. Mr. Kreines explained in detail the needs and requirements for wireless communications and defined wireless facilities versus the structures those facilities are installed upon. It was an in-depth presentation.

Mr. Kreines then offered to continue his discussion with staff advising them on drafting regulations for such facilities. Meanwhile City Council adjourned to the Community Development Conference Room to review the Wednesday agenda and complete workshop agenda items.

**GRAND JUNCTION CITY COUNCIL AND MESA COUNTY COMMISSIONERS  
SPECIAL JOINT MEETING MINUTES**

**MONDAY, OCTOBER 15, 2001**

The Grand Junction City Council and the Mesa County Commissioners convened into special session on Monday, October 15, 2001 at 4:40 p.m. Those present were Councilmembers Harry Butler, Dennis Kirtland, Bill McCurry, Janet Terry, Reford Theobald and President of the Council Cindy Enos-Martinez. County Commissioners present were acting Chair Doralyn Genova and Commissioner Jim Baughman. Absent were Councilmember Jim Spehar and Commissioner Chair Kathy Hall.

Because the two governing bodies were together, the Mesa County Incident Management Group (IMG) took the opportunity to brief them on the current preparedness of the office. Kimberly Parker of Mesa County addressed the boards. Fire Chief Rick Beaty then described the measures the Group has taken in response to the number of calls and inquiries they have received as a result of the terrorists attacks. He distributed a press release that was sent out that day regarding precautions to take with suspicious packages along with other threats. He stated that there is a clearinghouse set up for the purpose of sharing information between the individual agencies.

Dr. Michael Adduddel, Mesa County Health Department, detailed what he and the health department have been doing to protect the public and stated the main public health notice today is to be calm and be aware. There has been no evidence of any bio-terrorism in the State of Colorado at this time. He stated that sending Anthrax through the mail is not an efficient method of distribution and that the disease is treatable with the use of antibiotics. His department has been working with the medical industry for the past year and has set up a health alert network for the safety of the public. He also stated that because vaccination against Smallpox ended about twenty five years ago, there is a certain portion of the public who would be susceptible to Smallpox as a bio-terrorism use, however there is a substantial amount of the vaccine available. Dr. Adduddel then gave a detailed description of the three forms of Anthrax, including what the symptoms of each type would be should someone contract the disease.

Councilmember Jim Spehar entered the meeting at 4:53 p.m.

Police Chief Greg Morrison addressed law enforcement issues. Everyone from the President on down to the media is telling the public to contact their local law enforcement department should they have any unusual concerns concerning the present terrorist problems, which has created quite a few calls, but nothing serious to date. The Police Department is gearing up and will be ready to handle whatever problems might come their way.



The Annual Persigo meeting began at 4:58 p.m.

## **ANNUAL PERSIGO MEETING WITH MESA COUNTY COMMISSIONERS**

Public Works Director Mark Relph introduced the purpose of the meeting and some of those in attendance. Dan Law, Executive Director of the Colorado Water Resources and Power Authority and representatives from Special Districts in the area.

As an introduction to the purpose of this annual meeting, he began by reading a paragraph out of the Persigo Agreement, which mandates the annual meeting and sets the goals and purpose.

### **Sewer Plant Rate Change**

Mr. Relph referred the governing bodies first to the sewer rate study conducted by Black & Veatch. The study recommended the service charge be increased by 2.5%, which was implemented by Commission and Council last year, and an increase in the plant investment fee to \$2,250 by 2010. The fee is presently \$750. Therefore both Staff and the study recommends an incremental approach to the increase. The suggestion is an increase of \$250 per year for the next ten years.

Mayor Enos-Martinez asked Mr. Relph if he would explain why the fee needs to be at that point by 2010. Mr. Relph indicated that Black and Veatch had analyzed all of the fees presently charged and determined that is the appropriate share.

Greg Trainor, Utilities Manager, explained the way the consultant developed the proposed increases needed. It is based on a system "buy-in" judged by what a new customer would be buying into. He noted that the PIF has been the same since 1980. The new plant went into operation in 1984, but there was no adjustment at that time. The proposed rate is based on the value of the system and what the customer is getting for that fee. Councilmember Spehar indicated that anyone who joins the system now is buying in at a 1984 value.

Councilmember Theobold asked if the plant were to be expanded if the rate would again need to be adjusted. Mr. Trainor affirmed that any new edition would need to be taken into consideration.

Commissioner Baughman asked if the current plant capacity is sufficient until 2012 with the debt being retired in 2005. Mr. Trainor said that is correct.

Other areas for consideration are the continuation of the SSEP, the administrative fee for administration of the plant and expansion into Special District area and the capital needs that might be required.

Commissioner Baughman asked Mr. Relph for a more specific explanation of how the study arrived at its recommendation on rates. He asked if they used information specific to this system or if it was determined by comparison to other systems around the State.

Mr. Relph explained that they used a typical methodology and while typical standards are in place, data specific to this system was used. It was established that the monthly fees are used to operate the system while the PIFs are used for the expansion of the system.

Councilmember Terry asked if this is the first time that a rate study has recommended a rate increase. Commissioner Baughman indicated that this is the first time a specific amount has been recommended. Other studies have indicated there was a need for an increase, but not a specific amount.

### **Septic System Elimination Program**

Mesa County Public Works Director Pete Baier, outlined the tremendous success of the program. It has addressed three times the number of homes originally anticipated. All that have become involved are desirous of participation. It has been well received. It is a great public health benefit. One of the needed discussions is the continued funding of the program. Because of the popularity of this program, the ten million funded for ten years has been spent over the first two years. One of the recommendations is to look at the funding source provided by Colorado Water Resources and Power Authority as a method of the continued acceleration of the program. The program was originally setup with Persigo paying one-third and the homeowner paying the other two-thirds, the PIF fee and for connecting from their property line to the existing system.

Councilmember Theobald asked what percentage of homes which qualify are actually through the program now. Mr. Baier stated that approximately 50% have been serviced. He stated that 1800 homes were the initial target, there are about 2,000 homes in the 201 boundary that are on septic, but 200 are probably not feasible.

Commissioner Baughman asked if Mr. Baier has encountered situations where a neighborhood have put off becoming a part of the program in hope of having a developer come in and be required to provide sewer to the area thereby making their hookups more reasonable. Mr. Baier indicated that when this happens they go with the best information available and move forward with that information.

Mayor Enos-Martinez asked what the time frame for the completion of entire project. Mr. Baier stated that it depends on both the money available from the Persigo fund and how many of the remaining neighborhoods chose to come aboard. He emphasized that this loan was not meant to include the remaining 600 homes.

Mr. Baier recommended that the program be continued beyond 2002.

### **Combined Sewer/Storm Water System**

City Public Works Director Mark Relph explained the proposal to eliminate the combined sewers. Councilmember Theobald asked what the actual regulations are now. Mr. Relph explained why the combined sewer area is of concern and what is the responsibility of the sewer fund. He outlined the benefits to the sewer system to eliminate the combined sewers, which is also a benefit to the interceptors. The request is to ask for a loan for \$9 million to complete the project. He noted that the City has used general

fund monies in the past to separate the two whenever doing a sewer or alley project. The loan would be from the Colorado Water and Power Authority. To repay the loan two consecutive rate increases would be requested for 2.5 %.

Mesa County Public Works Director Pete Baier further detailed the reasons the sewer system should repay this loan. The storm water flow does affect the backbone of the sewer system. Overflows create a health problem and it affects the plant capacity.

Councilmember Theobold asked what districts would be affected by the increase. Mr. Baier stated that only four areas would increase, they are Fruitvale, Persigo, Orchard Mesa and Central Grand Valley. Councilmember Theobold then asked what kind of difference to the sewer system this change would make.

Commissioner Baughman referred to City Council Minutes from September 17, 2001, which committed some City resources for ten years to try to eliminate some combined sewers, he asked if those funds would no longer be allocated toward the program. He wondered if the total from the City General Fund for the project was thus to be \$3.7 million.

Mr. Relph indicated that was correct, but that the \$3.7 million was a projection and not a guaranteed amount. A more realistic judgement would come from the Sewer System enterprise funds, particularly with the current projections of sales tax revenues. Councilmember Kirtland stated that the expenditure of the \$370,000 per year for ten years was never considered before September 17, 2001 and was not a budgeted amount. This plan would be a real amount of dollars to complete the project in a definite amount of time.

Councilmember Theobold indicated the amount was to be \$3.7 million from the CIP plus \$2.4 million coming from sewer users in the form of monthly charges.

Commissioner Baughman again questioned the total project cost of \$9.5 million, with the City apparently having earmarked \$3.7 million over ten years, leaving only a deficit of \$5.8 million yet the entire \$9.0 million is to be repaid by the sewer fund.

Councilmember Kirtland stated that what Mr. Baughman says is true, except that those funds were only proposed, the actual amount is not known as proposed amounts are based on sales tax projections. Additionally, the City is subject to the TABOR limitations, which could change available monies.

City Manager Kelly clarified the chronology of the philosophical question of how this was going to be funded. The allocation in the CIP was prior to the problems that arose this past summer.

Councilmember Spehar stated he felt that going this route would address a real need in a short term with real money, which other suggested plans do not.

Mesa County Manager Bob Jasper stated that when borrowing at such a good interest rate one needs to show a definite income stream to repay the loan. When the City came

up with the debt financing possibility, it affords the possibility of taking care of this all at once. However, it is necessary to have a predictable revenue stream. He supported the proposal and encouraged cooperation.

Commissioner Baughman asked if the City, prior to 2002, had part of the budget committed to the combined sewer elimination program as a yearly entry or occasional. Councilmember Theobold stated that the City has had such projects, both as combined projects and as a sewer separate project. He also assured Mr. Baughman that the City does not expect to be paid back for any of those projects.

Councilmember Spehar stated that the CIP is only a planning document, but that the City is about to do the budget for 2002/2003 and the decision on the funding of the \$370,000 would come during the budget process.

Councilmember Theobold restated that he does not feel the sewer system should repay the City. Mayor Enos-Martinez asked Mr. Relph if the City had used CBDG money for some of these projects. Mr. Relph responded affirmatively.

Mr. Relph introduced Dan Law, Colorado Water Resources and Power Authority and asked him to discuss the loan.

Dan Law, Executive Director of the Colorado Water Resources and Power Authority, distributed handouts. He then explained the purpose of the Authority. Mr. Law said that in 2002 or 2003, the money would probably be all loaned out. The board members are appointed by the Governor and include members from Grand Junction. He applauded the Septic System Elimination Program (SSEP).

Mr. Relph summarized the request for the loan to fund the SSEP and the Combined Sewer program. Mr. Law said it could be as one or as two loans, however, the loan for the SSEP alone would get a lower interest rate due to the shorter term.

Councilmember Theobold asked how soon action needed to be taken.

Mr. Relph stated there is need within two or three weeks, City Manager Arnold felt it should be decided by mid November for budget purposes, the application is due by the end of the year. Mayor Enos-Martinez indicated that there is not enough time at this meeting to come to a decision.

Mesa County Manager Bob Jasper stated he feels there is a need to sit down with the Special Districts and that he needs direction from both the City and the County officials to do that; he encouraged cooperation despite old wounds between the City and the County. He stated that he preferred cost avoidance help for the Special Districts to help them.

Mayor Enos-Martinez suggested that both staffs should talk to the Special Districts, and give the governing bodies a chance to consider this information.

City Manager Arnold feels it can be voted on separately, but Mayor Enos-Martinez stated she preferred action be taken at a joint meeting.

Councilmember Theobold stated there should be some decisions made before the workshop on November 19<sup>th</sup>.

Commissioner Genova directed County staff as the County administrator suggested. Councilmember Spehar stated he supports thinking of Persigo as a jointly held system. He also agrees with using a predictable repayment source.

Larry Beckner, Attorney for some special districts suggests that there are a few other issues that there is not time to discuss. He would like to work with staff, but still have the opportunity to come back to the governing boards in the future. All agreed.

Mayor Enos-Martinez thanked everyone for coming and for their hard work.

The joint meeting was adjourned at 6:27 p.m.

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

**OCTOBER 17, 2001**

The City Council of the City of Grand Junction convened into regular session the 17<sup>th</sup> day of October, 2001 at 7:32 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 Arnold, City Attorney 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 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

Councilmember Theobold moved to reappoint Mark Gardner and Lenna Watson and appoint Chris Kanaly and Richard Gerhardt to the Riverfront Commission for three year terms. Councilmember Spehar seconded the motion. The motion carried.

## PRESENTATIONS

### WALKER FIELD AIRPORT AUTHORITY PRESENTS COMMERCIAL AIR SERVICE BENCHMARK REPORT

Craig Springer, Chairman of the Walker Airport Authority, listed other members present and staff present. Mr. Springer gave a brief overview of the development of the report and then introduced the Director of Walker Airport, Corrine Nystrom.

Ms. Nystrom distributed the bound report and then addressed the highlights of the report. She pointed out that Grand Junction does compare favorably to other airports of its size.

Councilmember Kirtland stated that as a member of the Authority, he is very impressed with the work ethic of this group. They have put a lot of hours into this report, a number of new issues since the 11<sup>th</sup> of September and indicated that a lot of the data contained in this report should be very useful to the Council.

Councilmember Theobald inquired if the report included cost of airport services and a comparison of those costs to other area airports. Ms. Nystrom referred the Council to page 5 of the report. Councilmember Spehar asked Ms. Nystrom if Grand Junction will lose any seats in the transition from United Express to Sky West. Ms. Nystrom indicated that there should not be a loss of seats.

Councilmember Spehar asked about the parking situation. Ms. Nystrom replied that there is no end to the security measure in sight. Ms. Nystrom indicated that the airport has asked the FAA to take another look at it. She stated that although Walker Field must comply with directives from the FFA, those directives are sometimes meant for larger airports, and can sometimes be adapted differently.

### CONSULTANT DR. JERRY MOORMAN REPORTS RESULTS OF CITIZEN SURVEY

Dr. Jerry Moorman reviewed the citizen survey report for the Council. It was a massive research project, but there is a very high degree of accuracy in the data. The survey showed overall that Grand Junction is viewed favorably.

### CONSENT CALENDAR

It was moved by Councilmember McCurry, seconded by Councilmember Butler and carried by a roll call vote to approve the Consent Calendar items #1 through #8.

1. **Minutes of Previous Meetings**

*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**

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*

3. **Purchase of Parking Meters**

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*

4. **I-70B Access Study Contract with Colorado Department of Transportation**

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 1<sup>st</sup> 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 21<sup>st</sup> 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 1<sup>st</sup> and Grand Avenue in the City of Grand Junction

*Action: Adopt Resolution No. 104-01*

5. **10 yd. Tandem Axle, Dump Truck**

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.*

6. **Setting Ambulance Service Fee**

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*

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

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*

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**

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)*

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

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

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

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.

The public hearing opened at 8:15 p.m.

Rob Jenkins, 1000 9<sup>th</sup> Street, an architect, reviewed the overall St. Mary's Campus Plan. The request is to rezone this property to Planned Development in order to unite all the properties under one plan. He feels all seven requested criteria have been met.

Mayor Enos-Martinez inquired about two doctor's office properties. Mr. Jenkins stated those properties will remain under the ownership of the physicians.

Lisa Gerstenberger, Senior Planner, then reviewed this item. Ms. Gerstenberger explained the reason for the request to Planned Development with an underlying zone of B-1. She said staff does find that the rezone criteria have been met. She referred to a statement in the ordinance that the PD zone will be in accordance with the plans, which are being developed.

There were no public comments.

The public hearing closed at 8:22 p.m.

Councilmember Theobald thanked St. Mary's for their cooperation with the realignment of 7<sup>th</sup> Street.

Councilmember Terry stated she is a member of the parish and her son attends Holy Family School. She wanted this to be part of the record, although there is no connection with this application.

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 7<sup>th</sup> Street

Upon motion by Councilmember Spehar, seconded by Councilmember Kirtland, and carried by roll call vote, Ordinance No. 3380 was approved on second reading.

**Public Hearing - Rezoning Rocky Heights Estate Subdivision, Off Escondido Circle**  
[File #RZP-2001-155]

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.

The public hearing was opened at 8:24 p.m.

Rob Katzenberger of LanDesign, reviewed this item. Mr. Katzenberger clarified a discrepancy in the number of units per acre, which is due to the remaining developable land divided by the number of units. He stated the units have been clustered and other recreational amenities have been provided. He detailed other reasons the development qualifies for the Planned Development zoning.

Lisa Gerstenberger, Senior Planner, reviewed this item and reiterated that a significant amount of open space is being dedicated to the Audubon Society. Many portions of the property would not be suitable for development but have benefit to the public if left open to the public. She reviewed that the rezone criteria have been met.

Councilmember Theobold asked if the density in the Growth Plan refers to gross or net density. Ms. Gerstenberger stated that it refers to gross density, but that it does allow for removable of certain areas from the calculation.

Councilmember Kirtland asked for clarification of the purpose of Tract C. Ms. Gerstenberger indicated that it would be a rock roll out trench for the significant number of rocks and boulders above. This is the safety net for boulders and rocks to end up in. It will be maintained by the HOA and inspected annually,

Councilmember Kirtland asked if there would be restriction to prevent transit into the residential yards that border the public area. Ms. Gerstenberger indicated that there will be limited use by public because there will be no further trail development. The rock roll out trench will also be a deterrent but residents will also be allowed to have fencing in the building envelopes.

Councilmember Theobold concluded that there will be fencing allowed along the building envelopes but not along the property line. Gerstenberger answered yes, to protect adjacent views. The intention is to leave the balance of lot in a natural state. The fencing requirement is actually being required by the residents, not imposed by the City

Councilmember Theobold asked what size are the lots to the north. Ms. Gerstenberger indicated that they are 2.65 acres per unit.

There were no public comments.

The public hearing closed at 8:44 p.m.

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

It was moved by Councilmember Theobold, seconded by Councilmember McCurry, and carried by roll call vote to adopt Ordinance No. 3381 on second reading.

**Public Hearing - Vacation of Right-of-Way in Tuscany Village, 641 27 ½ Road** [File #VR-2001-145]

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

Mayor Enos-Martinez opened the public hearing at 8:45 p.m.

Mr. Wayne Lizer, Architect for the project, reviewed the request and the reason for the request.

Councilmember Terry asked if the wall is in the landscaping plan and would it be landscaped. Mr. Lizer answered yes; it will be approximately 5 feet high.

Lisa Gerstenberger, Senior Planner, reviewed this item. The City recently widened this roadway; excess land was left after the road was reconstructed. The roadway centerline

was based on the existing center. The developer wants to take advantage of the excess right-of-way. The wall will be stucco style and will be landscaped. The criteria (2.11) have been met and the city standards for road right-of way will be retained.

Councilmember Theobald asked how many lanes are in the roadway. Ms. Gerstenberger said she would defer to Public Works staff, but there was no one from Public Works in the audience. She stated that the projection was with future growth in mind and therefore she felt there were enough lanes.

Councilmember Terry stated that she thinks there is limited access already due to the development.

Councilmember Spehar stated that he agrees, and is not concerned about losing 5 to 10 feet of roadway. Given that this is recent construction there should not be a problem in the future.

City Manager Arnold asked if Public Works has had a chance to make comments on this development. Ms. Gerstenberger indicated that they have and that there were no negative comments and that Public Works staff supports the request.

Mr. Lizer indicated that the property to the north and the south narrows back down to 60 feet, and the vacation request area is the only wider area.

There were no public comments.

**The public hearing closed at 8:55 p.m.**

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

Upon a motion by Councilmember Terry, seconded by Councilmember Kirtland, and carried by roll call vote Ordinance No. 3382 was approved.

**Public Hearing - 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.

The public hearing opened at 8:55 p.m.

Rich Livingston, attorney representing the applicant, asking for a vacation and in turn giving property to the city. He described the area. The City said they could not maintain landscaped medians, yet it is highly visible and will be the primary entry to the park once it is constructed. While looking at alternatives, he suggested the HOA take ownership of the medians and maintain them with the available water from the developer. With the

enlargement of the detention drainage area for their project on the south of this subdivision they are asking the City to take over ownership of that as it already owns and maintains the existing facility.

Bill Nebeker, Senior Planner, concurred with Mr. Livingston's presentation. He added that the City will be retaining an ingress/egress and utility and maintenance easements in the medians. Staff finds that the criteria in 2.11 are met.

Councilmember Terry asked if Staff has defined how the maintenance of the drainage area will be accomplished. Mr. Nebeker stated that the applicant will seed it and then Public Works will maintain it.

Councilmember Terry noted that the current facility is not being maintained. City Manager Arnold said he knows that is an issue. Councilmember Terry indicated that maybe it would be discussed during budget meetings.

There were no public comments.

The public hearing closed at 9:04 p.m.

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

It was moved by Councilmember Theobald, seconded by Councilmember McCurry, and carried on roll call vote to adopt Ordinance No. 3383 on second reading.

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

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.

The public hearing was opened at 9:05 p.m.

Bill Nebeker, Senior Planner reviewed this item. He indicated the planned location of the trail versus the actual location. He indicated that the change of location was discovered after the work was done. He stated that there is no compelling reason to relocate the trail, but will be easier to rededicate. Actually the grassy area is better than the original plan with river rock.

There were no public comments.

**The public hearing closed at 9:07 p.m.**

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

Upon motion by Councilmember Terry, seconded by Councilmember Kirtland, and carried by roll call vote Ordinance No. 3384 was adopted on second reading.

A recess was called at 9:09 p.m.

Council was back in session at 9:17 p.m. All members of Council were present.

**Public Hearing - 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.**

The public hearing opened at 9:17 p.m.

Community Development Director Bob Blanchard reviewed this item. In February of this year Mesa County signed a contract with Outdoor Promotions and suddenly benches and shelters began to appear around town. It was discovered that these benches and shelters were placed in the City without any process being followed. Many of the benches were not placed at bus stops so were placed inappropriately.

In meeting jointly with the other entities, three issues were identified. First there was safety. Placing the benches in right-of-way will require revocable permits. During the review process Staff will check on the placement and make sure they are in the proper locations on the transit routes. If the bench and shelter can't be placed in the right-of-way, then the contractor will have to bring forth an approval from the adjoining property owner. There will also be requirements regarding the benches being placed on concrete pads and adequately secured for the safety of passengers.

Secondly is the issue of maintenance. This will require general repair, graffiti removal, and leveling of concrete pads. The contractor will be required to do maintenance and repair within twenty-four hours of any request made. This is in addition to the weekly maintenance required.

Thirdly is the physical location. They are required to be within the right-of-way and in accordance with setbacks based on the adjacent travel lanes.

Lastly is advertising, which is the main issue at the present. If stops change, benches have to be moved and advertising is not allowed in residential areas, the downtown shopping park or in the historic district. Mesa County limits the placement but allows advertising in all areas. The proposed ordinance contains the Planning Commission recommendations.

Councilmember Terry asked if Council has a copy of all examples given. Mr. Blanchard indicated that there could be some mixed zoning on some streets. He gave some

examples. Councilmember Terry asked if advertising would be allowed on Patterson in areas zoned commercial. Mr. Blanchard answered yes, it would be.

Councilmember Kirtland asked if the number of bench locations is 205 but only half would be allowed to have advertising. Mr. Blanchard indicated that he heard under 100 would have advertising. City Manager Arnold said that 110 locations allowing advertising would be eliminated.

Councilmember Theobold asked what the procedure is since the contractor had not gone through process. Mr. Blanchard stated that the contractors would either remove the benches or process a revocable permit while the bench remains. City Manager Arnold had all benches not at stops removed.

Councilmember Theobold asked if the others were allowed to remain. Mr. Blanchard indicated that they were pending the decision on this issue. Councilmember Theobold asked what the process was for places where advertising is not permitted. Mr. Blanchard indicated the contractor had been cited through code enforcement, but the City did not prosecute.

Councilmember Theobold asked if there had been complaints about inequities. Mr. Blanchard indicated there had not been complaints about citing but there has been regarding the bidding for the building of the benches and shelters. Councilmember Theobold asked who handled that bid process. Mr. Blanchard stated that it was through Mesa County.

Councilmember Terry asked how the setback requirements were determined, and stated that 10 foot seems excessive. Councilmember Theobold stated that the setbacks are based on safety.

Councilmember Terry asked how the ten-foot set back measurement was determined. Mr. Blanchard said the City agreed with the County, but that it can be reduced to five feet if there are physical reasons for reduction.

Councilmember Theobold asked if this ordinance is to permit advertising by amending the sign code.

Mr. Blanchard stated that there is a section that deals with sign code exemptions and a section dealing with performance standards, which is new, that establishes the performance standards for the contractor controlling the benches and shelters. Councilmember Theobold asked if it applies generally, not just with the present issue. Mr. Blanchard indicated that it is general in nature.

Gary Young, Outdoor Promotions, introduced himself and thanked Council for the opportunity to be at this meeting. He stated this opportunity should have taken place earlier. His company has been doing this work for 17 years around the State of Colorado. He indicated the reason for his long period in business is the diligence and maintenance they have taken with their benches and shelters over the years. He stated the merits of this program, and detailed the chronology of how his business became involved with Grand Valley Transit by responding to an RFP from the Transportation Steering Committee. He stated that he thought Grand Valley Transit had authority to decide where the bus stops, benches and shelters would be placed. After working with GVT for some

weeks and actually placing some of the benches, he was informed that he had not gone through the proper procedures and began working with the City's Community Development Department.

Mr. Young stated that although the benches have remained, the only two shelters his company has placed are the two on Mesa State Campus. Mesa County put the other shelters that are presently in place there. He also assured the Council that he understands how important a good working relationship is and that he intends to have that relationship with all of the authorities involved: the City of Grand Junction, Mesa County and GVT authorities.

Mr. Young offered the cost and the required maintenance and noted that they revenue-share back from the program. The advertising is how Outdoor Promotions is able to provide this program. Through the proposal Outdoor Promotions has submitted, they are committing \$500,000 to put in the benches and shelters, provide lighting and maintain these stops. In addition they will spend approximately \$54,000 to maintain these bus stops. There is also revenue-sharing, some of which will return to the City.

Unless advertising is allowed, Outdoor Promotions will not place benches or shelters. He offered alternative language that would not allow benches in front of someone's house but would let them do what they want by allowing advertising only where it is fenced or landscaped off. He stated that the advertising does not intrude into neighborhoods and that benches do not need to be anchored. He also feels that concrete pads are not needed.

He asked that the ordinance language be changed and that the concrete pads be deleted. If one is stolen it is the company's responsibility.

Councilmember Spehar asked how many of the 254 benches are in the City. Mr. Young stated approximately 80% of the 250 benches. Councilmember Spehar asked how many are negatively impacted by the no-advertising rule. Mr. Young stated that about 110, roughly half of them would be impacted.

Councilmember Kirtland asked Mr. Young if he has analyzed what effect the proposal made by Staff would have on the number of benches and shelters that he would maintain in Grand Junction. Mr. Young indicated that all would be added back in.

Councilmember Butler asked if Mr. Young's advertising could conform to Code without being so flashy in color. Mr. Young indicated they could impose color restrictions.

Jim Yankovich, superintendent for Colorado West Leasing and Contracting which is a subcontractor for Outdoor Promotions, shared his comments with Council. He indicated that most of the comments he has received from citizens are thank yous, and that they want more benches. "These structures sure are nice, what a great idea". He indicated that he has told people there will be advertising on the benches and every person said, "Of course you'll have to have advertising."

Councilmember Terry asked if any people want a bench in front of their home.



Mr. Yankovich stated that at about 20<sup>th</sup> and Orchard the residents asked to have a bench with advertising on their property. He indicated that he has only had two negative reactions out of 150 people.

Tambra Wishart, Transit Coordinator for Mesa County, shared her experiences and supported continuation of the program. Ms. Wishart stated that there are 213 bus stops in the City and that 110 are not eligible for advertising. She indicated that the only routes that will be eligible are Horizon Drive, North Avenue and the route out to the Mall.

Mayor Enos-Martinez asked who solicited RFP's and how many responses were received. Ms. Wishart indicated that Mesa County Purchasing issued the RFP's and they received three proposals.

Councilmember Spehar indicated that the revenue wouldn't be able to be kept by the City of Grand Junction due to TABOR limitations. Ms. Wishart indicated that the revenue would go to GVT. Councilmember Spehar asked if revenue is needed by GVT why were fares reduced this past week. Ms. Wishart stated that the fare reduction was done because there is no longer any way to distinguish between the shuttle and the circulator routes any more. The circulators were \$.50 and the shuttles were \$1.00 but now there is no difference so all routes were reduced to \$.50. She also stated that revenue is only 6% of operating costs and therefore the affect was minimal.

Terri Binder, 2148 Redcliff Circle, as a former member of the original transportation board, wanted to comment. From her prior experience with RTD in the metro area, advertising sounded like a good idea. From her experience this proposal is one of the best public-private partnerships she has encountered. Ms. Binder outlined some of the benefits of Outdoor Promotions' proposal.

Mark Gamble, Colorado West Outdoor Advertising, stated that this is an issue of fairness. He stated that the new land use code has negatively impacted his business considerably. He stated that he supports the bus benches and shelters, but has a problem with the application of the sign code to the bus benches, as it would allow advertising to be on a lot more roadways than it is presently and yet is the same advertising mode as his business. Mr. Gamble pointed out that there was no one present at this meeting who opposed advertising on the bus benches which indicated to him that there is not much opposition to this form of advertising.

Councilmember Theobald asked Mr. Gamble if he had submitted a bid on the contract for the bus benches/shelters. Mr. Gamble stated that he had not been notified of the RFP. Councilmember Terry indicated that it had been advertised in the local newspaper.

Councilmember Terry asked the Community Development Director to explain the issue Mr. Gamble has set forth. Mr. Blanchard stated that the difference is the amenities the benches offer to the public.

Councilmember Theobald asked if there is a need for concrete pads and anchoring at the bench sites. Mr. Blanchard said that Staff feels strongly about concrete pads, maintenance, and leveling of the benches. He stated that some people can't walk on gravel and anchoring the benches would make them weigh a lot, which would help keep them in place and keep them from being stolen.

Councilmember Theobold asked if there are any kinds of industry standards for weight or design of bus benches. Mr. Blanchard said there is not.

Councilmember Kirtland asked if Outdoor Promotion's proposal has gone through the Planning Commission process. Mr. Blanchard indicated it has not, nor has it gone through Staff. He indicated the concern is preventing Outdoor Advertising from intruding into residential areas before a decision is made on the proposal.

The public hearing closed at 10:55 p.m.

Councilmember Theobold stated that there has been a lot of testimony at the meeting that has nothing to do with this issue. He feels there are really only three issues, which are; the history of the sign code, the short history with this contractor, and safety. Councilmember Theobold stated that he believes the proposal presented by Staff is appropriate.

Councilmember Kirtland stated that he and Councilmember Butler are on the Metropolitan Planning Organization, which has been considering these things for a few months. He supports the GVT, but the issue of outdoor advertising will have an effect on the sign code from now on. He stated that he wishes this had occurred in a different manner, because the City Council will take the rap for the elimination of 50% of the benches in town without having had a chance to consider everything.

Councilmember Terry indicated she agrees the dilemma for Council is that they can't do the benches without the advertising. The goal is to try to make the transit system accessible to the community without compromising the sign code.

Councilmember Theobold stated he feels Council has been presented a situation that may not be the only option, and possibly not an accurate presentation. He feels there is room for someone to provide the benches with advertising only on those in legitimate areas.

Councilmember Spehar also stated that the City just quadrupled its investment in the GVT. He said he still questions the fare reduction and wonders if that money could have gone to the placement of benches. He feels location and safety are the issue and does not want to go backwards on the issues of the sign code.

Councilmember Terry asked if the proposed ordinance assumes all benches will have advertising. Mr. Blanchard indicated the answer is no, there is verbiage directing the placement of the advertising.

Councilmember Terry stated she wants the distance and screening restrictions in the ordinance along with the restriction on advertising in residential neighborhoods.

Councilmember Spehar asked what would be needed to include those restrictions in the Ordinance.

City Attorney Wilson stated that to add screening and distance is a consideration. It would involve language that would allow a case by case determination and include a revocable permit process. He indicated that Council could adopt the ordinance and add standards within the revocable permit.

Councilmember Terry asked if there is a definition of the word “screening” in the ordinance so that it wouldn’t be necessary to have to see each one case by case.

City Attorney Wilson indicated that would remove the ability to have exceptions. Mr. Blanchard stated that exceptions could be built into the Ordinance.

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

It was moved by Councilmember Theobold, seconded by Councilmember McCurry, and carried by roll call vote with Councilmember Butler voting NO, to approve Ordinance No. 3385, with the following additions: in Item No. 2, after the words “shelters and benches” add the words AND PADS AND SUPPORT; In Item No. 11, change it to read 3 FEET.

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

**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 Arterial of Horizon Drive, North Avenue, North 1st Street, North 7th Street, and North 12th Street.**

Councilmember Theobold suggested making the permits generically, rather than specific to this contractor. City Attorney Wilson said it should something such as the transit designee in order to apply to anyone holding the bid.

Councilmember Theobold stated that Council should table the matter tonight and rework the two suggestions; to address language on residential screening and address the permittee (all or nothing installation).

Lori Bowers, Community Development, Associate Planner, stated that there are 28 shelters proposed for local permit, five of the permits are in residential and they meet the current code. In 1999, the Code was amended to allow advertising on City approved shelters.

City Attorney Wilson asked if this includes residential zones. Ms. Bowers stated they would be allowed anywhere.

Councilmember Theobold stated that this Council item would indicate that the rules have changed, and it will unravel the previous item that was just adopted. City Attorney Wilson stated that what this does is to amend the item that was just passed.

Councilmember Spehar asked if Council could approve only those that are allowed under new amendment that was just passed and not approve the five that are in residential areas.

Councilmember Theobold stated that if Council wants to examine the “all or nothing restriction” and have benches everywhere regardless of whether there is advertising,

then Council should not take any action on this item tonight. If Council forbids those with advertising it undermines the incentive to provide those without.

Councilmember Theobold asked how many are already constructed. Ms. Bowers answered that none were.

Councilmember Kirtland stated that the benches were not an issue with the MPO committee because they were not addressed. However the shelters were anticipated and already in the Code and better than benches. Therefore would it be better to continue with shelters. It would provide a better standard for the riders. He doesn't want to anticipate a problem between the City and the County about who is taking care of what shelter or bench because one body and not the other have approved some.

Councilmember Theobold stated that if action were taken on this item tonight they wouldn't have another chance to guarantee that all the benches are installed.

City Attorney Wilson stated that if Council wants to grandfather in the five that have been processed last spring under the old Code, then allow advertising in shelters in residential zone, Council needs to amend what Council just did in Item No. 14, because that decision prohibits the right to have advertising in a residential zone.

Councilmember Spehar stated that Council could approve all not without allowing advertising in residential areas.

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

Upon motion by Councilmember Theobold, seconded by Councilmember Spehar, and carried by roll call vote with Councilmembers Butler and Kirtland voting NO, to approve Resolution No. 107-01 with the conditions that all 28 shelters must conform to the sign code with no advertising in residential areas, and that either all must be built or none built.

**Monthly Parking Passes in the Downtown**

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.

Ron Lappi, Administrative Services Director, reviewed this request. He advised that the monthly parking pass would have additional administrative costs and therefore the monthly pass should be \$30/month. He justified the cost being proposed because of the additional administrative costs the City.

P.J. McGovern, representative of the DDA board, agreed with Mr. Lappi. He apologized for suggesting the \$30 pass and thinks it should be \$25. The goal of the monthly parking pass is to sell as many as possible. The less obvious benefit of the monthly pass is that those people will park in the four and ten-hour metered spaces leaving even more free

and 2-hour spaces for shoppers. The second item to discuss is target market. Mr. McGovern feels the employees who will purchase this pass are the minimum wage earners who are very price conscious. Mr. McGovern's six reasons for a \$25 monthly pass are:

1. The \$25 pass is a 42% premium whereas the \$30 pass is a 70% premium.
2. \$25 is an appropriate cost between the daily cost of parking and the administrative costs incurred by the City.
3. The average reserve parking space in downtown is \$30/month. The monthly pass should be somewhat less.
4. It is easier to raise the cost of monthly pass holders than to raise the cost of daily parking in the future.
5. It is better to have good market penetration in the beginning and then raise rates, if necessary, than to have little participation in the beginning because the price is too high.
6. Every monthly pass that is sold is the equivalent of a \$7.50 premium to the City over the cost of daily parking via the meter.

Mr. Lappi stated that the \$25 negates the annual pass because it is what the annual pass will amount to, therefore no one will purchase the annual pass.

Councilmember Terry stated that the issue is to promote employees parking in long-term parking rather than at regular meters. Also, at \$25/month it is more than metered parking.

Councilmember Butler stated that \$30 is only \$1 a day, which is not bad for not having to feed the meter.

Councilmember Kirtland stated that the real advantage is to be able to go and come during the workday without having to feed the meter again, or lose the money already in the meter.

Councilmember Spehar agreed with Mr. Lappi, there would be no incentive to buy an annual pass. Mr. McGovern restated that the theory is to get people to use the pass and get off of Main Street, therefore the \$25 is sufficient.

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.

Upon motion by Councilmember Terry, seconded by Councilmember Spehar, and carried by roll call vote with Councilmember Butler voting NO, to approve Resolution 108-01 changing the amount of the monthly pass to \$25.

### **Two Rivers Convention Center Policies, Procedures and Fees**

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: This item was tabled until the workshop on 10-29-01*

It was moved by Councilmember Theobold, seconded by Councilmember McCurry, and carried to table Item 17 until a workshop on October 29, 2001, cancel executive session and adjourn.

**EXECUTIVE SESSION** to discuss property negotiations - canceled

## **ADJOURNMENT**

The meeting adjourned at 11:54 p.m.

Stephanie Tuin, CMC  
City Clerk

## **GRAND JUNCTION CITY COUNCIL WORKSHOP**

**October 29, 2001**

The City Council of the City of Grand Junction, Colorado, met on Monday, October 29, 2001 at 7:00 p.m. in the City Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Reford Theobold, Janet Terry and President of the Council Cindy Enos-Martinez.

### **Summary and Actions on the following items:**

1. **Two Rivers Convention Center Policies, Procedures and Fees:** 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.

Mr. Dave Varley gave an overview of the goal for the newly remodeled and expanded Two Rivers Convention Center. Having a first rate facility will require first and foremost - Customer Service. Mr. Varley then turned the meeting over to Joe Stevens, Director of Parks and Recreation.

Mr. Stevens explained the process that has been going on since 1997 with the study; costs, marketing, looking at the policies and procedures. Mr. Stevens said there would be a “soft” opening on December 4, 2001; December 11, a temporary CO will be issued and then the official “Grand Opening” would be after the first of the year. City Manager Kelly Arnold asked that next week, a press conference be held and a media open house for the Center.

Overall discussion and conclusion was the success of the Center will be on the delivery of service. Hiring the new manager who will begin work on November 5, 2001 who has 18 years previous experience and he will be able to bring to the Convention Center his experience. Mr. Stevens explained to the Council the changes in staffing at the Center. The new manager will answer directly to the Director. Mr. Arnold also explained that the new manager will have the latitude to work with the new policy. Changes in costs of booking the facility will be made so that the facility is at current “market pricing”.

Mr. Bruce Hill, with DDA represented the Building Committee. The focus for this group was for a community center with an open door to a convention center. Customer Service is the number one goal for their committee also. Discussion was that the center will be used much more than in the past, excited about the new facility, but to keep the costs “at market” and not above.

Confusion on the service groups will be helped by having a “Reader Board” right up front to direct customers to the proper location. This has been an issue in the past.

### **Action Summary:**

Elements of this Plan could include:

Basic philosophy is a hybrid for-profit Convention Center/Not-for-profit community center as the determining operating principle. Establish pricing policies/strategies that generally reflect:

- An estimated general fund annual subsidy (community investment) maximum goal: (\$250,000+).
- Base pricing on group status or event – change this to “no dual costs” and “waved room rental if food or other related costs exceeds the room cost”.
- Take out the Facility Manager and/or City Manager discretion used in determining type of event and group. In case of dispute, Council will be asked to resolve.
- Annual assessment of fees like most of City’s fee based operations.
- Allow for greater flexibility of Facility Manager to negotiate some fees associated with the size and revenue generated.

- Annual report to City Manager and Council on operations, including an accounting (detailed breakdown by activity) of each group/event.
- Flexibility will have to be exercised by all users, particularly weekly users. There may be times a large convention, which will move a weekly user (with advanced notice). Council agreed “guidelines” will be needed for this.
- Other items discussed were the Service Club Storage and Displays – City Manager Arnold suggested that waiting until the facility is open to finalize this.
- The complementary services and equipment uses by previous users. List is on page 35 of the policies. Leave as is and have the new Manager come back to Council in a year with items for suggested change.
- City Manager Arnold would like to change the review to an Advisory Board.

**Adjournment:** 9:45 p.m.



**Attach W-1**

**MEMORANDUM**

**TO: GRAND JUNCTION CITY COUNCIL  
FROM: KELLY ARNOLD, CITY MANAGER  
DATE: OCTOBER 17, 2001  
RE: TWO RIVERS CONVENTION CENTER BUSINESS PLAN**

**Enclosed is a summary of three proposals for Council consideration for developing the Two Rivers Convention Center Business Plan. The proposals center on the primary areas of fees and identifying a basic operating philosophy for Two Rivers Convention Center. In addition, there are a couple of other issues that are not fee and philosophy oriented that are found on the last page.**

**It is very unusual to get the opportunity to start over with any type of operations. This unique opportunity is now available to us at Two Rivers Convention Center. Staff, including myself, look forward to not only improving upon our prior experiences, but to make Two Rivers Convention Center one of the best, if not the best, public service facilities in Colorado and the region. Council shares this common goal.**

**In order to enhance our opportunity for success, it would be helpful for Council direction on adopting one of the attached proposals and/or modify as appropriate for Council.**

**The current proposal has been circulated to some user groups and advisory bodies for their input. They have not contemplated other options and/or proposals. Their input, along with a limited number of focus groups, could provide Council some further guidance in determining the preferred proposal.**

**Based upon ascertaining further information, Council may want to consider scheduling a workshop on October 29<sup>th</sup> at 7:00 pm to further discuss and refine one or more of the proposals.**

**PROPOSALS ON TWO RIVERS CONVENTION  
CENTER BUSINESS PLAN 2002/03**

**COUNCIL DISCUSSION PACKET**

**OCTOBER 17, 2001**

**Proposal #1:**

**Two Rivers Convention Center Business Plan – 2002/03. Found on Pages 36 through 41.**

**Elements of Plan include:**

- ✓ **Cost recovery is primary goal. Food pricing is at or just below comparable convention center market cost. All other tangible costs are charged at market costs, except for special situations:**
  - **Service Clubs pay 50% of room rate.**
  - **City Manager and/or City Council may modify some costs during an RFP process for convention proposals.**
  
- ✓ **It is anticipated that there will continue to be a general fund subsidy; it is anticipated that the subsidy will be less than \$250,000 if the previous use level is met.**
  
- ✓ **Consistent approach with all users of the facility.**
  
- ✓ **Annual assessment fee review like most of our fee-based operations.**

**Option A under Proposal #1:**

**As recommended by the Parks and Recreation Board, phase in the new fee (cost) structure over a three-year period. For instance, most all fees would be reassessed and lowered in year 2002, with a steady increase over the next two to three years.**

**Option B under Proposal #1:**

**Pick and choose fees that should be amended. Basic premise is still towards cost recovery with special modifications, such as Facility Manager flexibility to negotiate specific trade-offs for using more facilities or dinners (ie. Free or reduced cost of some of equipment when a certain number of dinners are served).**

## Proposal #2

### Two Rivers Convention Center's Business Plan 2002-2003:

#### Elements of this Plan could include:

- ✓ **Basic philosophy is a hybrid for profit convention center/not for profit community center as the determining operating principle. Establish pricing policies/strategies that generally reflect:**
  - **An estimated general fund annual subsidy maximum goal (\$250,000+).**
  - **Base pricing on group status or event.**
    - ✧ **Not for profit groups or events (80% of previous use) pay cost for food, room rental, and other related costs with minor (less than 5%) overhead or other administrative charges associated with the fees.**
    - ✧ **For profit groups or events pay market costs for food, room rental, and other related costs with market overhead and other administrative charges associated with the fees.**
  - **Facility manager and/or City Manager discretion used in determining type of event and group. In case of dispute, Council will be asked to resolve.**
  - **Annual assessment of fees like most of our fee based operations.**
  - **Allow for greater flexibility of Facility Manager to negotiate some fees associated with the size and revenue generated by a for profit event. Much like practices incorporated by other facilities such as the Adams Mark.**
  - **Annual report to City Manager and Council on operations. Include an accounting of each group/event in each category: not for profit and for profit. Council reviews and redirects possible changes to event/group status or reaffirms prior decisions.**
  - **Flexibility will have to exercised by all users, particularly weekly users. There may be times a large convention, which will move a weekly user (with advanced notice).**

## Proposal #3

### **Two Rivers Convention Center Business Plan – 2002/03**

**Decide if the primary focus of the Center should be on Conventions or Community groups/events. Once this determination is made, pricing and marketing strategies can be made.**

**If Conventions are the primary focus, then marketing efforts will be enhanced, pricing strategies will primarily focus on benefiting large revenue generators. Subsidy may be reduced, but is influenced on market and capturing the maximum amount of outside business.**

**If Community groups/events are the primary focus, then marketing efforts will be minimized, similar to previous standards. Efforts will be made to enhance and grow local events. Subsidy will more than likely increase; it would be helpful to set a target subsidy amount and then if exceeded a complete accounting of reasons for increase. Pricing strategies would reflect Council values on providing this service for the community.**

## Other Policies Outside of Fees

**Some other policy issues that may not necessarily be determined based upon implementation of one of the three proposals, merit Council consideration. They are:**

- ✓ **Service Club Storage and Displays: As recommended, service clubs would be limited to available storage space, limited displays (during meetings), with the possibility of temporary displays if space is available and does not conflict with other uses.**
  
- ✓ **Complementary services and equipment uses by previous users. List is found on page 35. Question is: Maintain previous arrangements; modify previous arrangements; or eliminate previous arrangements?**





**Attachment 2**  
**Mesa Co. Library Ltr.**

November 7, 2001

Mr. Bill Loring and Mrs. Terry Pickens  
Mesa County Public Library District  
P.O. Box 20,000  
Grand Junction, CO 81502-5019

Dear Mr. Loring and Mrs. Pickens,

On behalf of the Grand Junction City Council, this letter is to express our gratitude and support for the services provided by the Mesa County Public Library. Over the course of our community's history, the public library has always been considered a very important source of information, education, and gathering place for citizens of Grand Junction.

In addition, the City Council understands the importance and need for improved public facilities and buildings. Our new City Hall, located just one block from the library, is our testament to supporting improved facilities. This multi-million-dollar building has been readily accepted by the citizens of Grand Junction and will be a beaming icon for years to come.

We recognize and applaud the library district's success in raising significant funds for building a new and enlarged central library in downtown Grand Junction. We look forward to continuing to work with the Library District in your endeavors to reach this goal. The City Council will carefully consider all aspects of the Library District's request for siting and building requirements, including public interests as legally required.

Again, thank you for continuing to provide an important service to the community of Grand Junction.

Sincerely,

Cindy Enos-Martinez  
Mayor

**Attachment 3**  
**CDBG - Affordable Housing Project with the Energy Office**

**CITY COUNCIL AGENDA**  
**CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>			
<b>Subject:</b>	<b>CDBG 2001-1 Affordable Housing Acquisition and Preservation Project – The Energy Office</b>		
<b>Meeting Date:</b>	<b>November 7, 2001</b>		
<b>Date Prepared:</b>	<b>October 29, 2001</b>		
<b>Author:</b>	<b>David Thornton</b>	<b>Principal Planner</b>	
<b>Presenters Names:</b>	<b>Same</b>		
	<b>Workshop</b>	<b>x</b>	<b>Formal Agenda</b>

**Subject:** Approval of the sub-recipient contract with The Energy Office for the City's 2001 Program Year, Community Development Block Grant Program.

**Summary:** This contract formalizes the City's Award of \$200,000 to The Energy Office for acquisition of an affordable housing project for Project 91, a 91-unit apartment complex. These funds were allocated from the City's 2001 Community Development Block Grant Program.

**Background Information:** The City has awarded The Energy Office \$200,000 to acquire a 91 unit apartment complex for low income residents that is at risk of converting to market rate rents, known as Project 91. The Energy Office is considered a "sub-recipient" to the City. The City will "pass through" a portion of its 2001 Program year CDBG funds to The Energy Office but the City remains responsible for the use of these funds. This sub-recipient contract with The Energy Office outlines the duties and responsibilities of each party and is used to ensure that The Energy Office will comply with all Federal rules and regulations governing the use of these funds. This contract must be approved before the sub-recipient may spend any of these Federal funds. Exhibit A of the contract (attached) contains the specifics of the project and how The Energy Office towards acquisition of the low-income housing will use the money.

**Recommendation:** It is recommended that City Council authorize the City Manager to sign the sub-recipient contract with The Energy Office

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

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

- Exhibit A, Scope of Services, (Sub-recipient Contract)

2001 SUBRECIPIENT CONTRACT FOR  
CITY OF GRAND JUNCTION  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
WITH  
*THE ENERGY OFFICE*

EXHIBIT "A"  
SCOPE OF SERVICES

1. The Energy Office has been awarded \$200,000 from the City's 2001 Community Development Block Grant (CDBG) funding cycle to acquire affordable rental units that are at risk of converting to market-based rental units.
2. The Energy Office understands that the funds described in paragraph #1 above are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Energy Office shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically stated in the contract. The Energy Office shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been and if required will continue to be met.
3. The City agrees to pay The Energy Office \$200,000 from its 2001 Program Year CDBG Entitlement Funds for the acquisition of the Garden Village Apartments (known as Project 91) located at 2601 Belford Avenue. The Garden Village Apartments has 91 residential units that will be rented to Low/Moderate Income (LMI) families meeting The Department of Housing and Urban Development (HUD) LMI income guidelines. Acquisition (or acquire) as used in this agreement means closing and recordation of any and all deeds or evidence(s) of conveyances. If the subrecipient fails to acquire the property on or before April 30, 2003 this agreement shall be null and void.
4. The Energy Office 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 housing to low/moderate income families in Grand Junction, Colorado.

\_\_\_\_\_ The Energy Office  
\_\_\_\_\_ City of Grand Junction (initial by both)

5. The Energy Office certifies that it will meet eligibility requirements for the CDBG program. The acquisition of the 91-unit apartment complex is eligible under

570.201(c) Public Facilities and Improvements. Acquisition where the property is acquired for a public purpose and owned/operated by a non-profit organization.

6. CDBG funds shall be used ONLY for acquisition costs. All additional costs shall be borne by The Energy Office. Any property improvements and repair and/or rehab work are outside the scope of this contract.
7. The Energy Office will purchase Garden Village Apartments at 2601 Belford Avenue, Grand Junction, Colorado, for the LMI Housing. Garden Village Apartments shall remain available for LMI families at rental rates established by HUD at least through December 31, 2022. If rental rate(s) for Garden Village Apartments changes to market rent(s) before December 31, 2022, the Energy Office shall refund the City of Grand Junction CDBG funding at the rate of \$10,000 per year for each year that it is not serving LMI families to December 31, 2022.
8. During a period until December 31, 2022 the use or planned use of the property may not change unless 1) the City determines the new use meets one of the National Objectives of the CDBG Program and 2) The Energy Office provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If The Energy Office 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, The Energy Office must reimburse the City a prorated share as established in paragraph 7 of the City's \$200,000 CDBG contribution. After December 31, 2022, the only City restrictions on use of the property shall be those found within the City's laws, rules, codes and ordinances.
9. This project shall commence upon the full and proper execution of the 2001 Subrecipient Agreement and the completion of all necessary environmental review of the site. Acquisition of the Garden Village Apartments as deemed by this agreement shall be completed on or before April 30, 2003. No reimbursement shall be made prior to that date if the subrecipient has not acquired the property.

\_\_\_\_\_ The Energy Office  
\_\_\_\_\_ City of Grand Junction (initial by both)

10. The City of Grand Junction shall monitor and evaluate the progress and performance of The Energy Office 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. The Energy Office shall cooperate with the City or HUD relating to such monitoring and evaluation.
11. Progress Reports: The Energy Office 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 year-end report detailing income data of residents shall also be submitted by March 30<sup>th</sup> of the following year. A final report shall also be submitted once the project is completed. All required reports shall be sent to David Thornton, Principal Planner, 250 North Fifth Street, Grand Junction, Colorado 81501.
12. A blanket fidelity bond equal to 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 or paid at property closing. The Energy Office shall notify the City two weeks in advance of the closing date.
13. The budget for the entire project is estimated to be \$3,761,500 with the City providing \$200,000 in CDBG funding.

\_\_\_\_\_ The Energy Office  
\_\_\_\_\_ City of Grand Junction (initial by both)

**Attachment 4**  
**Madaris Annexation**

CITY COUNCIL AGENDA  
 CITY OF GRAND JUNCTION

CITY COUNCIL			
Subject:	Madaris Annexation		
Meeting Date:	November 7, 2001		
Date Prepared:	October 31, 2001		
Author:	Dave Thornton	Principal Planner	
Presenter Name:	Dave Thornton	Principal Planner	
	Workshop	X	Formal Agenda

Subject: Annexation of the Madaris Annexation, #ANX-2001-214

Summary: Resolution for Referral of Petition to Annex/First reading of the annexation ordinance/Exercising land use jurisdiction immediately for the Madaris Annexation located 539 31 ½ Road (#ANX-2001-214). The 5.852-acre Madaris Annexation consists of a one parcel of land.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: It is recommended that City Council approve the resolution for the referral of petition to annex, first reading of the annexation ordinance and exercise land use immediately for the Madaris Annexation and set a hearing for December 19, 2001.

Citizen Presentation:	<input 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:
Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>
					Workshop

BACKGROUND INFORMATION					
Location:		<u>539 31 ½ Road</u>			
Applicant(s):		Rosella F. Madaris			
Existing Land Use:		<u>Single Family Residential</u>			
Proposed Land Use:		<u>Same</u>			
Surrounding Land Use:	North	<u>Railroad Tracks &amp; I-70 Business Loop</u>			
	South	Residential			
	East	Residential (Ethington Estates Sub)			
	West	Residential			
Existing Zoning:		Planned Commercial			
Proposed Zoning:		RSF-4			
Surrounding Zoning:	North	<u>I-1 (Railroad property)</u>			
	South	RSF-R			
	East	RMF-8			
	West	RSF-2			
Growth Plan Designation:		Residential Medium Low			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of annexing 5.852 acres. Owners of the property have signed a petition for annexation as part of their request to seek a change in zoning from Commercial to Residential, pursuant to the 1998 Persigo agreement with Mesa County.

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

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



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

<b>MADARIS ANNEXATION SUMMARY</b>		
File Number:		ANX-2001-214
Location:		539 31 ½ Road
Tax ID Number:		2943-103-00-093
Parcels:		1
Estimated Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		5.852 acres for annexation area
Developable Acres Remaining:		5 acres
Right-of-way in Annexation:		None
Previous County Zoning:		Commercial (County)
Proposed City Zoning:		(RSF-4) Residential Single Family – Four with a maximum of 4 units per acre
Current Land Use:		Residential
Future Land Use:		Same
Values:	Assessed:	= \$ 10,190
	Actual:	= \$ 98,470
Census Tract:		17.01
Address Ranges:		539 31 ½ Road
Special Districts:	Water:	Clifton Water & Ute Water
	Sewer:	Central Grand Valley Sanitation
	Fire:	Clifton Fire
	Drainage:	Grand Junction Drainage District
	School:	District 51
	Pest:	

The following annexation and zoning schedule is being proposed.

ANNEXATION SCHEDULE	
Nov. 7 <sup>th</sup>	Referral of Petition (30 Day Notice), First Reading, Exercising Land Use
Nov. 13 <sup>th</sup>	Planning Commission considers Zone of Annexation
Dec. 5 <sup>th</sup>	First Reading on Zoning by City Council
Dec 19 <sup>th</sup>	Acceptance of Petition and Public hearing on Annexation and Zoning by City Council
Jan. 20, 2002	Effective date of Annexation and Zoning

Action Requested/Recommendation: It is recommended that City Council approve the Madaris Annexation.

Attachments:

- Resolution of Referral of Petition/Exercising Land Use Immediately
- Annexation Ordinance
- Annexation Map

(Staff Report for Referral to CC.doc)

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 7<sup>th</sup> day of November, 2001, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. \_\_\_\_\_

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

MADARIS ANNEXATION

LOCATED AT 539 31 ½ ROAD

WHEREAS, on the 7<sup>th</sup> day of November, 2001, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

A certain parcel of land lying in Section 10, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL that part of the NW ¼ SW ¼ of Section 10, Township 1 South, Range 1 East of the Ute Meridian, lying South of the Right of Way of the Denver and Rio Grande Railroad ALSO DESCRIBED as follows: BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, thence South 89°44'25" West, along the South line of said Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 1279.85 feet to a point 30.00 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence North 00°20'30" West along a line 30.00 feet East of and parallel to the West line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 4.89 feet to a point on the Southerly right-of-way for the Southern Pacific Transportation Company (formerly the Denver and Rio Grande Railroad), as laid out and now in use; thence North 72°50'00" East, along said Southerly right-of-way for the Southern Pacific Transportation Company, a distance of 1336.16 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence South 00°28'13" East, along the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 393.47 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 254,914.459 sq. ft. or 5.852 Acres

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

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

1. That a hearing will be held on the 19<sup>th</sup> day of December, 2001, in the auditorium of the Grand Junction City Hall, located at 250 N. Fifth Street, Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 7<sup>th</sup> day of November, 2001.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

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

City Clerk \_\_\_\_\_

PUBLISHED
November 9, 2001
November 16, 2001
November 23, 2001
November 30, 2001

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

MADARIS ANNEXATION

APPROXIMATELY 5.852 ACRES

LOCATED AT 539 31 ½ ROAD

WHEREAS, on the 7<sup>th</sup> day of November, 2001, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 19<sup>th</sup> day of December, 2001; and

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

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

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

A certain parcel of land lying in Section 10, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

ALL that part of the NW ¼ SW ¼ of Section 10, Township 1 South, Range 1 East of the Ute Meridian, lying South of the Right of Way of the Denver and Rio Grande Railroad ALSO DESCRIBED as follows: BEGINNING at the Southeast corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, thence South 89°44'25" West, along the South line of said Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 1279.85 feet to a point 30.00 feet East of the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence North 00°20'30" West along a line 30.00 feet East of and parallel to the West line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW

¼) of said Section 10, a distance of 4.89 feet to a point on the Southerly right-of-way for the Southern Pacific Transportation Company (formerly the Denver and Rio Grande Railroad), as laid out and now in use; thence North 72°50'00" East, along said Southerly right-of-way for the Southern Pacific Transportation Company, a distance of 1336.16 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10; thence South 00°28'13" East, along the East line of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼) of said Section 10, a distance of 393.47 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 254,914.459 sq. ft. or 5.852 Acres

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

INTRODUCED on first reading on the 7<sup>th</sup> day November, 2001.

ADOPTED and ordered published this 19<sup>th</sup> day of December, 2001.

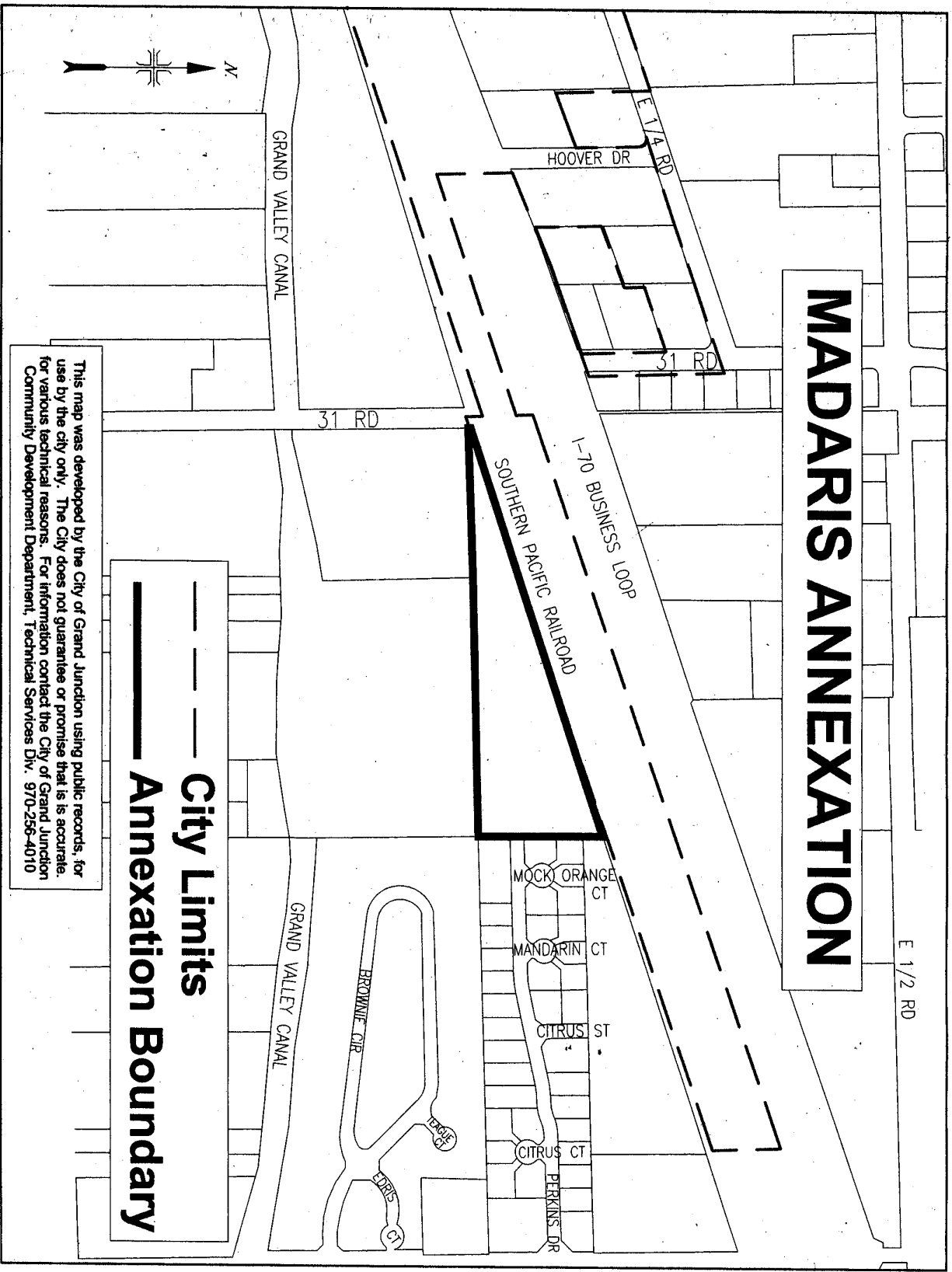
Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk



# MADARIS ANNEXATION



--- City Limits  
—— Annexation Boundary

This map was developed by the City of Grand Junction using public records, for use by the city only. The City does not guarantee or promise that it is accurate for various technical reasons. For information contact the City of Grand Junction Community Development Department, Technical Services Div. 970-256-4010

**Attachment 5**  
**Amendment to the FY2001-2006 TIP**

**CITY COUNCIL AGENDA**  
**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL</b>			
<b>Subject:</b>	<b>Transportation Improvement Program (TIP) Administrative Amendment</b>		
<b>Meeting Date:</b>	<b>November 6, 2001</b>		
<b>Date Prepared:</b>	<b>October 3, 2001</b>		
<b>Author:</b>	<b>Tambra Wishart</b>	<b>RTPO Transit Coordinator</b>	
<b>Presenter Name:</b>	<b>Jody Kliska</b>	<b>Transportation Engineer</b>	
	<b>Workshop</b>	<b>X</b>	<b>Formal Agenda</b>

**Subject: Approval of a Joint Resolution with Mesa County for an Amendment to the Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006 Transportation Improvement Program (TIP).**

**Summary: Approve and sign a joint resolution to amend the transit funds for FY 2002 and 2003 in the Transportation Improvement Program (TIP) for the Grand Junction/Mesa County Urbanized Area.**

**Background Information: The attached report is an Administrative Amendment to the FY 2001-2006 Transportation Improvement Program (TIP). The following amendments to the TIP are required as part of the Federal Transit Administration (FTA) grant application approval process. The figures proposed in the TIP Amendment reflect the amount the project sponsors will request from FTA for each project. Since TIP Amendments are required before the submittal of the grant applications, the actual amount allocated to the project sponsor may or may not be the same as the amount stated in the TIP Amendment.**

**The Transportation Improvement Program (TIP) is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. It is based on the adopted 2020 Regional Transportation Plan. The TIP's purpose is to carry out continuing, comprehensive, and cooperative transportation planning and is developed cooperatively by the Grand Junction/Mesa County Metropolitan Planning Organization (MPO), Mesa County, Grand Junction, and the Colorado Department of Transportation (CDOT). Annual adjustments of funds are made as required with input from the City, County, and CDOT.**

The changes in the TIP are required by CDOT to accurately reflect adjustments necessitated by changes in grant allocations. The differences are highlighted below:

- **Operating Assistance for Transit – The Regional Transportation Planning Office will be requesting funds from FTA Section 5307 in the amount of \$494,215 for both FY 2002 and FY 2003. Matching local funds in the amount of \$94,215 are required. These funds cover operations expenses for Grand Valley Transit.**
- **Capital Acquisition – Funds in this category are being reduced by \$182,000. The money was originally budgeted for capital improvements for transit stops such as shelters and benches. Mesa County has since contracted with Outdoor Promotions to provide these amenities. The amended TIP reflects federal funds in the amount of \$40,000 and local funds in the amount of \$10,000 in FY 2002. These funds increase to \$42,000 and \$11,000 respectively in FY 2003. The funds are used to defray project administration costs.**
- **Associated Capital Maintenance – The costs in this category are increased to \$25,000 in federal funds with a \$6,000 local match requirement for a total of \$31,000 in both FY 2002 and FY 2003. The increased costs are necessary to cover the vehicle expenses for the transit system.**
- **Purchase Paratransit Vehicles – The purpose of this item is to eliminate the FTA Section 5310 demand response paratransit capital funding. Grant funding from CDOT was applied for, but not received, to purchase paratransit vehicles, so the amended TIP item is decreased from \$300,000 to \$0.**

The attached report includes a breakdown of the proposed TIP amendment for FY’s 2001-2003. Staff from the City of Grand Junction, Mesa County and CDOT Region 3 have been consulted and concur with the proposed amendment.

**Budget:** This item does not affect the City’s current budget.

**Action Requested/Recommendation:** Approve and sign the joint resolution endorsing the proposed amendment in the attached report to the Grand Junction/Mesa County Metropolitan Planning Organization FY 2001-2006 Transportation Improvement Program.

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

MCC# \_\_\_\_\_  
GJCC# \_\_\_\_\_

**RESOLUTION**

**A JOINT RESOLUTION OF THE COUNTY OF MESA AND THE CITY OF GRAND JUNCTION CONCERNING ADOPTION OF ADMINISTRATIVE AMENDMENT TO THE FISCAL YEAR 2001-2006 TRANSPORTATION IMPROVEMENT PROGRAM**

**WHEREAS, The City and County have been designated by the Governor as the Metropolitan Planning Organization for the Grand Junction/Mesa County Urbanized Area; and**

**WHEREAS, Part 2 of Article 1 of Title 29, Colorado Revised Statutes authorizes the parties to contract with one another to make the most efficient and effective use of their powers and responsibilities; and**

**WHEREAS, The City and County realize the importance of both short and long range planning in the development of an efficient transportation system, and are both aware that it is the responsibility of the Metropolitan Planning Organization to perform those planning functions; and**

**WHEREAS, The City and County, in their performance of those planning functions for the Urbanized Area, wish to use Federal Highway Administration transportation planning funds in coordination with the Colorado Department of Transportation;**

**NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MESA, COLORADO AND THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

**That the Administrative Amendment to the Fiscal Year 2001-2006 Transportation Improvement Plan, hereunto attached, is adopted by the Board of County Commissioners of the County of Mesa, Colorado on \_\_\_\_\_, and by the City Council of the City of Grand Junction, Colorado on \_\_\_\_\_.**

**CITY OF GRAND JUNCTION**

**COUNTY OF MESA**

\_\_\_\_\_  
**Mayor  
Grand Junction City Council**

\_\_\_\_\_  
**Chair of the Board  
Mesa County Board of Commissioners**

\_\_\_\_ day of \_\_\_\_\_, 2001

\_\_\_\_ day of \_\_\_\_\_, 2001

**Attest:**

**Attest:**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**County Clerk**

**TRANSPORTATION IMPROVEMENT PROGRAM**  
**ADMINISTRATIVE AMENDMENT**  
**FOR THE**  
**GRAND JUNCTION/MESA COUNTY URBANIZED AREA**

**September, 2001**

**PREPARED BY THE**

**MESA COUNTY  
REGIONAL  
OFFICE**



**TRANSPORTATION PLANNING**

**IN COOPERATION WITH THE**

**COLORADO DEPARTMENT OF TRANSPORTATION  
DIVISION OF TRANSPORTATION DEVELOPMENT**

**CITY OF GRAND JUNCTION**

**MESA COUNTY**

**AND THE**

**U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION  
FEDERAL TRANSIT ADMINISTRATION**

**INTRODUCTION**

The Transportation Improvement Program (TIP) is a six-year capital improvement program for the urbanized area of Grand Junction and Mesa County. The Grand Junction/Mesa County Metropolitan Planning Organization (MPO) is charged with

carrying out continuing, comprehensive and cooperative transportation planning by:

- 👉 Coordinating projects in the urbanized area initiated by individual City, County, and State agencies;
- 👉 Defining the costs of these projects and the available financial resources;
- 👉 Prioritizing the projects to make the best use of available resources.

The TIP serves not only the need in this area for an efficient transportation system, but also satisfies regulations jointly issued by the Federal Transit Administration (FTA) and Federal Highway Administration (FHWA), regarding the content and purpose of the program. Amendments to an approved TIP are necessary (as per Section F, paragraphs 2a, 2b, and 2c of the Grand Junction Urbanized Area Memorandum of Agreement dated July 2, 1984) to maintain federal funding for highways and streets within the planning area, and for federal assistance on transit programs. It is developed by the Mesa County Regional Transportation Planning Office (RTPO) acting as the MPO.

## **CONTENTS**

The TIP shall contain all federally funded transportation projects in the urbanized area initiated by Mesa County, Grand Junction or by the Colorado Department of Transportation (CDOT). It is also necessary to include operating and/or capital grants from the U.S. Department of Transportation's Federal Transit Administration to agencies (public or private) in the urbanized area. The urbanized area (or Federal Aid Urban Boundary) is defined by the boundary of the Metropolitan Planning Organization (MPO).

In 1985 the City and the County began a two-year cycle for sharing of Small Urban Program funds. This allows the money to be used more effectively on larger projects. Annual adjustments of funds were made as required with input from the City, County and CDOT. Beginning in 1992, the City and County began to apply for these funds jointly and coordinate their planned improvements in such a way as to maximize the efficiency of the funds expended.

## **FORMAT**

Format for the TIP is specified by federal and state requirements. Projects are broken out by:

1. Funding Source - (STP, FTA, etc.)
2. Priority - The projects are listed by priority in the first year of the program.

Each project must identify the location, description, responsible agency, general purpose, whether the project has received or will receive federal/state funding beyond the program period, and the breakdown of funding by year and by source. This format is standardized by CDOT for all urbanized areas. The general purpose relates to whether the project either furthers the goals of the State of Colorado's 20-year Transportation Plan.

## **PROCESS**

The projects in the TIP are originally proposed for inclusion by the implementing agencies. Projects are then considered by members of the Transportation Technical Advisory Committee (TTAC), which is composed of representatives from all public agencies involved in construction or operation of transportation systems in the Grand Junction Urbanized area.

After review of the program, the TIP is forwarded to the Transportation Policy Advisory Committee (TPAC), composed of local representatives from the Grand Junction City Council, the Mesa County Board of Commissioners, the Federal Highway Administration (FHWA), State Air Quality Control Commission and the local Transportation Commissioner and the. The TPAC may refer the program back to the TTAC or endorse the program and place it before the Mesa County Commissioners and the Grand Junction City Council for their approval. The Council and the County Commissioners will either approve the program or refer it back to the TPAC for consideration. A copy of the final document is sent to CDOT for review and approval.

Finally, the TIP is sent to the Governor for his approval and forwarded to the Federal Highway Administration and the Environmental Protection Agency for concurrence and/or comments. The FTA Region VIII office in Denver, Colorado also receives a copy of the approved document.

Amendments to the TIP are required when there are major changes in the cost of a project or when there are additions to or deletions of projects within the TIP. These are approved in the same manner as the program. Flexibility is required to allow for construction cost changes or for the allocation of additional Federal or State funds.





<b>Year 2002</b>	<b>prior TIP total</b>	<b>proposed decrease</b>	<b>amended TIP total</b>
Federal	\$222,000.00	\$182,000.00	\$40,000.00
Local	55,000.00	45,000.00	10,000.00
<b>TOTAL</b>	<b>\$277,000.00</b>	<b>\$227,000.00</b>	<b>\$50,000.00</b>

<b>Budget Year 2003</b>	<b>2003 prior TIP total</b>	<b>2003 proposed decrease</b>	<b>2003 amended TIP total</b>
Federal	\$190,000.00	\$148,000.00	\$42,000.00
Local	47,000.00	37,000.00	11,000.00
<b>TOTAL</b>	<b>\$237,000.00</b>	<b>\$185,000.00</b>	<b>\$52,000.00</b>

**LINE ITEM - Associated Capital Maintenance**

Location: Mesa County

Project Description: Administrative amendment to reflect adjustments in funding for Associated Capital Maintenance in preparation for application of FTA Section 5307 urban area formula funding for FY 2002 and 2003.

Responsible Government: Mesa County

Project Sponsor: Mesa County

Past Funding: N

Future Funding: Y

Long Range: Y

TSM: N

<b>Budget Year 2002</b>	<b>2002 prior TIP total</b>	<b>2002 proposed increase</b>	<b>2002 amended TIP total</b>
Federal	\$20,000.00	\$5,000.00	\$25,000.00
Local	5,000.00	1,000.00	6,000.00
<b>TOTAL</b>	<b>\$25,000.00</b>	<b>\$6,000.00</b>	<b>\$31,000.00</b>

<b>Budget Year 2003</b>	<b>2003 prior TIP total</b>	<b>2003 proposed decrease</b>	<b>2003 amended TIP total</b>
Federal	\$20,000.00	\$5,000.00	\$25,000.00
Local	5,000.00	1,000.00	6,000.00
<b>TOTAL</b>	<b>\$25,000.00</b>	<b>\$6,000.00</b>	<b>\$31,000.00</b>



**FY 2001 thru 2006 Transportation Improvement Program (TIP) Prior to Amendment  
Grand Junction / Mesa County MPO**

Route #	Proj. M.P.	Length Miles	Project Description/Location	County	Project Sponsor	Improvement Type	Funding Funds	FY 2001	FY 2002	FY 2003	FY 2001-03	FY 2004-06	Fare
Transit													
			Mesa County - Operating Assistance for Transit @ 5050	Mesa	Mesa County	Operating	Total FTA Federal 5307	1,563 782	483 247	483 247	2,549 1,276	1,479 738	0
			Mesa County - Capital Acquisition @ 8020 match Capital Improvements for Transit for years 2002 Project administration costs in 2001-2002	Mesa	Mesa County	Capital	Total FTA Federal 5307	60 40	277 222	237 180	564 462	711 570	0
			Mesa County - Associated Capital Maintenance	Mesa	Mesa County	ACM	Total FTA Federal 5307	35 28	20 17	35 5	88 20	75 15	0
			Mesa County - Capital Construction @ 8020 Construction of Transfer Point at Mesa State College	Mesa	Mesa County	Capital	Total FTA Federal 5307	75 60	0 0	0 0	75 60	0 0	0
			Purchase Vehicles for Parament @ 8020 match	Mesa	Metrolia	Capital	Total FTA Federal 5310	15 0	0 0	0 0	15 0	0 0	0
			Mesa County - Rural Operating Assistance for Transit @ 5050 Project administration costs @ 7050	Mesa	Mesa County	Operating	Total FTA Federal 5311	0 0	180 82	189 87	379 169	0 0	0
			Mesa County - Planning Assistance for TIP Update	Mesa	Mesa County	Planning	Total FTA Federal 5310	0 0	15 3	15 3	30 6	0 0	0
			Capital Improvements to the Historic Intermodal Plaza	Mesa	Mesa County	Capital	Total FTA Federal 5309	0 0	500 400	0 0	500 400	0 0	0
			Mesa County - Capital Cost of Contracting	Mesa	Mesa County	Capital	Total FTA Federal 5307	145 156	129 25	129 25	441 36	380 294	0
TOTAL - TRANSIT								1,918	1,743	1,212	4,873	2,834	0

**FY 2001 thru 2006 Transportation Improvement Program (TIP) Administrative Amendment  
Grand Junction / Mesa County MPO**

Route #	Proj. M.P.	Length Miles	Project Description/Location	County	Project Sponsor	Improvement Type	Funding Funds	FY 2001	FY 2002	FY 2003	FY 2001-03	FY 2004-06	Fare
Transit													
			Mesa County - Operating Assistance for Transit @ 5050	Mesa	Mesa County	Operating	Total FTA Federal 5307	1,563 782	888 464	1,064 532	3,815 1,808	3,192 1,586	0
			Mesa County - Capital Acquisition @ 8020 match Project administration costs in 2002-2003	Mesa	Mesa County	Capital	Total FTA Federal 5307	50 40	50 40	53 42	153 122	159 33	0
			Mesa County - Associated Capital Maintenance	Mesa	Mesa County	ACM	Total FTA Federal 5307	35 28	25 25	31 8	87 19	83 18	0
			Mesa County - Capital Construction @ 8020 Construction of Transfer Point at Mesa State College	Mesa	Mesa County	Capital	Total FTA Federal 5307	75 60	0 0	0 0	75 60	0 0	0
			Purchase Vehicles for Parament @ 8020 match	Mesa	Metrolia	Capital	Total FTA Federal 5310	15 0	0 0	0 0	15 0	0 0	0
			Mesa County - Rural Operating Assistance for Transit @ 5050 Project administration costs @ 7050	Mesa	Mesa County	Operating	Total FTA Federal 5311	0 0	180 82	189 87	379 169	0 0	0
			Mesa County - Planning Assistance for TIP Update	Mesa	Mesa County	Planning	Total FTA Federal 5310	0 0	15 3	15 3	30 6	0 0	0
			Mesa County - Dimensional Control Projects @ 8020 Purchase Vehicles for Replacement Capital Improvements to the Historic Intermodal Plaza	Mesa	Mesa County	Capital	Total FTA Federal 5308	0 0	500 400	0 0	500 400	0 0	0
			Mesa County - Capital Cost of Contracting	Mesa	Mesa County	Capital	Total FTA Federal 5307	145 156	124 25	123 25	442 363	389 294	0
TOTAL - TRANSIT								1,918	1,888	1,455	5,241	3,813	0

Budget Date:  
September, 2001

**Attachment 6**  
**Transportation Engineering Design Standards**

CITY COUNCIL AGENDA  
 CITY OF GRAND JUNCTION

CITY COUNCIL		
Subject:	Adoption of the TEDS Manual	
Meeting Date:	November 7, 2001	
Date Prepared:	October 17, 2001	
Author:	Jody Kliska Rick Dorris	Transportation Engineer Development Engineer
Presenter Name:	Tim Moore	Public Works Manager
	Workshop	Formal Agenda

Subject: Review and approve the Transportation Engineering Design Standards (TEDS).

Summary: The revised TEDS manual has been under review and refinement for several months with input received and considered from the local private engineering community and other local public agencies. The Planning Commission reviewed the revised TEDS manual on October 16, 2001 and recommended adoption of the revised manual. In addition a further recommendation was made that the exception review and approval body be a committee made up of the Public Works and Utilities Director, the Community Development Director and their County counterpart, and that any appeals of the committee's decisions would be heard by the Planning Commission.

TEDS is written for and to be applied by transportation design professionals who are already familiar with fundamental engineering practices. It has been in unofficial use for approximately the last year. This will become official after adoption and letters will be sent to the Engineering Community notifying them of such. Hard copy documents will be printed and sold. They will be numbered for control purposes and all updates will be issued to all document holders.

The most notable accomplishment is that TEDS now looks to the quality and capacity of streets and improvements rather than an arbitrary letter grade. The concept of level of service (LOS) as an objective in and of itself and/or as a "pass-fail" measure has been eliminated. The development community, their consultants and City and County technical/development review staff and engineers, will welcome this change.

A remaining question is who should review/approve Design Exceptions. The Design Exception process as the Planning Commission has had occasion to experience with the recent St. Mary's application(s) provides a method by which

the design and engineering standards may be varied following a review of alternatives/solutions. A City Council workshop discussion of TEDS concluded with interest being expressed by some council members that Planning Commission should hear and make design exception decisions.

While that approach may be initially attractive, staff was concerned that there is a very real possibility that with the Commission's current workload that the number and the type of issues involved in the exception process may unduly burden the Commission and that adding the design exception duty may detract from the Commission's primary purpose as a policy/advisory board. The staff anticipates that most of the design exception requests will be very technical in nature with very minor if any policy implications. Design exceptions have historically occurred on many projects without the benefit of a written evaluative process and record of the exceptions granted. The new TEDS formalizes that exception process to identify and account for project-specific exceptions and to evaluate whether alternatives meet the intent of the standard and the public's needs. The process will document when exceptions are granted, why and the cumulative effect of the same. Consistent with the City Council discussion the Staff has developed alternatives. The Planning Commission was asked to provide direction/recommendation to Council on who should make Design Exceptions. Possible design exception decision-makers are:

1. Public Works Director;
2. Planning Commission;
3. A designated staff panel; The panel could consist of the PW&U Director, Community Development Director and a County counterpart to one of the City Directors. (The possibility is that the panel could be mirrored for design exceptions outside the City.)
4. Written report to Chair of PC and Mayor detailing approved design exceptions.

A further issue that the Planning Commission was to determine is whether the decision of the Design Exception decision-maker should be final or appealable.

The Planning Commission recommends alternative 3 and that an appeal be to the Planning Commission. The Commission also indicated that they wanted to review the results of the exception process after six months to decide if the process should be changed.

Additional Information: TEDS has been comprehensively rewritten. The changes are described in more detail, essentially footnote form, in the Appendix attached to this report. Please see the corresponding numbered paragraph for more detail. An executive summary of the major changes is as follows:

- 1) Street capacity and quality of service instead of LOS-this change provides a process by which quality and capacity of streets and improvements is determined. The pass-fail or letter grade system has been abandoned in recognition that it was difficult to administer and inadequately measured impacts and/or capacity;

- 2) Design Exception Process-this change provides a process by which the standards may be varied following a review of alternatives/solutions;
- 3) Truck Routes-this change provides for pavement design and routes to accommodate truck traffic;
- 4) Fire Department Access Regulations-this change establishes a universal design for/to provide sufficient maneuvering space for fire/emergency vehicles ; and
- 5) Transit Design Standards-this change establishes standards for transit shelters, bus benches and bus routes.

TEDS was developed through the work of a technical standards steering committee comprised of City and County staff, as well as representatives from the private engineering community. A draft of TEDS has been posted on the County's web site for nearly a year soliciting comments. The proposed TEDS is a compilation of the Committee's effort and represents the most modern effort at understanding and managing the competing concerns resulting from development traffic.

The new TEDS manual is posted at the following web site address: <http://www.ci.grandjct.co.us/CityDeptWebPages/PublicWorksAndUtilities/TransportationEngineering/TEFilesThatLINKintoDWStoreHere/TransportationEngDesignManual.htm>. The manual has been in use by staff and design consultants in order to identify any changes that needed to occur.

Budget: No impact is anticipated.

Action Requested/Recommendation: Adopt Resolution approving the revised TEDS manual per the Planning Commission's recommendation.

Citizen Presentation:	<input 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:	
Placement on Agenda:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input type="checkbox"/>	Workshop

## Appendix

1) The former TEDS provided that “Level of Service C will be the design objective for all movements and under no circumstances will less than level of service “D” be accepted for site and non-site traffic including existing traffic at build-out of the study area. The design year will be approximately 20 years following construction and include volumes generated by build-out of the study area or a 20 year projection in background traffic (whichever is specified by the City).”

This requirement was less than clear and because it was replicated in the Code left very few design options/flexibility. Because the section failed to provide any guidance on how streets should function with the additional traffic generated by development, this section received considerable review and was rewritten in the new TEDS. Among other things, to be consistent with the latest Highway Capacity Manual (HCM), LOS was deleted from the new TEDS and replaced with a process for calculating capacity and quality of service/improvements. In an effort to understand and accommodate the most current principles the City consulted with the Chairman of the committee that wrote the HCM, Dennis Strong. His expertise and specific advice, which was incorporated in to TEDS, is on signalized intersections. The new TEDS includes the most current recommendations and practices in Chapter 2 pertaining to Transportation Impact Studies.

In order to most carefully manage and understand traffic impacts and how they relate to street capacity staff incorporated the following in TEDS:

- The latest version of the Highway Capacity Manual (HCM) shall be used to calculate delays and queues;
- The use of standardized software for signal timing, analysis and design;
- Critical movements at signalized intersections will be identified and must meet or exceed a threshold requirement of 35 seconds or less (delay);



- No movement(s) shall have an adverse effect on the coordinated progression of the street system;
- HCM 90<sup>th</sup> percentile queues shall be calculated and shall not obstruct upstream intersections or major driveways;
- Unsignalized intersections shall be analyzed using the HCM methods and will include a performance evaluation that includes all measures of effectiveness to make appropriate traffic control recommendations;
- Roundabouts shall be analyzed using the latest version of the software used by the City or another methodology approved in advance;
- Street segment capacities shall be calculated using the same tables that are contained within the RTP0 model.

2) New to the TEDS is the Design Exception Process. The Design Exception Process recognizes that there may be circumstances where adopted standards do not adequately meet the public's needs. Heretofore there was no recognized exception process. One project that has already made use of the design exception process is St. Mary's Hospital.

3) The new truck route map developed by the RTP0 is included in TEDS in the Pavement Design chapter. Developments adjacent to streets designated as truck routes will be required to design any new pavement on the route to accommodate trucks.

4) Fire Department access regulations that were adopted by the Fire Department administratively last year are included in TEDS. The standards comprehensively address street widths, turnarounds, grades and vertical clearances for fire/emergency vehicles.

5) Transit Standards are included in TEDS. Those standards will again soon be updated to address placement of benches and transit shelters, bus pullout locations and design and will include the new route map.

**CITY OF GRAND JUNCTION**  
**Resolution No. --01**

A RESOLUTION ADOPTING THE TRANSPORTATION  
ENGINEERING DESIGN STANDARDS (TEDS) MANUAL

RECITALS:

The City of Grand Junction Public Works Department, Traffic Engineering Division has completed a comprehensive revision to the Transportation Engineering Design Standards (TEDS) manual. Among other things TEDS is now consistent with Chapter 6 of the Zoning and Development Code.

The revised TEDS manual has been referred to various public and private agencies and design consultation and engineering firms for their review and comments; those comments have been incorporated and resulted in revisions to the document as appropriate.

Grand Junction Planning Commission, at it's October 16, 2001 hearing, recommended that the City Council adopt the revised TEDS. The Planning Commission amended the process concerning the Design Exception review process and also to provide reports on the exceptions that are granted.

The TEDS manual was first adopted by reference in Chapter 6 of the Zoning and Development Code by the City Council on March 7, 2000. Because the manual being adopted by this resolution is the latest edition of the document the adoption may occur by resolution.

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

The revised TEDS manual dated October 2001 is hereby approved and in shall be in full force and affect, together with the amendments recommended by the Planning Commission.

PASSED and ADOPTED this    day of November 2001.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of City Council

**Attachment 7**  
**Mariposa Reimbursement Agreement**

**CITY COUNCIL AGENDA**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL		
<b>Subject:</b>	<b>Reimbursement Agreement for Mariposa Road</b>	
<b>Meeting Date:</b>	<b>November 5, 2001</b>	
<b>Date Prepared:</b>	<b>October 29, 2001</b>	
<b>Author:</b>	<b>Dan Wilson</b>	<b>City Attorney</b>
<b>Presenter Name:</b>	<b>Dan Wilson</b>	<b>City Attorney</b>
	<b>Workshop</b>	<b>Formal Agenda</b>

**Subject:** Reimbursement Agreement for Mariposa Road.

**Summary:** Two years ago the City signed a Reimbursement Agreement with the Redlands Mesa developer. The developer has since completed Phase I of the improvements so that Mariposa has been and is being used as a construction road. This action will approve a new contract which will include the construction costs for the work already performed, and a map showing the benefited area, i.e., the area subject to the reimbursement payments.

**Background Information:** The existing Mariposa Reimbursement Agreement was the first example of the City's use of a Reimbursement Agreement for a roadway. As development in this area occurs, this developer or another will complete the construction of Mariposa, providing another access to the Ridges thus reducing the usage of Ridges Boulevard and Broadway. There are several parcels that, when developed, will not have to improve Mariposa due to the work of Redlands Mesa; this agreement is based on the premise that such later developer must reimburse the first developer for a pro rata share of the costs to build Mariposa Road.

The agreement defines the area benefited and calculates a set amount to be collected from each developed lot or parcel within the defined area. The City collects the \$900 reimbursement amount as development occurs, for up to 10 years after the warranty period has ended.

**Budget:** None

**Action Requested/Recommendation:** Approval of the updated version of (and amendment to) the Mariposa Reimbursement Agreement.

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

REIMBURSEMENT AGREEMENT  
(Mariposa Road)

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2001, by and between the City of Grand Junction, a Colorado home rule municipality, and Redlands Mesa, LLC, hereinafter referred to as Developer.

**RECITALS**

Developer has obtained certain City approvals for the development of its land known as "Redlands Mesa," situated in the City, consisting of four hundred ninety-four (494) acres, constituting all of the Redlands Mesa Planned Development. Developer continues its development, pursuant to the approval plans and schedules. Pursuant to one condition of approval, the Developer made improvements to the street known as Mariposa Drive ("Mariposa") from its terminus near Shadow Lake to a connection with Monument Road. Developer desires to recoup some of its costs incurred in making the required improvements, and future improvements, to Mariposa. Consistently with the City's existing policies, the parties agree that Developer may recoup some of its costs from others using Mariposa, gaining access via Mariposa and/or receiving a benefit from the use of Mariposa as improved by the Developer. Such persons are termed "Future Owner(s)" in this Agreement. Future Owners are those persons who develop within the area shown on attached "**Mariposa Road Reimbursement Exhibit**" dated August 15, 2001 and includes every lot, building site, and unit within said area. For this Agreement, such Future Owners are deemed to benefit from Developer's improvements to Mariposa.

The Developer wants the City to collect payments/reimbursement from each Future Owner when/if such Future Owner utilizes or is benefited by Developer's improvements to Mariposa as provided for herein. However, the City is only willing to collect money for reimbursement to the Developer if the City is not at risk, even for its own negligence and if the City is paid as provided herein.

NOW THEREFORE the parties agree as follows:

1. The above Recitals are intended to state the intent of the parties and shall constitute substantive terms of this Agreement. In addition the Recitals shall form a basis to construe the several provisions herein in the event that there is an ambiguity or the intent of the parties is otherwise unclear. Any rule such that any ambiguities shall be construed against the drafter shall not apply to this Agreement. The parties agree that each is fully capable of engaging its own attorneys and other experts to understand and negotiate the language hereof.

2. Developer will complete the construction of Mariposa in stages, as approved by the City. The first stage was constructed during Phase One of the Redlands Mesa development in accordance with the requirements of the approved Preliminary Plan; the City has approved \$72,246.00 of Developer's expenditures to count toward RC, as defined below. The City approved costs for each future stage of improvements to Mariposa will be added to the RC when the RC are approved by the City. Any Future Owner obligated to pay a Reimbursement Amount (RA), as defined below, after the Reimbursable Costs (RC) has been so adjusted shall pay according to the adjusted RA calculation, as described below.
3. In the event another developer (Future Owner) is required by the City to complete or make improvements to Mariposa before Developer is obligated to complete Mariposa, then the City and Developer shall attempt to reach an agreement with Future Owner as to an appropriate and fair method to allocate construction costs and reimbursements as between Developer and Future Owner. If no such agreement is reached then the City shall require completion of Mariposa by Future Owner and allocate reimbursement as between Developer and Future Owner as the City determines is fair and reasonable.
4. In accordance with the City's standard practices, including warranties, Developer shall be entitled to be reimbursed by each and every Future Owner for some of the reasonable and necessary costs incurred by the Developer for actual construction costs, approved by the city Engineer, as follows:
  - (a) "Reimbursable Costs" are those Costs actually paid which may include reasonable engineering fees, but not legal or other consulting fees, paid by the Developer and actually required to design, construct, and inspect Mariposa.
  - (b) For a period of ten (10) years following the expiration of warranties from Developer to the City after City acceptance of the final paving of Mariposa, as evidenced by a writing from the City Engineer, or until the Developer is paid its Reimbursable Costs, whichever first occurs, the City agrees that it will not authorize any Future Owner to use Mariposa, or obtain access to or from any portion of Mariposa or develop within the line shown on **Exhibit 1** unless each Future Owner first pays to the City, in addition to all other applicable charges and fees, a Reimbursement Amount ("RA") which is agreed to be \$900.00 per lot, parcel or unit.
  - (c) To generally explain the underlying concepts which led to the \$900.00 fee, the formula used to estimate the RA is as follows. Because it is easier for the City to collect, and Future Owner(s) to pay, a set RA is established. The following formula is only illustrative. It is assumed that 100 lots/EQU's will benefit from Mariposa.

$$RA = \frac{RC + (RC \times i)}{A} + B$$

Where:

RC = \$300,000 actual reimbursable costs incurred by Developer and approved by the City Engineer. RC = \$ 72, 246 for Stage 1. The costs for subsequent stages are estimated to be \$237,754.00.

B = 1/10<sup>th</sup> of RC/A (this represents the amount to be paid to the City for administration of this agreement and will be paid by each Future Owner(s) to the City.)

X = multiply

A = Number of lots/EQU's that could be served by Mariposa (including those Owners who have purchased Developer's lots or are Developer's successors) as determined by the City Engineer. The number of A attributed to Redlands Mesa for this Agreement is 400 EQU's, based on zoning and final approvals as of the date hereof.

i = Simple interest at 8% per year, not compounded.

\* The City may estimate the costs to be incurred in a subsequent stage, i.e., estimate the RC and, based on such estimate, require a Future Owner to pay an RA based on the estimated RC so long as the City determines that the Developer will incur such costs within a reasonable amount of time.

(d) Once the reimbursable costs have been approved by the City Engineer, the reimbursement amount established by the above formula, plus any interest as provided, will be calculated and paid by each Future Owner based on the number of lots/EQUs, as determined by the City. The Developer's property and lots/EQUs created from the Developer's property will be allowed to use and/or receive the benefit of Mariposa without payment of the amounts/charges provided pursuant to this Agreement.

(e) To be entitled to be reimbursed, Developer shall present to the City Engineer adequate documentation so that the City Engineer may determine the actual costs of construction and reimbursable costs.

5. If the City makes any collections pursuant to this Agreement, the City shall be obligated only to mail a check to the Developer, or its designee, to the last known



address of the Developer or assignee. The City has no duty or obligation to locate a proper payee.

6. In the event that any claim is made or cause of action is filed by any person alleging that this Agreement is unconstitutional, unenforceable, or otherwise contrary to law, or that any interest or other money payable to the Developer hereunder from any Future Owner or other person is excessive, improper, or is not enforceable, the City is not obligated to defend or resist any such claim or cause of action; rather, the City may settle any such matter regarding any City interest or obligation. Developer agrees that it shall be bound by any settlement of such claim or cause of action, whether or not Developer or its assigns is a party thereto if Developer has reasonable notice thereof. The foregoing notwithstanding, Developer may, at its sole option, defend against any such claim on its own behalf and that of the City, and at Developer's sole cost.
7. In the event that the City fails to collect the fee from any Future Owner, the Developer has the right to sue such Future Owner(s). The City agrees to cooperate, without expense to the City, in any such collection efforts of the Developer.
8. **Upon request from the Developer during the term of this Agreement, which request shall not occur more than once every twelve months, the City shall provide the following information: a listing of each RA collected during the preceding twelve months, the name and address of the remitter of said RA, the property address for which the RA was paid, a current balance of the RC, and total interest credited to the Developer's account. The City shall pay all fees collected within the preceding twelve months at the time it provides such information, less amounts paid to or retained by the City for costs of administration and less any other amounts which may be retained by the City pursuant to law or this Agreement.**
9. In the event that the Developer is in default with regard to any other obligation of the Developer either relating to this Agreement or to the City generally, the City shall have the right to set off any reimbursements that may be due hereunder to satisfy in whole or in part any such default, expense or cost, in addition to any other remedy which the City may have.
10. In the event that the Developer receives any RA directly from any Future Owner or developer of any property, the Developer shall immediately notify the City Utility Engineer in writing of the amount collected, the name and address of the person from whom collection was made, and the property to which the collection is applicable.
11. Upon substantial completion of Mariposa in accordance with the City's engineering standards then applicable, as determined by the City Engineer, the City shall accept

Mariposa as part of the public street system of the City in accordance with the City's standard practices, including warranties.

12. (a) Upon non-performance by the City pursuant to this Agreement, the Developer shall give written notice of default specifying the action to the City Engineer with a copy to the City Attorney. The City shall have thirty (30) days from receipt of the later of the two notices to correct the alleged default. If the City does not correct the default within the prescribed time, Developer may sue to enforce its rights hereunder by specific performance or other remedy at law and/or equity; in no event shall the Developer have a claim, no matter how it is stated, for damages or the payment of money (except RA amounts in the possession of the City and except reasonable attorney fees and costs incurred if Developer prevails). Upon the correction of said default as provided, the Agreement shall be restored and all terms and conditions will be in full force and effect.

(b) Pending the expiration of warranties after such acceptance, Developer agrees to:  
(i) hold harmless and indemnify the City from and with respect to any and all claims arising out of the construction of Mariposa excepting only causes of action or claims resulting from the sole misconduct of the City; and (ii) hold harmless from and indemnify the City for all reasonable attorneys' fees incurred by the City, or the value thereof, including experts, fees and costs arising out of this Agreement, excepting only causes or claims resulting from only the City's misconduct.

(c) With respect to the matters provided for in, or reasonably arising out of, this Agreement, Developer agrees to indemnify and hold harmless the City from claims by the Developer, any successor of the Developer, and any third party, whether or not any such claim or cause of action is frivolous.

13. This Agreement shall bind the signatory parties and their respective heirs, successors and assigns.

14. Developer may assign its rights pursuant to this Agreement, but it may not assign only a portion of its rights. However, any such assignment shall not be effective until notice of such assignment, with the address of the assignee, is made by certified mail to the City Engineer.

15. The parties agree that the construction cost for Mariposa satisfies the Traffic Capacity Payment that would otherwise be due from Redlands Mesa, and there will be no separate Traffic Capacity Payment due from Developer or from lot owners in Redlands Mesa obtaining building permits during the term hereof, unless such building(s) was not contemplated by the Preliminary Plan.

**City of Grand Junction**

By: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

**City Clerk**

**Redlands Mesa, LLC**

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Manager**

**Address:**

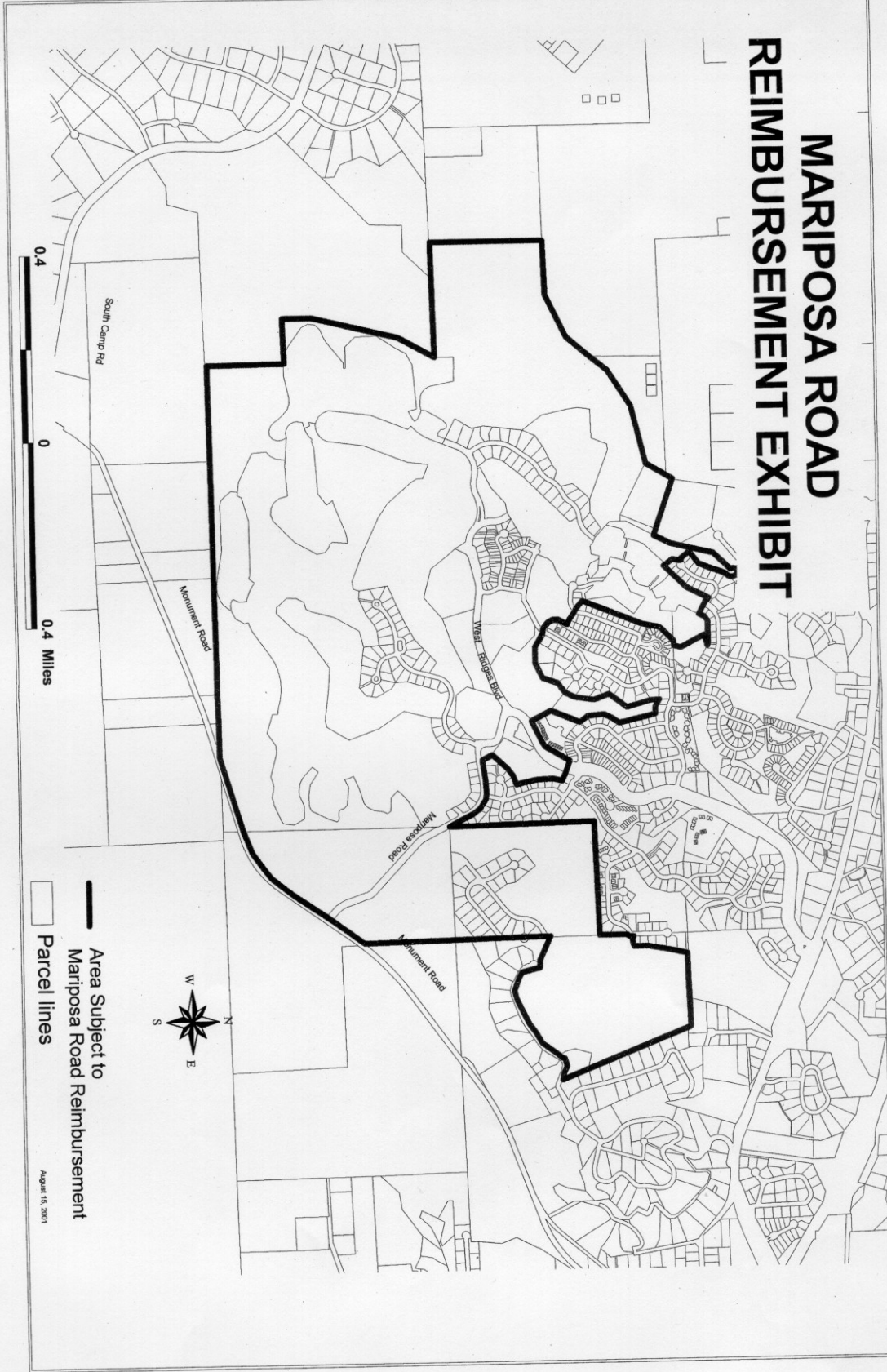
**900 Valley Road**

**Carbondale CO 81623**

\_\_\_\_\_



# MARIPOSA ROAD REIMBURSEMENT EXHIBIT



— Area Subject to  
Mariposa Road Reimbursement  
□ Parcel lines

August 15, 2001



**Attachment 8  
Grand Valley Circulation Plan Revisions  
CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

CITY COUNCIL		
<b>Subject:</b>	<b>Grand Valley Circulation Plan Revisions (Formerly the Major Street Plan)</b>	
<b>Meeting Date:</b>	<b>November 7, 2001</b>	
<b>Date Prepared:</b>	<b>October 23, 2001</b>	
<b>Author:</b>	<b>Ken Simms</b>	<b>RTPO Transportation Planner</b>
<b>Presenter Name:</b>	<b>Tim Moore</b>	<b>Public Works Manager</b>
	<b>Workshop</b>	<b>Formal Agenda</b>

**Subject:** Public Hearing – Grand Valley Circulation Plan Revisions (Formerly the Major Street Plan)

**Summary:** Staff will present the current Grand Valley Circulation Plan and the recommended changes. The Grand Valley Circulation Plan was approved, in its current form, by the Grand Junction Planning Commission and the Mesa County Planning Commission in a joint public hearing on September 25, and is now being recommended to City Council for final adoption.

Background Information:

**Location: Grand Junction / Mesa County Urbanizing Area. The map currently covers the area contained within the Urban Growth Boundary.**

**Relationship to Growth Plan: The proposed changes to the Grand Valley Circulation Plan reflect the Growth Plan land use designations and the traffic generated by those uses.**

**City Jurisdiction**

The City's home rule powers and Section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three mile of the municipal boundary. The City's Zoning and Development Code in chapter 1.11.B.3 states the City Council shall as it deems appropriate, decide, adopt and /or amend the street plans and components of it.

**Staff Analysis:**

The Grand Valley Circulation Plan was originally adopted under the title Major Street Plan by the City of Grand Junction in 1998. Mesa County adopted the identical plan in 1999, under the title Grand Valley Circulation Plan - Urban Element. As the Grand Junction Urbanizing Area continues to grow, and various transportation studies were completed, it became apparent to staff that the Grand Valley Circulation Plan required revisions and updates to reflect continued growth in the Urbanizing Area. Specifically, adopted recommendations from the West Metro Study and 24 Road Transportation plan needed to be incorporated into the Grand Valley Circulation Plan.

The proposed changes shown on this revised plan range from housekeeping items to the very significant. All changes approved by the Grand Junction Planning Commission shown on the attached map have a pink highlight for clarity. Changes highlighted in yellow were previously adopted as district maps and are now being incorporated into the overall map. The adopted map will not include the highlighting. Appendix one is a list of modifications from west to east.

Revisions and updates to the Grand Valley Circulation Plan are an ongoing process, with changes continually proposed and evaluated. In 2002, the Grand Valley Circulation Plan will be updated again when the results of several ongoing transportation studies are completed and fully evaluated. These studies include the Redlands Area Transportation Study, Southern Grand Junction Beltway System, and the Clifton Area Traffic Study.

Staff is also proposing that the title of the plan and map be changed from Major Street Plan to Grand Valley Circulation Plan. The new name will better reflect the regional nature of transportation planning that now occurs between Grand Junction and Mesa County.

Adoption of the revised plan will provide developers and other property owners with direction on meeting transportation needs and will serve as public notification of the intent to provide future streets and connections.

#### Circulation and Connectivity Needs

**The revised GRAND VALLEY CIRCULATION PLAN is proposed to address the needs below to assure that existing planning goals are achieved:**

- Facilitate development of both large and small parcels of land
- Minimize congestion at major intersections by providing alternates for circulation, connectivity, and access.
- Allow emergency vehicles, delivery vehicles, sanitation and other service vehicles, and the public to move efficiently through the area.
- Provide transportation system linkage(s) for the street network.

#### **SUMMARY AND RECOMMENDATION**

Adoption of the revised Grand Valley Circulation Plan (formerly the Major Street Plan) will serve to identify both major and minor routes for circulation and connectivity. Existing traffic, anticipated traffic volume growth, and the associated demand on public transportation facilities demonstrates clear evidence of the need for and development of a circulation system for the Urbanizing Area. After adoption of the revised plan, the owners and developers of the affected parcels will better be able to plan and provide the needed connectivity within and through the affected areas.

**Action Requested/Recommendation:**

Adoption of Grand Valley Circulation Plan with revisions and as adopted by the Grand Junction Planning Commission on September 25, 2001

<b>Citizen Presentation:</b>		<b>No</b>		<b>Yes</b>	<b>If Yes,</b>
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<b>Name:</b>	
<b>Purpose:</b>	

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

**ATTACHMENTS:**

- Grand Valley Circulation Plan (Map)
- Exhibit A: Revisions to the Grand Valley Circulation Plan
- Resolution

## Exhibit A

The attached map identifies in gold, several corridors that have been revised by City Council or Planning Commission (through the District Map process) since the original map was approved in 1997. Those changes include:

- **24 Road Transportation Plan** - All streets included in the 24 Road Transportation Plan previously adopted by the City of Grand Junction on June 20, 2001. The total length of new streets is approximately nine miles. The plan also requires upgrades to certain existing streets.
- **Lamm Property Minor Collector** - This link was not included in the original plan. Current development plans indicated the need for a Minor Collector in this area to accommodate the projected traffic generation. Adopted in a District plan/map on September 19, 2000.
- **Horizon Drive between 1<sup>st</sup> Street & 7<sup>th</sup> Street** – Local street already approved through adoption of a District plan/map on April 21, 1999.
- **Magnolia Circle @ 12<sup>th</sup> Street (Miller Homestead)** - Local Street serving two properties east of Lakeside Drive. Adopted in a District Map on April 13, 1999.

**In addition, the map identifies in pink, the changes approved by the Grand Junction and Mesa County Planning Commissions on September 25, 2001. Those changes include:**

- **Unnamed connection between Ute Water Tanks and South Camp Road** - Change classification from Local to Minor Collector to provide classification continuity between Highway 340 and South Camp Road.
- **Patterson Road from I-70B east to 25 Road** - Lower classification from Principal Arterial to Minor Arterial. This change is a direct result of planning for the F $\frac{1}{2}$  Road Parkway as a Principal Arterial and reflects the large number of access points along this section of street.
- **25 $\frac{1}{2}$  Road from Rimrock Plaza to Crosby Ave.** - Also includes a link between I-70B and 25 $\frac{1}{2}$  Road along the Teller Avenue alignment. Maldonado Street will extend north to intersect with “Teller” Avenue.
- **Bookcliff Avenue - 7<sup>th</sup> Street to 12<sup>th</sup> Street.** This link was previously classified as a local street. Its current and future use is considered to be a Collector function.
- **F $\frac{1}{2}$  Road / Cortland Avenue** - At the direction of Grand Junction City Council this link has been downgraded from a Major Collector to a Minor Collector.
- **E $\frac{3}{4}$  Road - 28 $\frac{1}{2}$  Road to 29 Road.** Local Street to accommodate projected traffic volumes from this developing area. Located at the south side of the Legends subdivision.

- **East of Orchard Mesa City Market - South of B<sup>1</sup>/<sub>2</sub> Road.** East/west Minor Collector between City Market and 28 Road. The alignment would be approximately B<sup>3</sup>/<sub>8</sub> Road.
- **28 Road - North/South Minor Collector between B<sup>1</sup>/<sub>2</sub> Road and Highway 50 Frontage Road.**
- **29 Road - between Highway 50 and Interstate 70.** Change this corridor to a Principal Arterial for its entire length. Various section of this corridor are currently classified as a Minor Arterial or Major Collector.
- **G Road - between 29 Road and 29<sup>1</sup>/<sub>2</sub> Road** - Change functional classification from Minor Collector to Local Street. This street is immediately south of Interstate 70 and there is little opportunity to generate sufficient traffic on this street to justify a higher classification.
- **G Road - between 29<sup>1</sup>/<sub>2</sub> Road and 30 Road** - Change functional classification from Minor Collector to Local Street. This street is immediately south of Interstate 70 and there is no opportunity to generate sufficient traffic to justify a higher classification.
- **29<sup>1</sup>/<sub>2</sub> Road between C<sup>1</sup>/<sub>2</sub> Road and D<sup>3</sup>/<sub>4</sub> Road** - Add Minor Collector on this alignment to ensure adequate intra-neighborhood circulation. This is the pattern adopted in other areas in Pear Park where existing development did not preclude it.
- **D<sup>3</sup>/<sub>4</sub> Road between 29<sup>1</sup>/<sub>2</sub> Road and approximately 29<sup>3</sup>/<sub>4</sub> Road** - add Minor Collector on this alignment to ensure adequate intra-neighborhood circulation. This is the pattern adopted in other areas in Pear Park where existing development did not preclude it.
- **D<sup>1</sup>/<sub>4</sub> Road between 29 Road and approximately 29<sup>3</sup>/<sub>4</sub> Road** - add Minor Collector on this alignment to ensure adequate inter-neighborhood circulation. This is the pattern adopted in other areas in Pear Park where existing development did not preclude it.
- **C <sup>3</sup>/<sub>4</sub> Road between 29 Road and 30 Road** - add Minor Collector on this alignment to ensure adequate intra-neighborhood circulation. This is the pattern adopted in other areas in Pear Park where existing development did not preclude it.
- **A<sup>1</sup>/<sub>2</sub> Road between 30 Road and XL Spur in Dilasha Acres Subdivision** - add Minor Collector on this alignment to ensure adequate intra-neighborhood circulation.

**CITY COUNCIL, CITY OF GRAND JUNCTION  
RESOLUTION NO. \_\_\_\_\_**

**ADOPTION OF THE GRAND VALLEY CIRCULATION PLAN**

Recitals:

The Grand Valley Circulation Plan, formerly known as the Major Street Plan, (referred to as the Plan herein) identifies both major and minor transportation, circulation and connectivity routes and opportunities. The Plan is made and adopted pursuant to and in accordance with the Colorado Revised Statutes and the Grand Junction Zoning and Development Code.

The existing traffic coupled with the anticipated increase in traffic and the ever-increasing demand on public transportation demonstrates that the urbanizing area needs to plan for and develop a circulation system. The Plan assists owners and developers to be better able to plan and provide the needed connectivity within and through the valley and outlines the needs and the goals of the developers and others in the community in contributing to that effort.

The Plan will facilitate development of both large and small parcels and if successfully implemented will help minimize congestion at major intersections by providing primary and secondary routes and other alternatives for circulation, connectivity and access. The Plan incorporates into one drawing all of the various City and County district maps and street plans.

The Plan will allow emergency vehicles, delivery vehicles, sanitation and other service vehicles and other vehicular traffic to move reasonably efficiently by establishing linkage(s) in the street network.

The Grand Junction Planning Commission and the Mesa County Planning Commission held a joint public hearing on September 25, 2001 and jointly approved the Plan.

In accordance with section 1.11B.3 of the Zoning and Development Code the City Council shall, as it deems appropriate decide, adopt and/or amend the City's street plans and components of it. For the reasons stated in the foregoing recitals the Planning Commission and the staff recommend that the City Council adopt the street plan known as the Grand Valley Circulation Plan as proposed in the attached map marked "Grand Valley Circulation Plan" dated September 25, 2001.

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

The Grand Valley Circulation Plan is hereby adopted repealing and replacing the Major Street Plan.

PASSED AND ADOPTED this 7<sup>th</sup> day of November 2001 by the City Council of the City of Grand Junction.

ATTEST:

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Cindy Enos Martinez  
President of the City Council

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Stephanie Tuin  
City Clerk



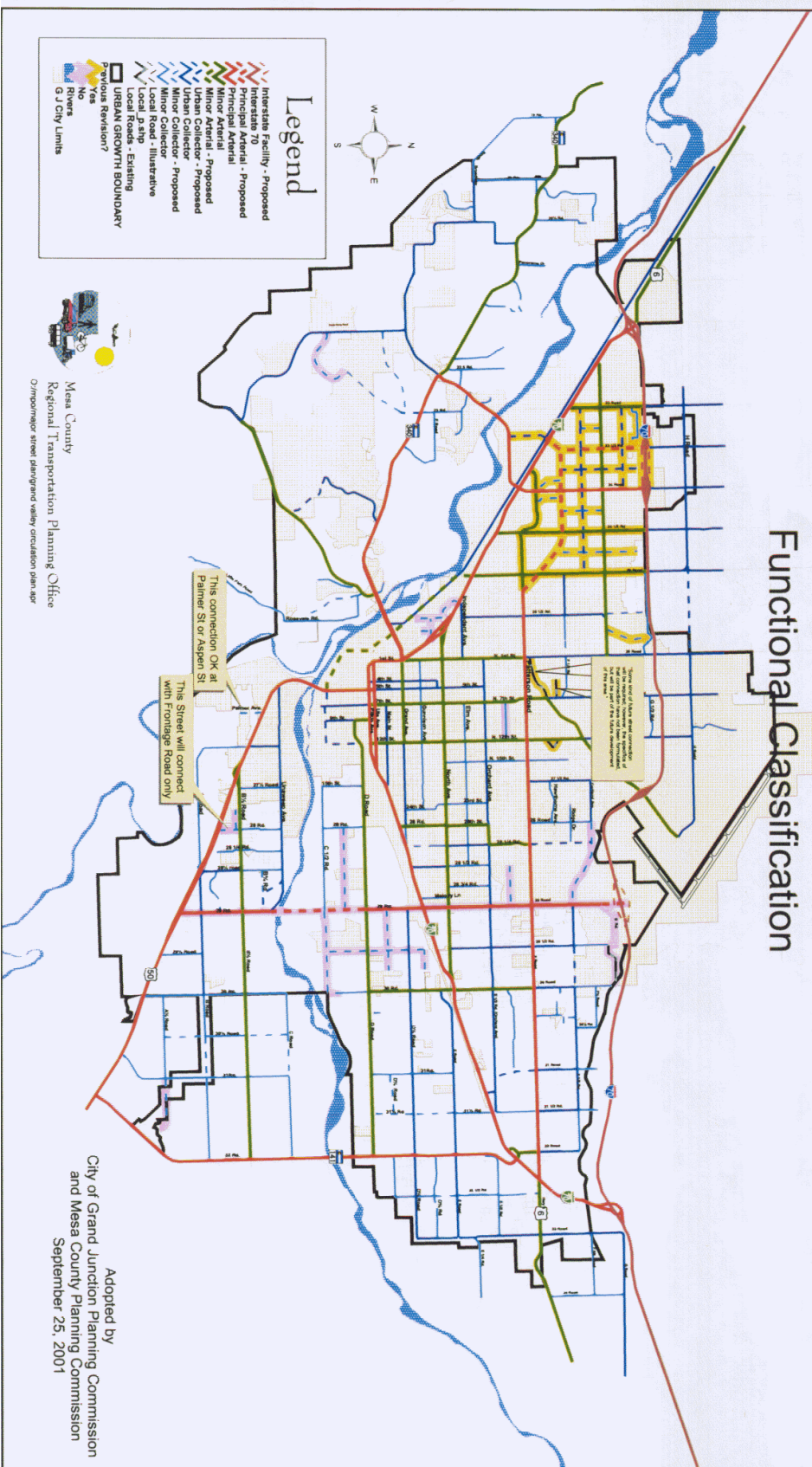


# Grand Valley Circulation Plan

## Grand Junction / Mesa County Urban Area



### Functional Classification



**Legend**

- Interstate Facility - Proposed
- Interstate 70
- Principal Arterial - Proposed
- Minor Arterial - Proposed
- Urban Collector - Proposed
- Urban Collector - Existing
- Minor Collector - Proposed
- Minor Collector - Illustrative
- Local Roads - Existing
- Local Roads - Illustrative

**URBAN GROWTH BOUNDARY**

- Yes
- No
- Change

**G & J City Limits**

Mesa County  
Regional Transportation Planning Office

*Impromator street design and valley circulation plan air*

Adopted by  
City of Grand Junction Planning Commission  
and Mesa County Planning Commission  
September 25, 2001





**Attachment 9**

**Intention to Create Alley Improvement Dist. No. ST-02  
CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

CITY COUNCIL		
<b>Subject:</b>	<b>Public Hearing and consideration of a Resolution to Create Alley Improvement District 2002, Phase A</b>	
<b>Meeting Date:</b>	<b>November 7<sup>th</sup>, 2001</b>	
<b>Date Prepared:</b>	<b>October 30<sup>th</sup>, 2001</b>	
<b>Author:</b>	<b>Rick Marcus</b>	<b>Real Estate Technician</b>
<b>Presenter Name:</b>	<b>Rick Marcus</b>	<b>Real Estate Technician</b>
	<b>Workshop</b>	<b>Formal Agenda</b>

**Subject:** Public Hearing and consideration of a Resolution Creating and Establishing Alley Improvement District ST-02, Phase A.

**Summary:** Successful petitions have been submitted requesting an Alley Improvement District be created to reconstruct the following seven alleys:

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

**Background Information:** Peoples Ordinance No. 33 authorizes the City Council to create improvement districts and levy assessments when requested by a majority of the owners of the property to be assessed. Council may also establish assessment rates by resolution. The present rates for alleys are \$8.00 per abutting foot for residential single-family uses, \$15.00 per abutting foot for residential multi-family uses, and \$31.50 per abutting foot for all uses.

**Budget:**

2002 Alley Budget	\$346,000
Carry forward from 2001 Alley Budget	\$ 65,000
Total Available Funds	\$411,000
Estimated Cost to Construct 2002 Phase A	\$397,290
Estimated Fund Balance	\$ 13,710

**Action Requested/Recommendation:** Conduct public hearing and review and adopt proposed resolution.

<b>Citizen Presentation:</b>	<input type="checkbox"/>	<b>No</b>	<input checked="" type="checkbox"/>	<b>Yes</b>	<b>If Yes,</b>
<b>Name:</b>	<b>Any Interested Citizen.</b>				
<b>Purpose:</b>	<b>To speak for or against the proposed Improvement District.</b>				
<b>Report results back to Council:</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>When:</b>
<b>Placement on Agenda:</b>	<input type="checkbox"/>	<b>Consent</b>	<input checked="" type="checkbox"/>	<b>Indiv. Consideration</b>	<input type="checkbox"/>
					<b>Workshop</b>

## SUMMARY SHEET

### PROPOSED ALLEY IMPROVEMENT DISTRICT 2<sup>ND</sup> STREET TO 3<sup>RD</sup> STREET GUNNISON AVENUE TO HILL AVENUE

OWNER	FOOTAGE	COST/FOOT	ASSESSMENT
MICHAEL & MARCELLA VASQUEZ	50.00	\$ 8.00	\$ 400.00
• JASON & KARALEE PARSONS	50.00	\$ 8.00	\$ 400.00
• ROBERT MCGEE	50.00	\$ 8.00	\$ 400.00
• DONALD & BONNIE DAVIS	50.00	\$ 8.00	\$ 400.00
• ROBERT & EDWARD SMITHSON	50.00	\$ 8.00	\$ 400.00
VA REGIONAL OFFICE	50.00	\$ 8.00	\$ 400.00
ELUID & THELMA ARCHULETA	100.00	\$ 8.00	\$ 800.00
• SEAN & TERRY LARVENZ	50.00	\$ 8.00	\$ 400.00
LARRY LOY	50.00	\$15.00	\$ 750.00
MARIA SERAFINO-NOBLE	50.00	\$15.00	\$ 750.00
• GEORGE & CLARA BLANKA	50.00	\$15.00	\$ 750.00
• ALFONSO & LAURA ALIVA	50.00	\$15.00	\$ 750.00
ANNA & NINA KIRK & L. A. WASINGER	50.00	\$ 8.00	\$ 400.00
• AARON & KAREN DEROSE	50.00	\$ 8.00	\$ 400.00
• BOB FAITH	50.00	\$ 8.00	<u>\$ 400.00</u>
TOTAL			\$7,800.00
ASSESSABLE FOOTAGE	800.00		

Estimated Cost to Construct                      \$ 42,750.00

Absolute Cost to Owners                            \$ 7,800.00

Estimated Cost to City                              \$ 34,950.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 9/15 or 60% of Owners & 56% of Abutting Footage



**SUMMARY SHEET**

**PROPOSED ALLEY IMPROVEMENT DISTRICT  
4<sup>TH</sup> STREET TO 5<sup>TH</sup> STREET  
COLORADO AVENUE TO UTE AVENUE**

<b>OWNER</b>	<b>FOOTAGE</b>	<b>COST/FOOT</b>	<b>ASSESSMENT</b>
• DONNA & ROLLIN BITTING	24.46	\$31.50	\$ 770.49
• DONNA & ROLLIN BITTING	25.00	\$31.50	\$ 787.50
DALE & EVA PARK	50.00	\$31.50	\$1,575.00
• JOHN & MARIE WOHLFAHRT	25.00	\$31.50	\$ 787.50
BILLY & PATRICIA THOMPSON	75.00	\$31.50	\$2,362.50
JOANNE COSTANZO	25.00	\$31.50	\$ 787.50
WILLFRED SHEETZ	75.00	\$31.50	\$2,362.50
• DOWNTOWN DEVELOPMENT AUTHORITY	75.00	\$31.50	\$2,362.50
GEORGE & MONIKA TODD	25.54	\$31.50	\$ 804.51
• MUSEUM OF WESTERN COLORADO	200.00	\$31.50	\$6,300.00
• MUSEUM OF WESTERN COLORADO	200.00	\$31.50	<u>\$6,300.00</u>
<b>TOTAL</b>			<b>\$25,200.00</b>
<b>ASSESSABLE FOOTAGE</b>	<b>800.00</b>		

Estimated Cost to Construct	\$ 42,750.00
Absolute Cost to Owners	<u>\$ 25,200.00</u>
Estimated Cost to City	\$ 17,550.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 6/11 or 55% of Owners & 69% of Abutting Footage

**SUMMARY SHEET**

**PROPOSED ALLEY IMPROVEMENT DISTRICT  
7<sup>TH</sup> STREET TO CANNELL AVENUE  
BUNTING AVENUE TO KENNEDY AVENUE**

<b>OWNER</b>	<b>FOOTAGE</b>	<b>COST/FOOT</b>	<b>ASSESSMENT</b>
THEODORE & LINDA KOEMAN	130.27	\$15.00	\$1,954.05
KIMBERLY LYNCH	64.00	\$15.00	\$ 960.00
DOROTHY STORTZ	64.00	\$ 8.00	\$ 512.00
• BARBARA GALE	64.00	\$ 8.00	\$ 512.00
• NORVAL & D. LARSEN	64.00	\$ 8.00	\$ 512.00
SHARON KOCH	64.00	\$ 8.00	\$ 512.00
• CHARLES & V. WHITT	64.00	\$ 8.00	\$ 512.00
• CHARLES & E. HOWARD	64.00	\$ 8.00	\$ 512.00
• SIGRID CARLSON	64.00	\$ 8.00	\$ 512.00
• KERRY & JOY MURDOCK	64.00	\$ 8.00	\$ 512.00
MICHAEL & NANCY DERMODY	64.00	\$ 8.00	\$ 512.00
MARY MCCALLISTER	66.27	\$ 8.00	\$ 530.16
LESTER LANDRY, et.al.	66.67	\$ 8.00	\$ 533.36
LOUIE & PHYLLIS BARSLUND	64.00	\$ 8.00	\$ 512.00
• CHARLES & PATRICIA DOSS	64.00	\$ 8.00	\$ 512.00
KENNETH & A. BULLEN	64.00	\$ 8.00	\$ 512.00
• JANET MUYSKENS (Trustee)	64.00	\$ 8.00	\$ 512.00
• RICHARD BROADHEAD	64.00	\$ 8.00	\$ 512.00
• ADELE CUMMINGS	64.00	\$ 8.00	\$ 512.00
• MARJORY MOON	64.00	\$ 8.00	\$ 512.00
• ETHAN & TINA CLOUTIER	64.00	\$ 8.00	\$ 512.00
• ROXANA & JOHN WOLCOTT	64.00	\$ 8.00	\$ 512.00
• DOROTHY JACKSON & D. AUBREY (Trustees)	64.00	\$15.00	\$ 960.00
• WILMA RESS (Trustee)	64.00	\$ 8.00	\$ 512.00
CRISS OTTO & CARYN PENN	146.48	\$15.00	\$2,197.20
AMERICAN LUTHERN CHURCH	185.13	\$31.50	\$5,831.60
AMERICAN LUTHERN CHURCH	103.41	\$31.50	<u>\$3,257.42</u>
TOTAL			\$25,951.79
ASSESSABLE FOOTAGE	2,042.23		

Estimated Cost to Construct                      \$ 114,045.60

Absolute Cost to Owners                              \$ 25,951.79

Estimated Cost to City                                \$ 88,093.81

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 15/27 or 56% of Owners & 47% of Abutting Footage



SUMMARY SHEET

**PROPOSED ALLEY IMPROVEMENT DISTRICT  
12<sup>TH</sup> STREET TO 13<sup>TH</sup> STREET  
BUNTING AVENUE TO KENNEDY AVENUE**

<b>OWNER</b>	<b>FOOTAGE</b>	<b>COST/FOOT</b>	<b>ASSESSMENT</b>
• CHRIS & JULIE SUSEMIHL	125.00	\$15.00	\$1,875.00
• TERRY & CHRISTIE RUCKMAN	50.00	\$15.00	\$ 750.00
BARRY & FATIMA THARAUD	50.00	\$ 8.00	\$ 400.00
G. GONZALES	50.00	\$ 8.00	\$ 400.00
• MARY MCCANDLESS	50.00	\$ 8.00	\$ 400.00
• STEPHEN KESSBERGER	50.00	\$15.00	\$ 750.00
• DAVID WARD	50.00	\$ 8.00	\$ 400.00
DONNA BELTZ	100.00	\$15.00	\$1,500.00
JAMES & BONNIE KARP	75.00	\$15.00	\$1,125.00
JAMES & ANDREA PENDLETON	50.00	\$15.00	\$ 750.00
• JUASEK UNITS, LLC	50.00	\$15.00	\$ 750.00
• CARL STRIPPEL	50.00	\$15.00	\$ 750.00
• CARL STRIPPEL	50.00	\$ 8.00	\$ 400.00
• WALTER & BETTY ROLES	50.00	\$ 8.00	\$ 400.00
TOTAL			\$10,650.00
ASSESSABLE FOOTAGE	850.00		

Estimated Cost to Construct	\$ 45,125.00
Absolute Cost to Owners	\$ <u>10,650.00</u>
Estimated Cost to City	\$ 34,475.00

Assessments may be paid in full upon completion of project or may be paid over a ten-year period, in which event, a one-time charge of 6% will be added to the principal balance to which simple interest will accrue at the rate of 8% per annum on the declining balance.

- Indicates Property Owners Signing Petition = 9/14 or 64% of Owners & 62% of Abutting Footage





Resolution No. \_\_\_\_\_

CREATING AND ESTABLISHING  
ALLEY IMPROVEMENT DISTRICT NO. ST-02, PHASE A,  
WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND JUNCTION,  
COLORADO, AUTHORIZING THE RECONSTRUCTION OF CERTAIN ALLEYS,  
ADOPTING DETAILS, PLANS AND SPECIFICATIONS FOR THE PAVING  
THEREON AND PROVIDING FOR THE PAYMENT THEREOF

**WHEREAS**, a majority of the owners of the property to be assessed have petitioned the City Council, under the provisions of Chapter 28 of the City of Grand Junction Code of Ordinances, as amended, and People's Ordinance No. 33, that an Alley Improvement District be created, for the special benefit of the real property hereinafter described, to construct and install improvements to the following described alleys:

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

**WHEREAS**, the City Council has found and determined, and does hereby find and determine, that the construction of alley improvements as petitioned for is necessary for the health, safety and welfare of the residents of the territory to be served and would be of special benefit to the property included within said District; and

**WHEREAS**, on the 3<sup>rd</sup> day of October, 2001, the City Council of the City of Grand Junction, Colorado, passed a Resolution Stating its Intent to Create Alley Improvement District No. ST-02, Phase A, Authorizing the City Engineer to prepare full details, plans and specifications for the paving thereon together with a map of the District to be assessed, and Authorizing Notice of Intention to Create said District; and

**WHEREAS**, the City Engineer has fully and strictly complied with the directions so given, and has filed such specifications and map, all in accordance with said Resolution and the requirements of Ordinance No. 178, as amended, of said City; and

**WHEREAS**, Notice of Intention to Create said District was duly published.

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

1. That the real property (also known as the "District Lands") to be assessed with a portion of the costs of the proposed services, labor, materials and improvements which the City may deem appropriate, is described as follows:

Lots 1 through 12, inclusive, and the south ½ Lots 13 through 16, inclusive, and the north 78.1 feet of Lots 17 and 18, and Lots 19 through 32, inclusive, Block 35, City of Grand Junction;

AND ALSO, Lots 1 through 12, inclusive, and the south ½ Lots 13 through 16, inclusive, and Lots 17 through 32, inclusive, Block 31, City of Grand Junction;

AND ALSO, Lots 1 through 32, inclusive, Block 125, Grand Junction;

AND ALSO, Lots 1 through 3, inclusive, and the east 53.6 feet of Lot 4, and Lots 5 through 30, inclusive, Block 2, Rose Park Subdivision, City of Grand Junction; AND ALSO, Lots 1 through 17, inclusive, and Lot 19, Block 67, Grand Junction; AND ALSO, The south ½ of Lots 1 through 5, inclusive, and Lots 6 through 30, inclusive, and the north ½ of Lots 31 through 34, inclusive, Block 3, Henderson Heights Subdivision, City of Grand Junction; AND ALSO, Lots 1 through 8, inclusive, Block 2, Sunnyvale Acres Subdivision; and Lots 1 through 8, inclusive, Avalon Gardens Subdivision; and Lots 1 through 4, inclusive, Belaire Subdivision, City of Grand Junction; All in the City of Grand Junction, and Mesa County, Colorado.

2. That the proposed services, labor, materials and improvements necessary to accommodate the request of the owners of the District Lands shall include, but may not be limited to, the design, construction, installation, placement and inspection of base course material and concrete paving, together with any other services or facilities required to accomplish this request as deemed necessary by the City Engineer ("District Improvements"), all of which shall be installed in accordance with the General Conditions, Specifications and Details for Public Works and Utility Projects of the City of Grand Junction.

3. That the assessments to be levied against and upon each respective property which is part of the District Lands shall be determined by multiplying the linear footage that each respective property abuts the alley right-of-way by the appropriate Residential Single-Family, Residential Multi-Family or Non-Residential assessment rate as defined by City Resolution No. 16-97, passed and adopted on the 17<sup>th</sup> day of February, 1997, and as established by City Resolution No. 57-99, passed and adopted on the 21<sup>st</sup> day of April, 1999, as follows:

(a) The Residential Single-Family assessment rate shall be \$8.00 per each linear foot of property abutting the alley right-of-way. The Residential Single-Family assessment rate shall apply to all properties having only one residential housing unit which is arranged, designed and intended to be occupied as a single

housekeeping unit, and all vacant properties located within a residential single-family residential zone;

(b) The Residential Multi-Family assessment rate shall be \$15.00 per each linear foot of property abutting the alley right-of-way. The Residential Multi-Family assessment rate shall apply to all properties having a structure or structures which are arranged, designed and intended to be the residence of more than one housekeeping unit independent of other housekeeping units, and properties which are necessary for and appurtenant to the use and occupancy of multi-family residential uses, such as parking lots, clubhouses and recreation facilities, and all vacant properties located within a multi-family residential zone;

(c) The Non-Residential assessment rate shall be \$31.50 per each linear foot of property abutting the alley right-of-way. Except as provided in Section 2(d) below, the Non-Residential assessment rate shall apply to all properties which are used and occupied for any purpose other than single-family or multi-family residential purposes, and all vacant properties located within any zone other than residential;

(d) Properties from which a business or commercial use is conducted (“home occupation”) which also serve as a single-family or multi-family residence may be assessed the applicable single-family or multi-family assessment rate if such home occupation conforms with or has been authorized by the Zoning and Development Code of the City;

(e) Pursuant to City Resolution No. 61-90, passed and adopted on 19<sup>th</sup> day of September, 1990, properties having alley frontage on more than one side shall be assessed the applicable assessment rate for the frontage on the longest side only.

(f) The assessment rates described above shall be applicable as of the date of the final reading of the assessing ordinance.

4. That the assessments to be levied against the District Lands to pay a portion of the costs of the District Improvements shall be due and payable, without demand, within thirty (30) days after the ordinance assessing such costs against and upon the District Lands becomes final. The failure by any owner(s) to pay the whole assessment within said thirty (30) day period shall be conclusively considered as an election on the part of said owner(s) to pay such owner’s assessment in ten (10) annual installments, in which event an additional six percent (6%) one-time charge for costs of collection and other incidentals shall be added to the principal amount of such owner’s assessment. Assessments to be paid in installments shall accrue simple interest at the rate of eight percent (8%) per annum on the unpaid balance and shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter until paid in full.

5. That the City Engineer is hereby authorized and directed to prepare full details, plans and specifications for the District Improvements, together with a map of the District depicting the District Lands to be assessed from which the amount of the assessments to be levied against each individual property may be readily ascertained, all as required by Ordinance No. 178, as amended, City of Grand Junction, Colorado.

Dated at Grand Junction, Colorado, this 7<sup>th</sup> day of November, 2001.

**BY ORDER OF THE CITY COUNCIL**

**CITY OF GRAND JUNCTION, COLORADO**

**By:** \_\_\_\_\_  
City Clerk

**PASSED** and **ADOPTED** this 7<sup>th</sup> day of November, 2001.

\_\_\_\_\_  
President of the Council

**Attest:**

\_\_\_\_\_

**Attachment 10  
Supplemental Appropriation Ordinance for Budget Year 2001**

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

CITY COUNCIL		
<b>Subject:</b>	<b>Supplemental Appropriation Ordinance</b>	
<b>Meeting Date:</b>	<b>November 7, 2001</b>	
<b>Date Prepared:</b>	<b>October 30, 2001</b>	
<b>Author:</b>	<b>Lanny Paulson</b>	<b>Budget &amp; Accounting Manager</b>
<b>Presenter Name:</b>	<b>Ron Lappi</b>	<b>Administrative Services Director</b>
	<b>Workshop</b>	<b>Formal Agenda</b>

**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.

**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 \$3,404,105. The following provides a summary of the requests by fund.

**General Fund #100, \$295,784:** 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

**DDA/TIF CIP Fund #203, \$167,300:** Redevelopment projects. In order to balance this fund for 2001 an additional revenue of \$133,000 was added which will allow for resolution of the DDA budgets on November 19, 2001.

**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

**GJWWS 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.

<b>Citizen Presentation:</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>Yes</b>	<b>If Yes,</b>
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<b>Name:</b>							
<b>Purpose:</b>							
<b>Report results back to Council:</b>		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<b>When:</b>	
<b>Placement on Agenda:</b>		<input type="checkbox"/>	Consent	<input checked="" 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	\$ 295,784	
Source of funds:		
From unappropriated fund balance and additional revenue		\$
295,784		
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

614 Grand Junction Public Finance Corp. Fund	\$283,922	
Source of funds:		
From unappropriated fund balance and additional revenue		\$283,922

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 17th day of October, 2001

Passed and adopted this \_\_\_\_\_ day of November, 2001

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk