

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

WEDNESDAY, NOVEMBER 21, 2001, 7:30 P.M.

CALL TO ORDER

Pledge of Allegiance
Invocation - Phil Neely, First Assembly of God Church

APPOINTMENTS

APPOINTMENTS TO THE PLANNING COMMISSION

APPOINTMENT TO THE COMMISSION ON ARTS AND CULTURE

CERTIFICATES OF APPOINTMENT

PRESENTATION TO NEWLY APPOINTED WALKER FIELD PUBLIC AIRPORT
AUTHORITY MEMBER

CITIZEN COMMENTS

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

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

Action: Approve the Summary of the November 5, 2001 Workshop and the Minutes of the November 7, 2001 Regular Meeting

2. **2002 Rural District Fire Protection Contract** [Attach 2](#)

The Grand Junction Rural Fire Protection District Board has requested continued services from the City of Grand Junction Fire Department for the year 2002. A memorandum of agreement between the City and District calls for the provision of certain services by the Fire Department to citizens of the District. Pursuant to and defined in the agreement, the District pays the City an allocated portion of the annual budget for services. The projected cost of services for 2002 is \$1,167,070.

Action: Authorize the City Manager to Sign the 2002 Contract with the Rural Fire Protection District in the amount of \$ 1,167,070.

Staff presentation: Rick Beaty, Fire Chief

3. **2002-2003 Parks and Recreation Fees and Charges Policy** [Attach 3](#)

The Parks and Recreation Department in conjunction with the City's biennial budget evaluates recreation program fees, facility admission fees, facility use fees, golf course fees, and cemetery fees. At the November 15, 2001 Parks and Recreation Advisory Board meeting, the Board recommended that the City Council adopt the accompanying 2002-2003 Parks and Recreation Department Fees and Charges Policy. Additionally, it is being requested that the City Council adopt the Fees and Charges Policy for Two Rivers Convention Center as reviewed and directed by City Council on October 29, 2001.

Resolution No. 114-01 – A Resolution Establishing the 2002-2003 Fees and Charges Policy for the Grand Junction Parks and Recreation Department

**Action: Adopt Resolution No. 114-01*

Staff presentation: Joe Stevens, Director of Parks and Recreation

4. **Utility Rate Adjustments for Solid Waste, Recycling and Wastewater Services** [Attach 4](#)

Solid Waste monthly rates for residential/commercial service will increase 4%, wastewater will increase 2.5%, recycling rates will increase from \$1.50 to \$1.75, Plant Investment Fees (PIF) for sewer will increase from \$750 to \$1,000/EQU.

Resolution No. 115-01 – A Resolution Adopting Utility Rates for Solid Waste, Recycling, and the City-County Joint Sewer Fund, Effective January 1, 2002.

**Action: Adopt Resolution No. 115 -01*

Staff presentation: Greg Trainor, Utilities Manager

5. **Setting a Hearing on the 2002 Annual Appropriation** [Attach 5](#)

The total appropriation for all accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District and the Downtown Development Authority) is \$92,881,550. Although not a planned expenditure, an additional \$2,250,000 is appropriated as an emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Proposed Annual Appropriation Ordinance Appropriating Certain Sums of Money to Defray the Necessary Expenses and Liabilities of the City of Grand Junction, Colorado, the Ridges Metropolitan District, and the Grand Junction West Water and Sanitation District, for the Year Beginning January 1, 2002 and Ending December 31, 2002

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 5, 2001

Staff presentation: Ron Lappi, Administrative Services Director

6. **Setting a Hearing on Rezoning the Chiroconnection Subdivision, Located at 1715 and 1705 N. 1st Street** [File #RZ-2001-199] [Attach 6](#)

The Petitioner has requested a rezoning of the property located at 1715 and 1705 N. 1st Street, from RMF-5 (Residential Multi-family, not to exceed 5 units per acre) to the zoning designation of RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The applicants have received approval for a 3-lot subdivision.

Proposed Ordinance Rezoning the Chiroconnection Subdivision from RMF-5 to RMF-8.

Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 5, 2001

Staff presentation: Lori Bowers, Associate Planner

7. **Setting a Hearing on Zoning the Cantrell Annexation, Located at 2930 North Avenue** [File #ANX-2001-052] [Attach 7](#)

The 3.09-acre Cantrell Annexation area consists of two parcels of land, approximately 2.71 acres in size. The remaining acreage is comprised of right-of-way along North Avenue. There were no existing structures on the site at the time of annexation, but 2 new commercial buildings have been constructed since then. This zoning request is partially consistent with the Growth Plan and is entirely consistent with the previous Mesa County zoning.

Proposed Ordinance Zoning the Cantrell Annexation to C-1 (Light Commercial and RSF-8 (Residential family, not to exceed 8 units per acre) Located at 2930 North Avenue

**Action: Adopt Proposed Ordinance on First Reading and Set a Hearing for December 5, 2001*

Staff presentation: Lori Bowers, Associate Planner

8. **Change Order Authorization for Riverside Storm Drain Improvements Project** [Attach 8](#)

With funds from a Community Development Block Grant (CDBG), the City has contracted to install a storm drainage system in the Riverside neighborhood to separate the storm drain inlets from the sanitary sewer system. This action is to approve a final change order with Sorter Construction and thereby complete the project. Aggregate total change orders amount to \$55,964.58.

Action: Approve Change Order #2 to the Riverside Storm Drain Improvements in the Amount of \$31,238.

Staff presentation: Tim Moore, Public Works Manager

9. **Vacation of Sewer Line Easement for International House of Pancakes Restaurant at Mesa Mall** [File #VE-2001-204] [Attach 9](#)

In conjunction with a request to construct an International House of Pancakes (IHOP) restaurant at Mesa Mall, the applicant proposes to vacate a portion of a twenty-foot wide sewer easement that is not necessary to service this or other parcels. At its hearing of November 20, 2001 the Planning Commission recommended approval.

Resolution No. 116-01 – A Resolution Vacating a Portion of a Sewer Easement at the Southwest Corner of Mesa Mall, 2420 Highway 6 & 50

**Action:* Adopt Resolution No. 116-01

Staff presentation: Bill Nebeker, Senior Planner

10. **Vacate a Utility and Temporary Turnaround Easement – Canyon Rim Subdivision** [File #VE-2001-208] [Attach 10](#)

The applicant proposes to vacate a utility and temporary turnaround easement in conjunction with a request to develop Canyon Rim Subdivision. At its hearing of November 20, 2001 the Planning Commission recommended approval.

Resolution No. 117-01 – A Resolution Vacating a Temporary Turnaround Easement and a Twenty Foot Utility Easement in the Canyon Rim

Subdivision located on the East Side of South Camp Road, East of Wingate School

*Action: Adopt Resolution No. 117 -01

Staff presentation: Bill Nebeker, Senior Planner

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

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

11. **Lease-Purchase for Fire Equipment** [Attach 11](#)

The lease-purchase arrangement allows the City to retain twelve necessary pieces of fire equipment including several vital fire engines. The equipment in question has already been put to use by the Fire Department and originally cost about \$2.2 million. The documents provide that the City will make quarterly payments on this lease-purchase effective December 31, 2001.

Resolution No. 118-01 – A Resolution Authorizing Either the Mayor or the City Manager to Execute a Lease-Purchase Agreement and Related Documents for Fire Engines and Other Equipment

*Action: Adopt Resolution No. 118-01

Staff presentation: Ron Lappi, Administrative Services Director

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

13. **OTHER BUSINESS**

14. **ADJOURNMENT**

**Attachment 1
Minutes of Previous Meetings**

**GRAND JUNCTION
CITY COUNCIL WORKSHOP**

November 5, 2001

The City Council of the City of Grand Junction, Colorado, met on Monday, November 5, 2001 at 6:02 p.m. in the City Auditorium 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.

Summaries and action on the following topics:

1. **ANNUAL UPDATE ON WATER ISSUES:** Jim Lochhead, Water Counsel, updated City Council on regional, national and international water rights issues affecting the City and the waters of Colorado.

Action summary: Council appreciated the update and the information on the various water issues, nationally and internationally, occurring in upper and lower basins of the Colorado River and the implications to the City of Grand Junction.

2. **GRAND JUNCTION DRAINAGE DISTRICT:** Representatives of the Drainage District addressed City Council on the issues relative to growth and drainage. John Ballagh, Manager, identified some of the issues the drainage district has been facing. Much of the problems are a result of leaking canals. The Drainage District is requesting some changes to the development regulations in order to identify potential problems and to mitigate those through the development process.

Action summary: There were varying opinions among Council as to who is responsible for solving the problem but there was a general consensus that the City is a stakeholder and should be involved in the discussions.

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

NOVEMBER 7, 2001

The City Council of the City of Grand Junction convened into regular session the 7th day of November 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 Kelly Arnold, City Attorney Dan Wilson and City Clerk Stephanie Tuin.

Council President Enos-Martinez called the meeting to order and Councilmember Theobold led in the pledge of allegiance. The audience remained standing for the invocation by Reverend Jim Hale, Spirit of Life Christian Fellowship.

PROCLAMATIONS / RECOGNITIONS

The Mayor recognized Pack 316 in the audience.

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

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

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

APPOINTMENTS

APPOINTMENT TO WALKER FIELD PUBLIC AIRPORT AUTHORITY

Councilmember Kirtland moved to appoint Jim Gardner to the Walker Field Public Airport Authority to a four-year term until May 2005. Councilmember Spehar seconded. Motion carried.

CERTIFICATES OF APPOINTMENT

TO THE RIVERFRONT COMMISSION MEMBERS WERE PRESENTED.

RESULTS OF ELECTION

City Clerk Stephanie Tuin announced the results of the items on the November 6th election that were originated by the City. The Recreation Center was defeated

with 25% of voters in favor and 75% against. There was a 48% return of mail in ballots, which accounts for 30,248 countywide and 12,050 city voters.

The Rimrock Marketplace General Improvement District Debt questions passed unanimously as well as the Tabor question, with a total of four voters.

CITIZEN COMMENTS

David Durham, President of the Rotary Club addressed the City Council in regards to Two Rivers. His club has not heard if Two Rivers wants the Rotary Club back, or if the fees will be increased. The Club has heard rumors, but no confirmation from Two Rivers. Mr. Durham, as representative of the Club, is asking Council to be as reasonable as possible. He stated the Club would like to be contacted and advised of what the fees will be and what the services club would be getting for the fees.

Councilmember Theobald stated Council has only just seen the final version on Monday and the direction then was to offer the same opportunity to all of the users. Councilmember Terry apologized on behalf of Council for being so long in getting some information out to the public. She questioned if it would be possible to put together a user packet for all of the regular users.

Councilmember Theobald indicated there should be a range of options on prices. He asked where staff is on the formal approval of those fees. Administrative Services and Finance Director Ron Lappi said it would be on the November 21, 2001 agenda .

Tim Wollin representing the Lions Club, indicated that the proposed \$9.38 (the old rate was \$6.75) is a 40% increase. The Lions Club raised over \$100,000, which goes back into the community. He stated there should be a middle ground. His recommendation is a gradual increase for the next three years. He stated the Club would like to know where they stand.

Councilmember Theobald clarified that while there would be a range of menu choices; the basic price for Service Clubs will be \$9.38. The options available will be for special events such as Christmas, etc.

Mr. Wollin commented that he would like Council to keep in mind his recommendation and stated that there has always been great service at Two Rivers.

Councilmember Terry stated that Council did talk about a gradual increase and that the final decision will be made at the Council meeting on November 21st.

Councilmember Spehar stated Council has spent about \$6 million on the renovations, and will still subsidize the operation, but would like to hit market

pricing. He stated that clubs have been paying \$9.50 at the substitute location, making it hard to justify going well below market again at Two Rivers.

Lois Becker, President of Kiwanis Club, stated Two Rivers has undertaken quite a renovation, and they want Two Rivers to be a draw to the downtown area. Kiwanis would like to continue to have weekly meetings at Two Rivers, but they have investigated other alternatives, which range in price from \$8.75 up to \$10.50. She stated that service clubs are guaranteed income to Two Rivers, and as such, should be give some considerations. She also stated that all of the Service Clubs members have connections to the business community.

Councilmember Terry indicated that she wished all Clubs could have been present the past few months as Council discussed the project, trying to make sure it still works for the community, as that is the number one goal. It has not been easy and they have had in-depth discussions on the value of the Service Clubs and all community groups. Council truly is trying to balance everyone's needs.

Councilmember Spehar discussed the fact that Council has not cut corners in the renovations of Two Rivers. He stated that the other consideration is to not undercut the business community by offering a \$6.75 price when the market is \$8.75 and up. He stated that Council must recognize both sides of the issue.

Councilmember Kirtland reinforced the fact that Council did reduce the fees proposed because of those reasons. Council does recognize that Service Clubs are a great asset to the community.

Councilmember Theobold stated his recollection is the fees are at market, but that they have not been formally adopted. However, he stated that his perception is that the Council has pretty much made up its mind.

Mayor Enos-Martinez stated that Council has not formally made a decision.

CONSENT CALENDAR

It was moved by Councilmember Kirtland, seconded by Councilmember McCurry and carried by a roll call vote to approve Consent Items # 1 through #7.

1. **Minutes of Previous Meetings**

*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**

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

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

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

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

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 for the 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

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

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

6. **Transportation Engineering Design Standards (TEDS)**

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

7. **Mariposa Reimbursement Agreement**

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

*** END OF CONSENT CALENDAR ***

*** ITEMS NEEDING INDIVIDUAL CONSIDERATION ***

Public Hearing - Grand Valley Circulation Plan Revisions (Formerly the Major Street Plan)

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.

Mr. Tim Moore, Public Works Manager identified the changes that have already been discussed by Council previously. Mr. Moore identified new requests to the plan, many of which are based on current traffic modeling.

The public hearing was opened at 8:14 p.m.

Councilmember Terry inquired about the wisdom of reducing the street connecting to the interchange at G Road, because it will be a short cut to access 29 Road. Mr. Moore indicated that the potential for additional traffic is less than what is required for a three-lane street. Mark Relph, Public Works Director, addressed Ms. Terry's concerns by pointing out the parcels will be much larger in this area, which reduces the amount of traffic.

Councilmember Spehar stated that he doesn't think it will be a short cut because of the windiness of the street. Traffic will go down to F-1/2 and have a straight shot to 29 Road rather than take the slower route.

Councilmember Theobald said he has a concern about how permanent these decisions are. In order to make long term decisions; Council needs projected information regarding traffic and development. Mr. Moore stated there is flexibility in the plan. The intent is to identify general needs and to provide guidance to staff and the development community in the future. He stated the plan is reviewed periodically in an effort to keep the plan current.

Councilmember Terry stated she is pleased with Staff's long term planning. It helps the public in terms of development issues.

The Mayor asked for public comments. There were none.

The public hearing was closed at 8:30 p.m.

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

Upon motion by Councilmember Theobald, seconded by Councilmember McCurry, and carried by roll call vote, Resolution No. 112-01 was approved.

Public Hearing – Intention to Create Alley Improvement District No.ST-02, Phase A

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

East/West Alley from 2nd to 3rd, between Hill Avenue and Gunnison Avenue

East/West Alley from 3rd to 4th, between Hill Avenue and Teller Avenue

East/West Alley from 4th to 5th, between Colorado Avenue and Ute Avenue

East/West Alley from 11th to 12th, between Grand Avenue and Ouray Avenue

East/West Alley from 12th to 13th, between Kennedy Avenue and Bunting Avenue

North/South Alley from 15th to 16th, between Hall Avenue and Texas Avenue

“T” shaped Alley from 7th to Cannell, between Kennedy Avenue and Bunting Avenue

Rick Marcus, Real Estate Technician, reviewed this item and the budget for the program. There have been no comments received in the Clerk’s office. He then asked for questions or comments.

Councilmember Theobald clarified that Council has seen these figures before and will see them one more time when Council establishes the actual assessments.

Robert Belts, 1450 Bunting owns a fourplex at 1310 North 12th, and is concerned about the length of time this construction will take. One renter has limited mobility so his concern is about a tenant parking. Mr. Marcus stated they should park on the street if there is room. The construction takes ten days to two weeks if it is just concrete. If it involves sewer then it takes three or four days longer. Mr. Belts stated that there is no on street parking there.

City Manger Arnold asked Mr. Belts to leave his name and address with Public Works Manager Tim Moore so that he can follow up with this issue.

The public hearing closed at 8:37 p.m.

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.

Upon motion by Councilmember Theobald, seconded by Councilmember Spehar, and carried by roll call vote, Resolution No. 113-01 was approved.

Public Hearing - Supplemental Appropriation Ordinance for the Budget Year 2001

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

The public hearing was opened at 8:38 p.m.

Ron Lappi, Administrative Services and Finance Director reviewed this item.

There were no public comments.

The hearing was closed at 8:38 p.m.

Ordinance No. 3386 – An Ordinance Making Supplemental Appropriations to the 2001 Budget of the City of Grand Junction.

Upon motion by Councilmember Spehar, seconded by Councilmember McCurry, and carried by roll call vote, Ordinance No. 3386 was approved.

NON-SCHEDULED CITIZENS & VISITORS

There were no citizens or visitor comments.

OTHER BUSINESS

There was none.

EXECUTIVE SESSION

Upon motion by Councilmember Theobald, seconded by Councilmember Kirtland, and carried, to go into Executive Session and not return to open session was approved.

1. To instruct our negotiators regarding the acquisition of right-of-way, C.R.S. 24-6-402 (4) (a), C.R.S. 24-6-402 (4) (e); and
2. To receive legal advice on the use of the power of eminent domain C.R.S. 24-6-402 (4)(b);
3. For the purpose of determining positions relative to matters that may be subject to negotiations, and/or to instruct our negotiators, under C.R.S. Section 24-6-402(4)(e).

ADJOURNMENT

City Council was adjourned into Executive Session at 8:42 p.m.

Stephanie Tuin, CMC
City Clerk

**Attachment 2
2002 Rural District Fire Contract**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	2002 Rural Fire District Services Agreement	
Meeting Date:	November 21, 2001	
Date Prepared:	November 4, 2001	
Author:	R. Beaty	Title Fire Chief
Presenter Name:	R. Beaty	Title Fire Chief
Workshop	X	Formal Agenda

Subject: 2002 Rural Fire District Services Agreement

Summary: The Grand Junction Rural Fire Protection District Board has requested continued services from the City of Grand Junction Fire Department for the year 2002. A memorandum of agreement between the City and District calls for the provision of certain services by the Fire Department to citizens of the District. Pursuant to and defined in the agreement, the District pays the City an allocated portion of the annual budget for services. The projected cost of services for 2002 is \$1,167,070.

Background Information: The District has contracted for certain emergency services from the City since the mid '40s. Methods for the delivery of services as well as the application of cost allocation formulas have varied over the years. A formula which uses percentage of calls applied to an adjusted total base budget to determine the District's agreement cost has been used for the past 14 years.

In May 1999, City Council and District Board members met to settle the amount of the 1999 emergency service agreement. As a result of the meeting, City Council directed the Fire Chief to make a minor change to the cost allocation formula for Fire Prevention/Code enforcement services. The change involved application of the percentage of fire prevention (code enforcement) activity in the District instead of applying the percentage of calls to prevention associated costs. This change more accurately reflects the District's use of fire prevention services. The percentage of fire prevention activity in 2000-2001 was 4% and is utilized in cost allocation projections for 2002.

The District's percentage of calls for service used in the projected cost of services for 2002 is 19.23%.

The District has the capacity to fund the 2002 services agreement in full. The District Board has expressed their concern that while they have the capacity to fund the 2002

agreement by utilizing fund balance, the cost of services has exceeded their revenue base and that the trend is negative over the long-term. In addition, the ability for the District to fund expanded services and or new services is in question. City Council and the Board have discussed and continue to discuss this issue. The Board is considering many options to correct the trend however there are not specific measures being taken at this time.

Budget: General fund revenue source in the amount of \$1,167,070

Action Requested/Recommendation:

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

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

This Memorandum of Agreement made and entered into this _____ day of _____, 2001, by and between the **Grand Junction Fire Department** (hereinafter "City") and the **Grand Junction Rural Fire Protection District** (hereinafter "District");

WHEREAS, for a considerable period of years the City and the District have cooperated to provide fire protection and related services within the District; and

WHEREAS, the parties desire to set out the general basis for providing fire response, fire prevention, fire inspection, rescue and emergency medical response by the City within the District for the period January 1, 2002 through December 31, 2002;

NOW THEREFORE, in consideration of the premises and the mutual covenants to be observed by the parties, IT IS AGREED:

1. The City shall provide fire response, prevention, inspection, rescue and emergency medical response and service within the District.
2. The projected 2002 allocation of costs for the District is \$ 1,167,070. Payment shall be made by the District to the City. On or before June 1, 2002 the District will pay the City \$583,535 and a final payment of \$583,535 on or before December 1, 2002.

The parties stipulate and agree that this payment arrangement requires that adjustments, if any, to the payments due to, or due from either party, shall be determined by an audit performed by the City, at the close of the City's 2001 fiscal year. Reimbursement due to the District or compensation due to the City, as detailed by the result said audit, shall be paid in 2002 and payment obligation shall be independent of a renewed service agreement, if any.

3. The parties agree that utilization data kept and generated by the City shall be used to establish a percentage of services rendered within the District and within the City. Such data, in conjunction with application of an apportionment formula, shall provide the basis for the determination of the costs and expenses payable by the District under this service agreement. (See exhibit "Grand Junction Rural Fire Protection District 2001 Emergency Services Contract Worksheet" attached hereto and incorporated by this reference as if fully set forth).
4. Should the District and/or the City desire to discontinue the City providing service under this agreement, either party may terminate the agreement

by providing notice of such termination to the other party. Notice shall be in writing and sent certified mail to the address provided herein and shall be given at least six months prior to termination.

5. District owned equipment shall be routinely maintained by the City. The District and the City shall agree prior to any rebuilding, re-manufacturing or non-routine maintenance work being performed on District-owned equipment.
6. The City agrees to provide the District with monthly activity reports in a form determined by the City. These reports shall detail the number and type of calls responded to by the City in the District. In addition, monthly equipment maintenance statements shall be provided to the District.
7. The parties agree that the equipment dispatched by the City to any call for service in the District, shall be within the operational control and be deployed by the sole discretion of the Grand Junction Fire Chief or his designee. The first-response units for City and District incidents will be the same unless specialized or specific apparatus has been previously dispatched.
8. The parties agree that the City will administer and enforce in the District the most recent version of the Uniform Fire Code adopted by the District.
9. The City shall, for the term of this agreement, be authorized to act on behalf of the District in any and all land use applications, hearings, decisions and building and/or construction projects on which the District would be asked or required to review and/or comment.
10. The City shall provide liability insurance coverage in amounts and with limits as determined solely by the City. The City shall name the District as an additional named insured under its policy(ies) affording coverage from any and all claims and demands arising out of the operation of and discharge of the activities stated herein. The City shall provide equipment and property damage insurance coverage for all City and District-owned equipment utilized in the District to discharge the obligations of this agreement. The City does not and shall not provide errors and omissions coverage for the District Board.
11. The City agrees to indemnify and hold harmless the District for claims, demands or causes of action for compensation for any loss, damage, personal injury, or death arising or occurring in consequence of the performance of this agreement that are not an action or actions of, or the result of an action or actions of, the District, its Board of Directors or the employees of the District and/or the Board..

12. The District agrees to indemnify and hold harmless the City for any and all claims, demands or causes of action for compensation for any loss, damage, personal injury, or death arising or occurring in consequence of the performance of this agreement. The District's obligation to indemnify and hold harmless the City, its officers, agents, and employees, shall not apply to liability or damages resulting from the negligence of the City's officers, agents, and employees nor to injuries covered by any workers' compensation plan. This paragraph shall survive the termination of this agreement.
13. All previous agreements are terminated and this agreement represents the full and complete understanding of the parties.
14. Enforcement of the terms and conditions of this agreement and all rights of action relating to such enforcement, shall be strictly reserved to the City and the District and nothing contained in this agreement shall give or allow any claim or right of action by any other or third person to enforcement of this agreement. It is the expressed intention of the City and the District that any person, organization or entity receiving any benefits from this agreement shall be deemed to be incidental beneficiaries only.
15. Venue for any action arising out of the performance or non-performance of this agreement or occurring out of or under this agreement shall be Mesa County, Colorado.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first written above.

CITY OF GRAND JUNCTION

by: _____
Kelly Arnold
City Manager
250 North 5th Street
Grand Junction, CO 81501

Attest:

Stephanie Tuin
City Clerk

GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT

by: _____

Stephen C. Ward
President, GJRFPD
865 Gambel's Way

Attest:

Grand Junction, CO 81505
Robert Dixon
Secretary of the Board

Attachment: Cost Allocation Worksheet for 2001

Time Frame	Rural	City	Total Calls	Annual % Rural	Annual % City
95-96	1215	4592	5807	20.92%	79.08%
96-97	1313	4616	5929	22.15%	77.85%
97-98	1432	4994	6426	22.28%	77.72%

Time Frame	Rural	City	Total Calls	Annual % Rural	Annual % City
95-96	1215	4592	5807	20.92%	79.08%
96-97	1313	4616	5929	22.15%	77.85%
97-98	1432	4994	6426	22.28%	77.72%
98-99	1344	5072	6416	20.95%	79.05%
99-00	1388	5425	6813	20.37%	79.63%
00-01	1417	5951	7368	19.23%	80.77%
Five Year Total / Average	2528	9208	11736	21.54%	78.46%

Cost Center	1997	1998	1999	2000	2001	2002	2003
	Actual	Actual	Actual	Current	Current	Proposed	Proposed
Administration	393,348	285,419	359,994	366,793	694,031	860,009	874,665
(Operating Capital)	(4,004)	-	-	(8,489)	-	-	(800)
(Major Capital)	(119,694)	(1,929)	(19,899)	(14,669)	(269,540)	(456,000)	(456,000)
Emergency Medical Services	162,256	209,352	190,908	219,967	230,630	266,801	283,854
(Operating Capital)	-	-	-	-	-	(4,100)	(3,674)
(Major Capital)	(12,278)	(32,558)	(7,980)	-	-	-	(14,000)
Fire Suppression	3,659,482	4,072,723	4,280,916	4,426,149	4,800,197	4,900,025	5,789,888
(Hose and Supplies)	-	-	-	-	-	-	-
(City Equip. Accrual)	(139,179)	(182,889)	(185,151)	(207,699)	-	-	-
(City Vehicle Fuel)	(5,141)	(4,128)	(4,385)	-	-	-	-
(Operating Capital)	(12,319)	(17,906)	(30,551)	(4,198)	(39,313)	(20,200)	(15,000)
(Major Capital)	-	(133,825)	(43,353)	(30,689)	(109,000)	(19,000)	(22,800)
Fire Prevention	315,109	386,105	407,405	324,314	347,262	378,752	391,610
(Operating Capital)	(4,386)	(5,736)	-	-	(1,082)	-	(3,999)
(Major Capital)	-	(15,144)	-	-	-	-	-
(Juvenile Fire Setter Prg.)	(1,603)	(2,748)	(2,681)	(3,073)	(5,517)	(12,070)	(10,684)
Training Division	133,952	73,367	106,758	131,907	174,039	183,801	185,031
(Operating Capital)	-	(4,278)	-	(3,050)	(4,853)	(3,655)	(800)
Plant (Buildings)	140,709	108,448	90,954	137,483	108,408	117,068	158,590
(Operating Capital)	(37,452)	(8,600)	-	-	-	-	-
(Major Capital)	(15,996)	(9,369)	-	(43,525)	(5,050)	(10,000)	(64,000)
Health and Safety	4,104	13,397	20,809	32,109	28,749	59,482	38,649
(Operating Capital)	-	(8,522)	(9,100)	(9,639)	(3,112)	(24,353)	(2,404)
Communications Center	84,828	94,000	95,965	121,781	128,344	142,293	151,577
Total	\$ 4,541,737	\$ 4,815,179	\$ 5,250,609	\$ 5,435,472	\$6,074,193	6,358,853	\$7,279,703
Adjusted Budget (- Prevention)			\$4,845,885	\$5,114,231	\$5,733,530	\$5,992,171	\$6,902,776
Adjusted Prevention Budget			404,724	321,241	340,663	366,682	376,927

2001 Revenue (District Share)	2001	2001
Ambulance Permits	\$ -	-
Rescue Services (Amb. Tx)	-	-
Fire Suppression Services	-	-
Fire Prevention Permits	-	-
False Alarm Fees	-	-
Federal Reimbursement	-	-
Training	-	-
Total	\$ -	\$ -

2001 Actual - Contract Adj.		
	2001	2001
Revised	\$0	\$ -
99-00 Factor	20.37%	4%
Total	\$ -	\$ -
Projected		\$0
Difference		\$ -

2002 ESTIMATED Rural Contract Amount (Unadjusted for 2001)	
	Previous Year
Rural Share of 2001 Rev. (Actual)	\$ -
2001 Contract Adjustment (Actual)	-
2001 Contract Adjustment +/-	\$ -

2002 ORIGINAL CONTRACT	
2002 Projected Rural Contract	Previous Year \$1,167,070

4% of the total time spent by Fire Prevention occurred in the District. Therefore, 4% of total Fire Prevention cost is allocated to the District.

**Attachment 3
2002-2003 Parks and Recreation Fees**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	2002-2003 Parks and Recreation Fees and Charges Policy		
Meeting Date:	November 21, 2001		
Date Prepared:	November 15, 2001		
Author:	Joe Stevens	Title: Director Parks and Recreation	
Presenter Name:	Joe Stevens	Title: Director Parks and Recreation	
	Workshop	X	Formal Agenda

Summary: The Parks and Recreation Advisory Board is recommending the City Council pass a resolution adopting the 2002-2003 Parks and Recreation Fees and Charges Policy.

Background Information: The Parks and Recreation Department in conjunction with the City's biennial budget evaluates recreation program fees, facility admission fees, facility use fees, golf course fees, and cemetery fees. At the November 15, 2001, the Parks and Recreation Advisory Board meeting, the Board recommended that the City Council adopt the accompanying 2002-2003 Parks and Recreation Department Fees and Charges Policy. Additionally, it is being requested that the City Council adopt the Fees and Charges Policy for Two Rivers Convention Center as reviewed and directed by City Council on October 29, 2001.

Some of the significant changes and observations from the 2000-2001 Fee Policy include:

- Daily swimming pool admissions will increase from \$3.75 to \$4.25 for Adults (18-59) and from \$2.75 to \$3.00 for youth (3-17) and seniors (60+). In general, swimming pool fees are projected to increase from 8% to 10%.
- Golf course fees and charges will increase at the rate of 4% to 6% and remain at the low end of the market for golf on the Western Slope and all of Colorado.
- Park permits for shelters have not been adjusted since 1997 and it is recommended that shelter reservations be increased from \$15.00 to \$18.00 in 2002 and \$20.00 in 2003 for small sized shelters; from \$20.00 to \$23.00 in 2002 and \$25.00 in 2003 for medium sized shelters; from \$40.00 to \$43.00 in 2002 and \$45.00 in 2003 for large shelters.
- Base rental of the barn will increase \$5.00 or go from \$280.00 to \$285.00 for a half day rental or from \$40.00 to \$45.00 an hour.
- While there are no fee increases projected for Canyon View baseball and Stocker Stadium/Suplizio baseball field rental in 2002, it is proposed that the rental of

Canyon View increase from \$65.00 min. 2002 to \$70.00 min. in 2003, and that Suplizio Field increase from \$65.00 min. to \$90.00 min. in 2003. The \$1.00 per person or 15% of the gate fee would not be changed in 2002 or 2003. In 2003 the minimum charge for rental of the Stocker Stadium football field will be \$150.00 which is a \$25.00 increase over 2002.

- Golf cart rental will increase \$1.00 in 2002.
- Cemetery grave space will increase \$30.00/annually and will go from \$790.00 to \$820.00 in 2002 in accordance with the cemetery's 10-year business plan. Fees are projected to increase an average of 4% annually. Cemetery fees are competitively priced and remain at the low end of market rates for comparable services in the State of Colorado.
- Service club room rental charges will be waived if food charges exceed room rate.
- The service charges will be 18% at Two Rivers Convention Center.
- The Chef's Choice service club lunch will be \$9.38 including service charge. (\$7.95 plus 18% service charge equals \$9.38)
- Unlimited use of all A.V. equipment will be available for \$600.00/yr.
- Sq.ft. room and exhibit hall rental space will be priced at the "low end" of the market.
- Fees, charges, policies and procedures will be revised annually at Two Rivers Convention Center.

Budget: The 2002-2003 revenue projections are based upon these anticipated changes to the Fees and Charges policy.

Alternatives:

1. Adopt a resolution revising the fees as presented.
2. Adopt a resolution as modified.
3. Deny the resolution in its entirety.

Action Requested/Recommendation:

It is recommended that the City Council adopt the 2000-2001 Fees and Charges Policy as presented.

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

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

ESTABLISHING THE 2002-2003 FEES AND CHARGES POLICY FOR THE
GRAND JUNCTION PARKS AND RECREATION DEPARTMENT

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

that the fees and charges policy is hereinafter set forth be those for the Parks and Recreation Department for 2002 and 2003.

PASSED AND ADOPTED this 21st day of December, 2001.

President of the Council

ATTEST:

City Clerk

PURPOSE OF POLICY

The Fees and Charges Policy is intended to establish a standardized approach in assessing fees for residents and nonresidents for the use of City facilities. This policy provides a guideline for determining which user groups should pay and at what percentage, to keep fees at a fair market level in order to encourage participation, to strive for a high degree of cost recovery, and to lessen the burden on the City tax payer.

AUTHORITY

The Parks and Recreation Department shall develop and recommend fees and guidelines for all appropriate uses of its facilities and participation in various recreation programs. The fees will be reviewed annually by staff, the Parks and Recreation Advisory Board and ultimately approved by the City Council.

DEFINITIONS

DIRECT COST - cost of part-time staff (e.g. instructors, leaders, lifeguards,) supplies, materials, building rental and advertising, etc.

INDIRECT COST - cost of (full-time staff eg. recreation/park superintendents, recreation supervisors, facility managers, maintenance workers) maintenance, facility utilities, operating equipment, or other overhead, capital equipment etc.

COST RECOVERY CATEGORIES

1. **MINIMAL COST RECOVERY** – Recreation programs and/or facilities will recover less than 50% of the direct costs.

Programs

Therapeutic Recreation
Asset based Programs

Teen Programs
Special Events

“Learn to Swim” Scholarship Program
Program

Recreation Scholarship

Facilities

Senior Recreation Center
Wading Pool @ Lincoln Park – Moyer Pool

2. **PARTIAL COST RECOVERY** – Recreation programs and/or facilities will recover a minimum of 70% of the direct and indirect operating costs.

Programs

Aquatics	Arts	Music and Culture
Early Childhood	Youth General Recreation	Youth Sports
Senior Recreation		

Facilities: Specific facilities will recover a minimum of 40-90% of the direct and indirect operating costs (excluding capital)

Two Rivers Convention Center	- 65-80%
Swimming Pools	- 80-90%
Cemetery	- 80-100%

3. **FULL COST RECOVERY** – Recreation programs and/or facilities will recover a minimum of 100% of the direct and indirect operating costs.

Programs

Adult Sports	Outdoor Recreation
Adult general Recreation	Specialized Technical
Instruction	
Adult Fitness	Adult Arts, Music and
Culture	

Facilities

Golf Courses

4. **RECREATION PROGRAMS TARGETED COST RECOVERY** - the targeted cost recovery for all recreation programs combined is 70-80%.

GENERAL DEPARTMENTAL POLICIES

CITY DISCOUNT

A person(s) residing within the City limits of the City of Grand Junction receives a discounted resident rate of 20%. The 20% will apply to recreation classes/programs, season passes for Lincoln Park -Moyer Pool, Lincoln Park and Tiara Rado Golf Courses. The resident discount does **NOT** apply to daily golf and pool fees, special events, Stocker Stadium/Suplizio Field, Municipal Cemeteries, Two Rivers Convention Center, and the Lincoln Park Auditorium. All fees at the Orchard Mesa Community Center Pool are discounted because of the City-County joint funding. The City resident discount for pool punch cards is 15%. Punch cards are valid at both Lincoln Park-Moyer Pool and the Orchard Mesa Community Center Pool.

Note: All fees will be rounded to the nearest quarter.

SPONSORSHIP OF GROUPS

The groups which are co-sponsored by the Department are: Dolphins Swim Club, Grand Valley Wave Swim Club, Grand Junction Tennis Club, JUCO, Senior Recreation Center Incorporated, Grand Mesa Youth Soccer Association (GMYSA), Lincoln Park and Tiara Rado Golf Clubs, and the Fourth of July Celebration Committee.

RETURNED CHECK

There will be a \$10.00 service charge on checks returned for insufficient funds, an additional \$10 will be charged if the account goes to collection.

AGE CATEGORIES

Infant	Under 3 years of age
Youth	3 - 17 years of age
Adult	18 and up

FAMILY DEFINITION

Husband, wife and *children including natural, adopted, foster and stepchildren, living under the same roof.

*Children - Must be 17 years or younger, or full-time student under 24 years of age.

GROUP DEFINITION

Any group of five or fewer individuals. Resident discount will be extended if ALL five individuals are City residents. Nonresident rate will be applied if any one or more individual(s) in the "group" are classified as nonresident(s). There will be an additional fee, per person, for more than five individuals comprising a group.

LATE REGISTRATION FEES

Youth Sports Programs: A late fee of \$5 may be assessed on player registrations taken after the date on which teams are formed.

Adult Sports Programs: A late fee of \$50 may be assessed on team registrations taken after the date on which league schedules are formed.

REFUND AND SATISFACTION GUARANTEE

A full credit toward a future program or activity or a refund will be issued for any program that is cancelled by the department. If, for any reason, you find that you cannot participate in a program for which you are registered, credits or refunds will gladly be given for most programs – for best results, please request these before the class meets for the first time. Some programs require notification of your withdrawal seven (7) days prior to the beginning of the program, and in some cases, full refunds cannot be granted if expenses for the program have already been incurred. Please check your program receipt for specific information, or ask our leisure service representatives.

...and

If you are not satisfied with a class, program or activity offered by our department, let us know your concerns in writing within 10 days of the last class. We will arrange for you to repeat the program at no additional charge, receive a credit which may be applied to another activity, or receive a refund. This policy does not apply to trips and tours, adult sport league programs, and season passes/tickets or punch cards for golf or swimming.

TRANSFER

Program transfers are permitted, provided that space is available.

I. **GENERAL RECREATION DIVISION**

A. **GENERAL RECREATION PROGRAMS**

General Recreation participant program fees are based on the cost of providing the service and the pre-determined cost recovery percentage for that program/activity.

B. **SPECIAL EVENTS**

The Department will offer special events to the public for which a fee may be charged as based on the minimal cost recovery rule, recovering less than 50% of direct program costs; or as indicated for raising funds to be allocated to a specific cause.

C. **SPORT LEAGUE PROGRAMS**

The Parks and Recreation Department will provide youth and adult, competitive and recreational league programs including, but not limited to softball, football, wrestling, volleyball, soccer, basketball and tennis.

D. **RECREATION EQUIPMENT RENTAL**

Individuals may rent volleyball equipment from the Department for private use. A rental fee and deposit will be required before issuing equipment. The equipment must be returned in good condition the next business day. The deposit shall be forfeited if equipment is not returned on time and in acceptable condition.

II. **SWIMMING POOLS**

A. **DAILY POOL ADMISSIONS**

FREE SWIM DAY

Free pool admission for individuals 17 and under will be offered on Wednesdays from 9:30 A.M. - Noon and 1:30 P.M. - 4:30 P.M. at the Lincoln Park-Moyer Swimming Pool. Wednesdays free day admission is valid for the pool complex only and **will not be valid for the waterslide.** Certain Wednesdays may be excluded based upon predetermined closings to the public (e.g. swim meets).

NON SWIMMERS

ALL individuals entering the facility will pay the daily admission fee or present their season pass/punch card. During Learn-to-Swim, admission fees will not be charged to class observers. Observers must remain in designated observation areas, and must leave the facility prior to its reopening for public swim or other use.

HOT TUB USE FEE - ORCHARD MESA POOL ONLY

A person may pay a fee in addition to the admission in order to utilize the hot tubs at the Orchard Mesa Community Center Pool. Length of use will not be restricted. Additionally, a person may pay a fee to enter the facility to use the HOT TUB ONLY.

LINCOLN PARK-MOYER POOL AND SLIDE DISCOUNT

A discounted admission rate will be extended at specific times throughout the week for the combined use of the pool and slide. If a patron has a punch card, season pass, or has paid a family admission, she/he may pay an additional individual fee for waterslide admission.

B. SUMMER SEASON POOL PASSES

Swimming pool summer season passes are available for use at both the Lincoln Park and Orchard Mesa Community Center Pool. An individual may purchase a season pass valid for Orchard Mesa Pool only. The Lincoln Park-Moyer Pool seasonal opening and closing dates are set annually based upon the existing School District #51 school calendar.

GROUP HOME POOL PASSES

"Group" pool passes will be sold to *group homes. The 5 individual limit will not apply.

*GROUP HOME as defined in

City Zoning Code.

MID-SEASON PURCHASE OF POOL PASSES

Summer swimming pool season passes are available beginning July 1 for 1/3 off the regular fee and August 1 for 2/3 off the regular fee.

MONTHLY OPTION ON POOL PASSES

A monthly pass, featuring unlimited swims for May/June, July, and August/September, will be offered for one-third the regular season pass fee plus 15%.

C. PUNCH CARDS

The purpose of a PUNCH CARD is to offer discounted fees to frequent swimmers. The cost of the punch card is based on discounted single admission fees (10% discount for non-residents and 15% discount for residents). Punch cards are available for both the Lincoln Park-Moyer and Orchard Mesa Pools.

PUNCH CARDS AT ORCHARD MESA POOL - OFF SEASON

A swimmer will be able to purchase an "off season" punch card for the Orchard Mesa Community Center Pool, 30 punches for the price of 20.

D. "LEARN TO SWIM" PROGRAM

A "Learn to Swim" program will be offered at the Lincoln Park-Moyer Pool during the summer season. The fees established for the program will adhere to the partial cost recovery rule (City residents will receive a discounted resident rate).

The Orchard Mesa Community Center Pool will offer a "Learn to Swim" program year round. Fees established for the program will adhere to the partial cost recovery rule. The non-resident fee will be the same as the resident fee because Mesa County contributes to the operating costs at the pool.

During "Learn-to-Swim", admission fees will not be charged to class observers. Observers must remain in designated observation areas, and must leave the facility prior to its reopening for public swim or other uses.

LEARN TO SWIM -- SCHOLARSHIP PROGRAM

The Parks and Recreation Department offers a reduced fee for the "Learn to Swim" program at Lincoln Park-Moyer and Orchard Mesa Community Center Pools. Lincoln Park-Moyer Pool scholarships are granted only to City residents. Families qualifying for the low income "Learn to Swim" will be charged a minimal fee for the instructional courses. Children must be between the ages of 6 and 15 to qualify. The scholarships will be awarded throughout the year accordingly:

Lincoln Park-Moyer Pool – 10 registrations/session (4 sessions)
40 Orchard Mesa Pool - 6 registrations/session
(13 sessions)78

E. **PRIVATE POOL PARTIES**

The Lincoln Park-Moyer Pool and/or Waterslide and the Orchard Mesa Community Center Pool may be rented by individuals, groups or organizations for private, not for profit, pool parties during non-public hours. The rates are based on a 2-hour rental block. Payment is due one week in advance and the number of swimmers in the party is indicated at that time. The guaranteed number of guests may be increased three days prior to the event and payment submitted without penalty; however, a premium over-booking fee will be charged when attendance exceeds the guarantee.

AREA SCHOOLS - ANNUAL POOL USE

Schools may schedule either Lincoln Park-Moyer Pool and Waterslide, or Orchard Mesa Pool for an annual pool party at a discounted fee for students, not to exceed two hours, as availability allows. Schools may be combined not to exceed maximum capacity. Adults will pay regular admission fees.

BIRTHDAY PARTIES

Birthday parties will be offered at Lincoln Park-Moyer and Orchard Mesa Community Center Pool during public swim. The rates are based on a 2-hour rental block.

F. **FACILITY USE**

SHOWER USE FEE

There will be a fee for the use of the shower facility ONLY at the Lincoln Park-Moyer and Orchard Mesa Community Center Pools.

G. **SWIM CLUBS**

Meets: A fee daily will be assessed for use of Parks and Recreation aquatic facilities for competitive swimming programs. Fees assessed will cover all direct costs, as well as a relative portion of indirect costs incurred by the department. The Parks and Recreation department retains the right to negotiate the fee based upon special need demonstrated by the meet sponsors.

Practice-Sponsored Teams: Practice sessions will be provided to the Dolphins and Grand Valley Wave Swim Clubs as availability allows. Practice sessions may be scheduled as space is available during public

swim, and the fee will be negotiated separately with the respective swim team.

H. **RECREATION EQUIPMENT RENTAL**

Recreation equipment, (mask and fins, tubes or inflatables), may be rented at either Lincoln Park or Orchard Mesa Pools.

III. **FACILITIES**

A. **LINCOLN PARK AUDITORIUM "BARN" RENTAL**

An individual or organization may reserve the Lincoln Park Barn for their *business or *family event. An event may be scheduled as "tentative" up to two years in advance. A damage/security deposit is required THREE months before the actual event to secure the date. If the deposit is not paid three months prior to the event, the event will be listed as tentative and the contract can be cancelled in favor of another booking/event. The total contract rental fee along with any additional forms required, must be paid/submitted at least ONE month prior to the scheduled event.

If a booking is cancelled after the deposit and/or rental fees have been paid, a refund will be issued less a 25% administrative fee of the deposit and/or rental fees.

- * Business Event - An event in which sales occur, an admission is charged, or funds are collected and may/may not be open to the public. This includes, but is not limited to, dances, plays concerts, flea markets, craft fairs, merchandise shows, organization fund raisers, etc.
- * Family Event - An event in which NO sales occur and is not open to the general public.

B. **SENIOR RECREATION CENTER**

In the case of an outside contractor who operates a senior recreation program for the Center, a use fee specific to the activity will be assessed. Activities are generally for individuals 55 years of age and older.

FACILITY RENTAL FEE

The Senior Recreation Center can be rented for senior activities, when the facility is available.

SENIOR DANCE FEES

In the case of an outside contractor who operates a senior recreation program for the Center, a use fee specific to the activity will be assessed.

C. PARK PERMITS

The Department will issue a permit for an area of a municipal park as availability allows. There will be a fee to reserve a picnic shelter in a park.

BUSINESS ACTIVITY IN CITY PARKS AND RIVERFRONT

If an event is held in a City park and ANY fees are collected, the Department shall collect the minimum fee per day as stated in the Fees and Charges Policy. The fee will be collected before the event and the additional funds, if applicable, shall be submitted to the Parks and Recreation office within 10 working days from the completion of the event.

Organizations seeking co-sponsorship by the Parks and Recreation Department, upon approval, may request permission to have the park use fee waived.

CAMPS

Use of a public park to conduct camps will be assessed the standard field rental rate plus 15% of gross sales (tickets, entry fee, etc).

CONCESSION SALES IN CITY PARKS AND RIVERFRONT

Concession or novelty sales cannot take place in a City park without prior approval of the Parks and Recreation Department. The Department and the City's contracted concessionaire must approve sales at Lincoln Park Stocker Stadium-Suplizio Baseball Field, Lincoln Park-Moyer Pool, Columbine and Kronkright softball complexes and the Canyon View softball complex, multi-use fields and baseball field.

*Note - for additional information on Riverfront Trails, refer to Ordinance Book, Chapter 26.

D. SOFTBALL and MULTI USE FIELD RENTAL

A tournament may be scheduled at Canyon View, Columbine or Kronkright Fields. Fields will be assigned based on the parks and recreation department's determination of appropriate facilities. The rental rate includes the initial field preparation for the tournament along with field maintenance scheduled between games when necessary. Softball field maintenance will be scheduled after the 5th and 10th consecutive softball games. The minimum tournament rate must be paid before the tournament and any additional fees associated with the tournament (lights, diamond dry) must be paid within 10 working days following the tournament. A contract MUST be signed prior to tournament.

All information regarding the tournament (insurance, contract, dates and times) must be submitted to the Parks and Recreation office a minimum of 7 days prior to the actual event. No field reservation will be accepted without receipt of a non-refundable reservation fee equal to 1/3 of minimal rental fee. Tournament brackets are due 3 working days prior to tournament start, with a non-refundable bracket fee payable with all other reservation fees. These deposits may be applied to the final field rental payment.

PRIVATE USE OF SOFTBALL FIELD(S) - NON-TOURNAMENT

An organization may rent the softball fields on an hourly basis. The fee will include the initial field preparation by Parks Department staff.

E. CANYON VIEW PARK/SPORTS COMPLEX

In consideration for contributions to the City of Grand Junction from Grand Mesa Youth Soccer Association (GMYSA) will receive second priority in scheduled uses (after Parks and Recreation Department uses) of the multi-use fields and will additionally pay discounted player fees for regular league play.

F. STOCKER STADIUM/SUPLIZIO BASEBALL FIELD

Suplizio Baseball Field may be used for baseball activity only. Any other use of the facility must be pre-approved by the Department.

Stocker Stadium Football Field may be used for football activity only. Any other use of the facility must be pre-approved by the Parks and Recreation Department.

Stocker Stadium Track may be used for track activity only. Any other use of the facility must be pre-approved by the Department.

The locker room facility will be included in the rentals to JUCO, School District 51 and Mesa State College athletic programs. Any outside use of the facility will be assessed a fee for rental. A clean-up fee may be

assessed to any organization using the facility and leaving the facility in disarray.

G. **TENNIS COURT USE**

The Grand Junction Tennis Club, School District 51 and Mesa State College may use a maximum of 6-8 courts, as approved, without a charge provided the facility is not being used for Department programs. Facility exchanges are utilized with Mesa State College and School District 51. The Grand Junction Tennis Club contributes monetarily on an annual basis, i.e. contributing tennis balls, nets, straps and funds for facility improvements.

Courts may be reserved by other groups on a per hour/per court basis provided the courts are available.

H. **TWO RIVERS CONVENTION CENTER**

Two Rivers Convention Center is available for rent to individuals and organizations. Refer to Two Rivers Policies and Procedures for additional information.

IV. **MUNICIPAL GOLF COURSES**

A. **SEASON TICKETS**

Season tickets are available for use at both Lincoln Park and Tiara Rado Golf Course and are valid for the calendar year (January 1 through December 31). There are three categories of season tickets available: **Unlimited** - Valid anytime, 7 days a week and holidays; **Limited - Lincoln Park** - Valid anytime Monday through Friday; Saturday, Sunday and holidays after 2:00 P.M. during daylight savings time and after 12:00 P.M. during Mountain Standard Time; **Limited - Tiara Rado** - Valid anytime Monday through Thursday; valid Friday, Saturday, Sunday and holidays after 2:00 p.m. during daylight savings time and after 12:00 noon during Mountain Standard Time. **Junior Limited** - Valid Monday through Thursday and valid Friday, Saturday, Sunday and holidays after 2:00 P.M. during daylight savings time and after 12:00 P.M. during Mountain Standard Time.

B. **GREEN FEES**

Daily green fees will be charged for daily use.

C. **GOLF TOURNAMENTS**

Green fees are charged according to the tournament's status (exempt or nonexempt). Prizes and golf carts may be arranged through the pro shop.

The tournament deposit fee must accompany all requests. For approved tournaments, this deposit will be credited against the total cost of the

tournament. There will be a non-refundable tournament fee that must be paid at least 3 days before the tournament.

If the event is cancelled due to weather, it will be rescheduled if an alternate date is available. If no date is available, or the group wishes, a refund will be given less prorated use of equipment and holes completed.

Any outside carts and/or equipment, food, beverages, and prizes, which have been leased or purchased, must be paid for, in full, by the sponsoring group by completion of play.

D. MID SEASON PURCHASE OF GOLF TICKETS

Golf season tickets may be purchased for half price after August 15.

E. GOLF RESERVATION

One tee time for weekends and holidays may be reserved two days in advance, either in person or by telephone. Two tee times may be reserved for weekdays.

V. MUNICIPAL CEMETERY

For additional policy information, refer to Ordinance Book, Chapter 12, Sec. 12-1 through 12-3.

VI. FORESTRY

Annual license fee only. No additional fees. For additional policy information, refer to Ordinance Book, Article III, Sec. 40-61.

I. General Recreation Division		2001 Fee	2001 Resident	2002 Fee	2002 Resident	2003 Fee	2003 Resident
A. General Recreation Programs							
1. Fitness/Dance Programs	1-12 Classes	\$2-\$20/Class	*see below	\$2-\$20/Class	*see below	\$2-\$20/Class	*see below
2. Instructional Programs	1-12 Classes	\$2-\$40/Class	*see below	\$2-\$40/Class	*see below	\$2-\$40/Class	*see below
3. Outdoor Recreation	1-10 Classes	\$1-\$75/Class	*see below	\$1-\$75/Class	*see below	\$1-\$75/Class	*see below
4. Health and Wellness	1-30 Classes	\$5-\$65/Class	*see below	\$5-\$65/Class	*see below	\$5-\$65/Class	*see below
5. Senior	1-30 Classes	\$15-\$150/Class	*see below	\$15-\$150/Class	*see below	\$15-\$150/Class	*see below
6. Other	per event/class	\$0-\$20/Class	*see below	\$0-\$20/Class	*see below	\$0-\$20/Class	*see below
B. Special Events							
	Per event	\$0-\$10	*see below	\$0-\$25	*see below	\$0-\$25	*see below
C. Sport League Programs							
League Fees	6-15 games	\$25-\$75/game	*see below	\$25-\$75/game	*see below	\$25-\$75/game	*see below
Player Fees (based on average number of players on a team using 60% nonresident & 40% resident)	per team/per season	n/a	n/a	n/a	n/a	n/a	n/a
Fouls/Protests	Each	\$20-\$35	n/a	\$20-\$35	n/a	\$20-\$35	n/a
Spectator Admission (not charged in all programs)	Each	\$.25-\$1	n/a	\$.25-\$1	n/a	\$.25-\$1	n/a
D. Recreation Equipment Rental							
	Each	\$5-\$50	*see below	\$5-\$50	*see below	\$5-\$50	*see below

Note: All program registration fees are established based on program budget (personnel, equipment, materials, space rental, etc.) in accordance with the appropriate cost recovery identified within this policy. Resident discount is approx. 20% of base fee.

II. SWIMMING POOLS		2001 Fee	2001 Resident	2002 Fee	2002 Resident	2003 Fee	2003 Resident
A. Daily Pool Admissions							
1. Lincoln Park AND Orchard Mesa							
a. Adult (18-59)	daily	\$3.75	n/a	\$4.25	n/a	\$4.25	n/a
b. Youth (3-17)	daily	\$2.75	n/a	\$3.00	n/a	\$3.00	n/a
c. Infant (2 and under)	daily	\$0.75	n/a	\$1.00	n/a	\$1.00	n/a
d. Senior (60+)	daily	\$2.75	n/a	\$3.00	n/a	\$3.00	n/a
e. Group	as assigned	\$10.00	n/a	\$12.00	n/a	\$12.00	n/a
2. Lincoln Park Waterslide ONLY							
a. Morning Session	daily	\$2.00	n/a	\$2.25	n/a	\$2.25	n/a
b. Afternoon Session	daily	\$2.00	n/a	\$2.25	n/a	\$2.25	n/a
c. Single Ride	daily	\$1.00	n/a	\$1.25	n/a	\$1.25	n/a
d. Tube Rental	daily	\$1.00	n/a	\$1.25	n/a	\$1.25	n/a
e. Punch card	10admissions	\$20.00	n/a	\$22.50	n/a	\$22.50	n/a
f. Pool/slide Admission/Group	M-F after 5pm and all day Sunday	\$10.00	n/a	\$12.00	n/a	\$12.00	n/a
3. Orchard Mesa Pool ONLY							
a. Discount Friday after 5pm	Friday ONLY	\$1.50	n/a	\$1.75	n/a	\$1.75	n/a
b. Discount Saturday	Saturday ONLY	\$1.50	n/a	\$1.75	n/a	\$1.75	n/a
c. Gym & Swim; Group	daily	\$10.00	n/a	\$12.00	n/a	\$12.00	n/a
d. Gym & Swim; Adult	daily	\$3.75	n/a	\$4.25	n/a	\$4.25	n/a
e. Gym & Swim; Youth	daily	\$2.75	n/a	\$3.00	n/a	\$3.00	n/a
f. Gym & Swim; Senior	daily	\$2.75	n/a	\$3.00	n/a	\$3.00	n/a
g. Gym ONLY	daily	\$2.00	n/a	\$2.25	n/a	\$2.25	n/a
h. Hot Tub (plus admission fee)	daily	\$0.75	n/a	\$1.00	n/a	\$1.00	n/a

i. Hot Tub ONLY	daily		\$2.00	n/a	\$2.25	n/a	\$2.25	n/a
j. Fitness Drop-in	daily		\$3.25	n/a	\$3.50	n/a	\$3.50	n/a
B. Summer Season Pool Passes	summer season as defined							
1. Combined Lincoln Park and Orchard Mesa								
a. Adult (18-59)	season		\$101.00	\$81.00	\$115.00	\$92.00	\$115.00	\$92.00
b. Youth (3-17)	season		\$74.00	\$59.00	\$81.00	\$65.00	\$81.00	\$65.00
c. Infant (2 and under)	season		n/a	n/a	n/a	n/a	n/a	n/a
d. Senior (60+)	season		\$74.00	\$59.00	\$81.00	\$65.00	\$81.00	\$65.00
e. Group (see definition)	season		\$318.00	\$254.00	\$355.00	\$284.00	\$355.00	\$284.00
1. additional group member	season		\$64.00	\$51.00	\$71.00	\$57.00	\$71.00	\$57.00
f. Group Home (see definition)	season		\$318.00	\$254.00	\$355.00	\$284.00	\$355.00	\$284.00
1. additional member	season		\$64.00	\$51.00	\$71.00	\$57.00	\$71.00	\$57.00
g. Monthly Adult			n/a	n/a				
2. Orchard Mesa Pool ONLY								
a. Adult (18-59)	season		\$81.00	n/a	\$92.00	n/a	\$92.00	n/a
b. Youth (13-17)	season		\$59.00	n/a	\$65.00	n/a	\$65.00	n/a
c. Infant (2 and under)	season		n/a	n/a	n/a	n/a	n/a	n/a
d. Senior (60+)	season		\$59.00	n/a	\$65.00	n/a	\$65.00	n/a
e. Group (see definition)	season		\$254.00	n/a	\$284.00	n/a	\$284.00	n/a
1. additional member	season		\$51.00	n/a	\$57.00	n/a	\$57.00	n/a
f. Group Homes (see definition)	season		\$254.00	n/a	\$284.00	n/a	\$284.00	n/a
1. additional member	season		\$51.00	n/a	\$57.00	n/a	\$57.00	n/a
g. Monthly	person		n/a	n/a				
3. Season Pass Replacement	each		\$9.50	n/a	\$10.00	n/a	\$10.00	n/a
<i>NOTE: Effective 7/1 season passes are 1/3 off regular fee. Effective 8/1 season passes are 2/3 of regular fee.</i>								
C. Monthly Option on Season	summer season as defined							
Passes								
1. Adult	monthly		n/a	n/a	\$45.00	\$36.00	\$45.00	\$36.00
2. Youth (13-17)	monthly		n/a	n/a	\$32.00	\$26.00	\$32.00	\$26.00
3. Senior (60+)	monthly		n/a	na	\$32.00	\$26.00	\$32.00	\$26.00
4. Group (see definition)	monthly		n/a	n/a	\$137.00	\$110.00	\$137.00	\$110.00
a. additional member	monthly		n/a	n/a	\$28.00	\$23.00	\$28.00	\$23.00
D. Punch Cards-20 admissions								
1. Lincoln Park AND Orchard Mesa (combined)								
a. Adult (18-59)	20 admissions		\$68.00	\$64.00	\$77.00	\$73.00	\$77.00	\$73.00
b. Youth (3-17)	20 admissions		\$50.00	\$48.00	\$54.00	\$51.00	\$54.00	\$51.00
c. Infant (2 and under)	not available		n/a	n/a	n/a	n/a	n/a	n/a
d. Senior (60+)	20 admissions		\$50.00	\$48.00	\$54.00	\$51.00	\$54.00	\$51.00
2. Orchard Mesa Pool ONLY								
a. Adult (18-59)	20 admissions		\$64.00	n/a	\$73.00	n/a	\$73.00	n/a
b. Youth (3-17)	20 admissions		\$48.00	n/a	\$51.00	n/a	\$51.00	n/a
c. Infant (2 and under)	not available		n/a	n/a	n/a	n/a	n/a	n/a
d. Senior (60+)	20 admissions		\$48.00	n/a	\$51.00	n/a	\$51.00	n/a
3. Winter Punch Cards-Orchard Mesa Pool ONLY								
a. Adult (18-59)	30 admissions		\$64.00	n/a	\$73.00	n/a	\$73.00	n/a
b. Youth (3-17)	30 admissions		\$48.00	n/a	\$51.00	n/a	\$51.00	n/a
c. Infant (2 and under)	not available		n/a	n/a	n/a	n/a	n/a	n/a
d. Senior (60+)	30 admissions		\$48.00	n/a	\$51.00	n/a	\$51.00	n/a
4. Fitness								
a. Class	session 8 - 12 classes		\$27-\$38/Class	n/a	\$28-\$39/Class	n/a	\$28-\$39/Class	n/a
E. Learn to Swim Programs								
1. Lincoln Park AND Orchard Mesa Pools			per session	per session	per session	per session	per session	per session

a. Aquatot 1-3	session 6-12 classes		\$22-\$55	\$18-\$44	\$23-\$56	\$18-\$44	\$23-\$56	\$18-\$44
1. additional parent	session 6-12 classes		\$8-\$10	\$6-\$13	\$8-\$10	\$6-\$13	\$8-\$10	\$6-\$13
b. Waterworks 1-4	session 6-12 classes		\$25-\$55	\$19-\$45	\$23-\$56	\$19-\$45	\$23-\$56	\$19-\$45
c. Hydrosport 1-4	session 6-12 classes		\$25-\$55	\$19-\$45	\$23-\$56	\$19-\$45	\$25-\$55	\$19-\$45
d. Adult/Fitness	session 6-12 classes		\$33-\$48	\$27-\$38	\$33-\$48	\$27-\$38	\$33-\$48	\$27-\$38
e. WSI Rollover	session 6-12 classes		n/a	n/a	n/a	n/a	n/a	n/a
f. Lifeguard Training	session 6-12 classes		\$140-\$180	\$115-\$150	\$140-\$180	\$115-\$150	\$140-\$180	\$115-\$150
g. Lifeguard Recertification	session 6-12 classes		\$50-\$200	\$50-\$200	\$50-\$200	\$50-\$200	\$50-\$200	\$50-\$200
h. Instructor	session 6-12 classes		\$50-\$70	\$40-\$60	\$50-\$70	\$40-\$60	\$50-\$70	\$40-\$60
i. Book fee	book		\$5-\$60	\$5-\$50	\$5-\$60	\$5-\$50	\$5-\$60	\$5-\$50
j. Drop-in Aqua Aerobics	drop in		\$3.75	\$3.75	\$3.75	\$3.75	\$3.75	\$3.75
k. Scholarship Program	session 6-12 classes		n/a	\$6.50		\$8.00		\$8.00
F. Private Pool Parties								
1. Lincoln Park OR Orchard Mesa								
a. 0-51 persons	2 hours		\$201.00	n/a	\$222.00	n/a	\$222.00	n/a
b. each additional person	2 hours		\$2.25	n/a	\$2.50	n/a	\$2.50	n/a
2. Lincoln Park Waterslide								
a. 0-50 persons	2 hours		\$161.00	n/a	\$178.00	n/a	\$178.00	n/a
b. each additional person	new 1998		\$1.25	n/a	\$1.50	n/a	\$1.50	n/a
3. Lincoln Park Pool AND Waterslide								
a. 0-50 persons	2 hours		\$335.00	n/a	\$370.00	n/a	\$370.00	n/a
b. each additional person	2 hours (new '98)		\$2.25	n/a	\$2.50	n/a	\$2.50	n/a
4. Over Booking	per person		\$5.00	n/a	\$5.00	n/a	\$5.00	n/a
5. Annual School Party Use Fee								
a. Pool/Slide - per student	2 hours		\$2.00	n/a	\$2.25	n/a	\$2.25	n/a
6. Birthday Swim Parties								
a. 10 children (minimum)	2 hours		\$79.75	n/a	\$88.00	n/a	\$88.00	n/a
b. Each additional hour	per hour		\$15.00	n/a	\$17.00	n/a	\$17.00	n/a
c. per child/excess of 10	each		\$7.50	n/a	\$8.00	n/a	\$8.00	n/a
G. Facility Use								
1. Lincoln Park AND Orchard Mesa								
a. Shower Use	per use		\$1.50	n/a	\$1.75	n/a	\$1.75	n/a
H. Swim Clubs								
1. Lincoln Park-Moyer Pool								Fees will be negotiated based upon special need demonstrated by the meet sponsor.
2. Orchard Mesa Pool								Fees will be negotiated based upon special need demonstrated by the meet sponsor.
I. Recreation Equipment Rental								
1. Tube and Inflatable Rentals	daily		\$1.00	n/a	\$1.00	n/a	\$1.00	n/a
2. Masks/Fins	daily		\$1.00	n/a	\$1.00	n/a	\$1.00	n/a

III FACILITIES RENTAL			2001 Fee	2001 Resident	2002 Fee	2002 Resident	2003 Fee	2003 Resident
A. Barn-Lincoln Park Auditorium								
1. Business Event								
a. Half day	5am to 5pm OR 5pm to Midnight		\$280.00	n/a	\$285.00	n/a	\$290.00	n/a
b. Full day	5am to Midnight		\$435.00	n/a	\$440.00	n/a	\$445.00	n/a

c. Extending Event	per hour		\$40.00	n/a	\$45.00	n/a	\$50.00	n/a
d. Damage Deposit (minimum)			\$250.00		\$250.00		\$250.00	
2. Family Event								
a. Half day	5am to 5pm OR 5pm to Midnight		\$140.00	n/a	\$145.00	n/a	\$145.00	n/a
b. Full day	5am to Midnight		\$220.00	n/a	\$225.00	n/a	\$225.00	n/a
c. Extending Event	per hour		\$25.00	n/a	\$30.00	n/a	\$30.00	n/a
d. Damage Deposit (minimum)			\$100.00		\$100.00		\$100.00	
3. Public Address System	per use		\$30.00	n/a	\$35.00	n/a	\$35.00	n/a
B. Senior Recreation Center								
1. Large Meeting Room	2 hours		\$30.00	n/a				
2. Large Meeting Room	each extra hour		\$20.00	n/a				
C. Park Permits								
1. General Use (no sales)	per use		no charge	n/a	no charge	n/a	no charge	n/a
2. Shelter Reservation - SMALL Riverside, Melrose Canopy, Spring Valley	4 hours		\$15.00	n/a	\$18.00	n/a	\$20.00	n/a
3. Shelter Reservation-SMALL	extra hour		\$5.00	n/a	\$7.50	n/a	\$10.00	n/a
4. Shelter Reservation - MEDIUM Lincoln Park (2), Hawthorne, Sherwood (2), Columbine, Duck Pond, Melrose (SW)	4 hours		\$20.00	n/a	\$23.00	n/a	\$25.00	n/a
5. Shelter Reservation - MEDIUM	extra hour		\$5.00	n/a	\$7.50	n/a	\$10.00	n/a
6. Shelter Reservation -LARGE Canyon View Gunnison Shelter	4 hours		\$25.00	n/a	\$28.00	n/a	\$30.00	n/a
7. Shelter Reservation - LARGE	extra hour		\$10.00	n/a	\$12.50	n/a	\$15.00	n/a
8. Shelter Reservation - EXTRA LARGE -Canyon View Grand Shelter	4 hours		\$40.00	n/a	\$43.00	n/a	\$45.00	n/a
9. Shelter Reservation - EXTRA LARGE	extra hour		\$15.00	n/a	\$17.50	n/a	\$20.00	n/a
10. Volleyball Court-Canyon View (rented with Grand Shelter only)	4 hours		\$10.00	n/a	\$13.00	n/a	\$10.00	n/a
11. Business Use - City Parks or Riverfront (with sales/admission-- the greater of: a. minimum daily rate b: 15% of gross sales			\$125.00 or 15% gross	n/a	\$130.00 or 15% gross	n/a	\$135.00 or 15% gross	n/a
12. Camps								
a. Park Reservation - first day	day 1		15% of users gross revenue plus standard \$100 field rental fee	n/a	15% of users gross revenue plus standard \$100 field rental fee	n/a	15% of users gross revenue plus standard \$100 field rental fee	n/a
b. Park Reservation - additional day	each additional day		\$75.00	n/a	\$75.00	n/a	\$75.00	n/a
13. General Use								
a. Cross Country Meets, Etc.	per event		Direct Cost Reimbursement or \$25/hour minimum	n/a	Direct Cost Reimburse ment or \$25/hour minimum	n/a	Direct Cost Reimburse ment or \$25/hour minimum	n/a
b. Field Use	per event		Direct Cost Reimbursement or \$25/hour minimum	n/a	Direct Cost Reimburse ment or \$25/hour minimum	n/a	Direct Cost Reimburse ment or \$25/hour minimum	n/a
D. Softball Field Use - Columbine Kronkright and Canyon View								
1. Tournaments								

a. Games 1-5 (minimum)	per day/per field	\$75.00	n/a	\$75.00	n/a	\$75.00	n/a	
b. Games 6-10	per day/per field	\$15.00	n/a	\$15.00	n/a	\$15.00	n/a	
c. Games 11-15	per day/ per field	\$15.00	n/a	\$15.00	n/a	\$15.00	n/a	
2. Tournaments Co-Sponsored								
a. Games 1-5 (minimum)	per day/per field	\$63.00	n/a	\$63.00	n/a	\$63.00	n/a	
b. Games 6-11	per day/per field	\$15.00	n/a	\$15.00	n/a	\$15.00	n/a	
c. Games 11-16	per day/per field	\$15.00	n/a	\$15.00	n/a	\$15.00	n/a	
3. Field Rental (non tournament)								
a. Private Use	per hour/per field	\$30.00	n/a	\$30.00	n/a	\$30.00	n/a	
b. Public Use with admission charge	per event/per game	\$40.00 min or \$1.00/pp or 15%	n/a	\$40.00 min or \$1.00/pp or 15%	n/a	\$40.00 min or \$1.00/pp or 15%	n/a	
The greater of: a. Minimum or b. Per person (gate count x rate) or c. 15% of ticket price								
4. Lights	per hour/per field	\$20.00	n/a	\$20.00	n/a	\$20.00	n/a	
E. Canyon View Park								
1. League Play: GMYSA/GJSA & affiliates	per player/per season	\$5-15	n/a	\$5-15	n/a	\$5-15	n/a	
2. League Play		\$5-18	n/a	\$5-18	n/a	\$5-18	n/a	
3. Tournament Play: GMYSA & affiliates		25% discount	n/a	25% discount	n/a	25% discount	n/a	
4. Tournament Play								
a. Championship Field 8am-5pm	per day	\$150.00	n/a	\$150.00	n/a	\$150.00	n/a	
b. Championship Field before 8am and/or after 5pm	per hour	\$45.00	n/a	\$45.00	n/a	\$45.00	n/a	
c. Championship Field - half day 8am - 1:30pm	half day use	\$105.00	n/a	\$105.00	n/a	\$105.00	n/a	
d. Lights	per hour	\$20.00	n/a	\$20.00	n/a	\$20.00	n/a	
5. Tournament Play								
a. All other multi-purpose fields 8am - 5pm	per field	\$100.00	n/a	\$100.00	n/a	\$100.00	n/a	
b. All other multi-purpose fields before 8am and/or after 5pm	per hour	\$30.00	n/a	\$30.00	n/a	\$30.00	n/a	
d. All other multi-purpose fields half day - 8am-1:30pm	half day use	\$70.00	n/a	\$70.00	n/a	\$70.00	n/a	
8. Canyon View Baseball Field								
<u>Baseball Use</u>	per use	\$65.00 min or \$1.00/pp or 15%	n/a	\$65.00 min or \$1.00/pp or 15%	n/a	\$70.00 min or \$1.00/pp or 15%	n/a	
The greater of: a. Minimum or b. Per person (gate count x rate) or c. 15% of ticket price								
2nd, 3rd, & 4th games of tournament	per day			\$65.00		\$70.00		
Second game of double header - must be between same 2 teams		\$55.00	n/a	\$55.00	n/a	\$60.00	n/a	
Without admission	per use/per game	\$65.00	n/a	\$65.00	n/a	\$70.00	n/a	
Non Baseball Use								
The greater of: a. Minimum or b. Per person (gate count x rate) or c. 15% of ticket price	per use/event	\$125.00 min or \$1.00/pp or 15%	n/a	\$125.00 min or \$1.00/pp or 15%	n/a	\$150.00 min or \$1.00/pp or 15%	n/a	
State & National Playoffs 4 game maximum per day	per day	\$400.00	n/a	\$400.00	n/a	\$400.00	n/a	
Set up prior to event	per day	\$125.00	n/a	\$125.00	n/a	\$150.00	n/a	
F. Stocker Stadium/Suplizio Baseball Field								
<u>Baseball Field</u>	per use	\$65.00 min or \$1.00/pp or 15%	n/a	\$65.00 min or \$1.00/pp or 15%	n/a	\$90.00 min or \$1.00/pp or 15%	n/a	
The greater of: a. Minimum or b. Per person (gate count x rate) or c. 15% of ticket price								
2nd, 3rd, & 4th games of tournament	per day			\$65.00		\$90.00		

a. 9 holes Monday-Thursday		\$9.75	n/a	\$10.50	n/a	\$11.00	n/a
b. 9 holes Friday-Sunday		\$12.50	n/a	\$13.25	n/a	\$14.00	n/a
c. 18 holes Monday-Thursday		\$17.50	n/a	\$18.50	n/a	\$19.50	n/a
d. 18 holes Friday-Sunday		\$21.00	n/a	\$22.25	n/a	\$23.50	n/a
e. Junior 9 holes Monday-Thursday	see "limited"	\$5.00	n/a	\$5.25	n/a	\$5.50	n/a
f. Junior 9 holes Friday-Sunday	see "limited"	\$5.00	n/a	\$5.25	n/a	\$5.50	n/a
g. Junior 18 holes Monday-Thursday	see "limited"	\$8.75	n/a	\$9.25	n/a	\$9.75	n/a
h. Junior 18 holes Friday-Sunday	see "limited"	\$8.75	n/a	\$9.25	n/a	\$9.75	n/a
C. Golf Cart Fees							
b. 9 holes		\$11.00		\$12.00	n/a	\$12.00	n/a
c. 18 holes		\$20.00		\$21.00	n/a	\$21.00	n/a
c. 20 punch card		\$176.00		\$186.00	n/a	\$186.00	n/a
D. Golf Tournament Fees							
1. Tournament Application Fee	per request non refundable	\$40.00	n/a	\$40.00	n/a	\$40.00	n/a
2. Tournament Deposit	per tournament	\$125.00	n/a	\$125.00	n/a	\$125.00	n/a
3. Exempt Tournament Fee		\$15.00	n/a	\$15.00	n/a	\$15.00	n/a
E. Mid Year Season Tickets							
	1/2 price after 8/15						

Cemetery		2001 Fee	2001 Resident	2002 Fee	2002 Resident	2003 Fee	2003 Resident
A. Grave Space							
1. Regular	Note	\$790.00	n/a	\$820.00	n/a	\$850.00	n/a
2. Cremation Garden		\$350.00	n/a	\$360.00	n/a	\$375.00	n/a
3. Columbarium		\$1,105.00	n/a	\$1,145.00	n/a	\$1,185.00	n/a
4. Scattering Garden		\$440.00	n/a	\$455.00	n/a	\$470.00	n/a
5. Memorial Tree		\$350.00	n/a	\$360.00	n/a	\$375.00	n/a
6. Mausoleum		**	n/a	**	n/a	**	n/a
B. Grave Opening/Close							
1. Adult		\$510.00	n/a	\$530.00	n/a	\$550.00	n/a
2. Child		\$255.00	n/a	\$265.00	n/a	\$275.00	n/a
3. Infant		\$225.00	n/a	\$235.00	n/a	\$245.00	n/a
4. Urn		\$225.00	n/a	\$235.00	n/a	\$245.00	n/a
5. Disinternment		\$1,020.00	n/a	\$1,055.00	n/a	\$1,095.00	n/a
6. Reinternment		\$510.00	n/a	\$530.00	n/a	\$550.00	n/a
7. Sundays/Holidays		\$255.00	n/a	\$265.00	n/a	\$275.00	n/a
C. Stones							
1. Monument Setting		\$155.00	n/a	\$160.00	n/a	\$165.00	n/a
2. Landscaping		\$130.00	n/a	\$135.00	n/a	\$140.00	n/a
D. Development Fees							
1. Regular	*	\$230.00	n/a	\$230.00	n/a	\$230.00	n/a
2. Cremation Garden	*						
E. Perpetual Care							
1. Regular		\$255.00	n/a	\$265.00	n/a	\$275.00	n/a
2. Cremation Garden		\$100.00	n/a	\$105.00	n/a	\$110.00	n/a
F. Transfer Fee							
		\$100.00	n/a	\$105.00	n/a	\$110.00	n/a
G. Recording Fee							
		\$50.00	n/a	\$52.00	n/a	\$55.00	n/a
* Development Fee charged only on lots purchased prior to 1986							

** Mausoleum space shall be the sum of the charges for the spaces the structure occupies plus one space for a landscape buffer. Charges include - Grave Space, Perpetual care and Opening & Closing. Recording fees will be charged at the time of use.

NOTE: 2000, 01, 02 & 03 fees include Development Fees previously added separately.

VI FORESTRY		2001 Fee	2001 Resident	2002 Fee	2002 Resident	2003 Fee	2003 Resident
A. Annual License Fee		\$50.00	n/a	\$50.00	n/a	\$50.00	n/a
B. Memorial Trees		\$350.00	n/a	\$350.00	n/a	\$350.00	n/a

**Attachment 4
Utility Rate Adjustments**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	RATES: Utility Rate Adjustments		
Meeting Date:	November 21, 2001		
Date Prepared:	November 14, 2001		
Author:	Greg Trainor	Utility Manager	
Presenter Name:	Greg Trainor	Utility Manager	
	Workshop	X	Formal Agenda

Subject: 2002 Monthly Utility Rate Adjustments for Solid Waste, Recycling and Wastewater Services.

Summary: Solid waste monthly rates for residential/commercial service will increase 4%, wastewater will increase 2.5%, recycling rates will increase from \$1.50 to \$1.75, Plant Investment Fees (PIF) for sewer will increase from \$750 to \$1,000/EQU.

Background Information: The solid waste, recycling and wastewater service funds are supported by rates and fees charged to customers who use these utility services.

Prior to 2001, solid waste rates remained the same for a 6-year period. In order to maintain minimum fund balances and to maintain revenues to meet annual inflationary increases, all commercial and residential rates will increase 4% effective January 1, 2002. This is a .39¢ increase for a 96-gallon container and .31¢ increase for a 64-gallon container. All other commercial and residential rates will reflect the 4% increase.

Monthly recycling rates will increase from \$1.50/month to \$1.75/month. The \$1.50 fee has remained the same since the program was initiated ten years ago.

Wastewater rates will increase 2.5% effective January 1, 2002, increasing the monthly rate for a single family equivalent unit, from \$11.71 to \$12.00. This increase will cover revenue needs for normal inflation and capital improvements, such as stepping up the pace of the septic system elimination program.

The Wastewater PIF per single family equivalent unit will increase from \$750 to \$1,000. This rate has remained the same since 1980. The 2001 Black and Veatch Sewer Rate Study recommended that the PIF be increased to \$2,250 over time.

No increases are recommended for water or irrigation services, which experienced rate reductions in 2001.

Budget:

Action Requested/Recommendation: Adopt attached Resolution.

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

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

RESOLUTION NO. -01

A RESOLUTION ADOPTING UTILITY RATES FOR SOLID WASTE,
RECYCLING, AND THE CITY-COUNTY JOINT SEWER FUND, EFFECTIVE
JANUARY 1, 2002

Recital:

The City of Grand Junction establishes rates for utility services on a periodic basis. Rates for solid waste, recycling, and for the City-County Joint Sewer System were last adjusted in 2001.

Whereas, 2002 rates for solid waste, recycling, and waste water services are being adjusted to reflect changes in costs over the 2001 year,

Whereas, the City of Grand Junction has the authority to establish rates by resolution, and

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

Effective January 1, 2002, rates for solid waste, recycling, and waste water services will change according to the attached schedule, titled *Utility Rates*. Similar utility services, not described in the attached schedule but based off of the rates in the attached schedule, will be calculated and applied on a *pro rata* basis.

Appropriate schedules will be developed showing charges for all utility services rendered.

PASSED and ADOPTED this 21st day of November, 2001.

President of the City Council

Attest:

City Clerk

UTILITY RATES

WASTEWATER	Year <u>2001</u>	Year <u>2002</u>	<u>\$</u> <u>Change</u>	<u>%</u> <u>Change</u>
Per EQU	\$11.71	\$12.00	\$0.29	2.5%
Plant Investment fee	\$750.00	\$1000.00	\$250.00	

SOLID WASTE	Year <u>2001</u>	Year <u>2002</u>	<u>\$</u> <u>Change</u>	<u>%</u> <u>Change</u>
(1) 64 Gallon	\$7.76	\$8.07	\$0.31	4.0%
(1) 96 Gallon	\$9.84	\$10.23	\$0.39	4.0%
(2) 64 Gallon	\$11.92	\$12.40	\$0.48	4.0%
(1) 64 Gallon & (1) 96 Gallon	\$14.00	\$14.56	\$0.56	4.0%
(2) 96 Gallon	\$16.08	\$16.72	\$0.64	4.0%
Recycling	\$1.50	\$1.75	\$0.25	

**Attachment 5
2002 Annual Appropriation**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Annual Appropriation Ordinance, 1st Reading		
Meeting Date:	November 21, 2001		
Date Prepared:	November 20, 2001		
Author:	Lanny Paulson	Budget & Accounting Manager	
Presenter Name:	Ron Lappi	Administrative Services Director	
	Workshop	X	Formal Agenda

Subject: Annual Appropriation Ordinance for the budget year 2002.

Summary: The total appropriation for all accounting funds budgeted by the City of Grand Junction (including the Ridges Metropolitan District, Grand Junction West Water and Sanitation District, and the Downtown Development Authority) is \$92,804,708. Although not a planned expenditure, an additional \$2,250,000 is appropriated as a emergency reserve in the General Fund pursuant to Article X, Section 20 of the Colorado Constitution.

Background Information: The budget, by fund, is as presented to, and modified by, the City Council at the Budget Workshop on Saturday October 27, 2001 and includes the current budget projections for the DDA.

Budget: Pursuant to statutory requirements the total appropriation adjustments are at the fund level as specified in the ordinance.

Action Requested/Recommendation: Adoption of the appropriation ordinance with final passage on December 5, 2001.

Citizen Presentation:	X	No		Yes	If Yes,
Name:					
Purpose:					
Report results back to Council:	X	No		Yes	When:
Placement on Agenda:	X	Consent		Indiv. Consideration	Workshop

Ordinance No. _____

THE ANNUAL APPROPRIATION ORDINANCE APPROPRIATING CERTAIN SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF GRAND JUNCTION, COLORADO, THE RIDGES METROPOLITAN DISTRICT, AND THE GRAND JUNCTION WEST WATER AND SANITATION DISTRICT, FOR THE YEAR BEGINNING JANUARY 1, 2002, AND ENDING DECEMBER 31, 2002.

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

SECTION 1. That the following sums of money, or so much therefore as may be necessary, be and the same are hereby appropriated for the purpose of defraying the necessary expenses and liabilities, and for the purpose of establishing emergency reserves of the City of Grand Junction, for the fiscal year beginning January 1, 2002, and ending December 31, 2002, said sums to be derived from the various accounting funds as indicated for the expenditures of:

<u>FUND NAME</u>	<u>FUND #</u>	<u>APPROPRIATIO N</u>	<u>Emergency Reserve</u>
General	100	\$ 38,807,154	\$ 2,250,000
Enhanced 911 Special Revenue	101	\$ 1,085,885	
Visitor & Convention Bureau	102	\$ 1,291,534	
DDA Operations	103	\$ 225,000	
CDBG Special Revenue	104	\$ 400,000	
Parkland Expansion	105	\$ 503,813	
Wood Stove Replacement Incentive	106	\$ 25,000	
Golf Course Expansion	107	\$ 177,408	
Economic Development	108	\$ 450,000	
TIF Pledged Revenue	109	\$ 578,255	
Sales Tax CIP	201	\$ 11,824,359	
Storm Drainage Improvement	202	\$ 1,294,687	

DDA/TIF/Capital Improvement	203	\$ 600,000
Future Street Improvements	207	\$ 350,000
Water	301	\$ 5,902,234
Solid Waste	302	\$ 2,180,995
Two Rivers Convention Center	303	\$ 1,602,001
Swimming Pools	304	\$ 738,626
Lincoln Park Golf Course	305	\$ 629,584
Tiara Rado Golf Course	306	\$ 1,348,085
City Cemeteries	307	\$ 333,976
Parking	308	\$ 154,666
Irrigation	309	\$ 177,199
Data Processing	401	\$ 1,824,717
Equipment	402	\$ 2,401,276
Stores	403	\$ 228,556
Self Insurance	404	\$ 1,018,130
Communications Center	405	\$ 2,956,900
General Debt Service	610	\$ 42,000
TIF Debt Service	611	\$ 528,255
(Continued from Page 1)		
GJWWSD Debt Service	612	\$ 147,424
Ridges Metro District Debt Service	613	\$ 225,318
Grand Junction Public Finance Corp	614	\$ 288,813
Parks Improvement Advisory	703	\$

Board		75,525	
Cemetery Perpetual Care	704	\$	
		62,000	
Joint Sewer System	900	\$	
		12,325,333	
TOTAL ALL FUNDS		\$	\$
		92,804,708	2,250,000

SECTION 2. The following amounts are hereby levied for collection in the year 2002 and for the specific purpose indicated:

	<u>Millage Rate</u>	<u>Amount Levied</u>
For General Fund Temporary Credit	8.000	
For Ridges Metropolitan District Fund District #1 District #2		
For Grand Junction West Water & Sanitation District Fund		
For Downtown Development Authority Temporary Credit	5.000	

SECTION 3. That commencing January 1, 2002, the annual salary for the City Manager of the City of Grand Junction, Colorado, shall be \$_____.

INTRODUCED AND ORDERED PUBLISHED this 21st day of November, 2001.

PASSED AND ADOPTED this ____ day of _____, 2001.

Attest:

President of the Council

City Clerk

**Attachment 6
Rezoning the Chiroconnection Subdivision**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Chiroconnection Subdivision Rezone		
Meeting Date:	November 21, 2001		
Date Prepared:	November 14, 2001		
Author:	Lori V. Bowers	Associate Planner	
Presenter Name:	Lori V. Bowers	Associate Planner	
	Workshop	X	Formal Agenda

Subject: First Reading of the ordinance to rezone the Chiroconnection Subdivision, located at 1715 & 1705 N. 1st Street; File # RZ-2001-199.

Summary: The Petitioner has requested a rezoning of the property located at 1715 and 1705 N. 1st Street, from RMF-5 (Residential Multi-family, not to exceed 5 units per acre) to the zoning designation of RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The applicants have received approval for a 3-lot subdivision.

Background Information: Please see Staff Report

Budget: N/A

Action Requested/Recommendation: Approval of First Reading of the Rezone Ordinance.

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

Report results back to Council:	X	No	Yes	When:	
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Placement on Agenda:	X	Consent	Indiv. Consideration	Workshop
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**CITY OF GRAND JUNCTION
2001**

MEETING DATE: November 21,

CITY COUNCIL

STAFF PRESENTATION: Lori V. Bowers

CONSENT AGENDA

AGENDA TOPIC: First Reading of the ordinance to rezone the Chiroconnection Subdivision, located at 1715 & 1705 N. 1st Street; File # RZ-2001-199.

SUMMARY: The Petitioner has requested a re-zoning of the property located at 1715 and 1705 N. 1st Street, from RMF-5 (Residential Multi-family, not to exceed 5 units per acre) to the zoning designation of RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The applicants have received approval for a 3-lot subdivision.

ACTION REQUESTED: Recommendation of approval for the first reading of the ordinance rezoning the Chiroconnection Subdivision, located at 1715 & 1705 N. 1st Street.

from RMF-5 (Residential Multi-family, not to exceed 5 units per acre) to RMF-8 (Residential Multi-family, not to exceed 8 units per acre).

BACKGROUND INFORMATION			
Location:		1715 & 1705 N. 1st Street	
Applicants:		Timothy Brady and David Hansen, owners and Representative.	
Existing Land Use:		Two single family residences	
Proposed Land Use:		3 lot subdivision / future duplex	
Surrounding Land Use:	North	West Middle School	
	South	Sylvan Learning Center and residential	
	East	Residential across N. 1st Street	
	West	School grounds & parking for West Middle School	
Existing Zoning:		RMF-5	
Proposed Zoning:		RMF-8	
Surrounding Zoning:	North	CSR	
	South	PD & RMF-8	
	East	RMF-5	
	West	CSR	
Growth Plan Designation:		Residential Medium, 4 to 8 units per acre	
Zoning within density range?		X	Yes
			No

Project Analysis:

Rezoning: The petitioners are requesting approval of the rezoning of approximately 0.84 acres to the zoning designation of RMF-8 (Residential Multi-family, not to exceed 8 units per acre). The Growth Plan designates this area as residential, with a density of 4 to 8 units per acre. The zone of RMF-8 meets this criterion.

Previously the owners had requested to rezone the property to RO (Residential Office) to locate their offices in. That request was received with overwhelming opposition from the neighbors at the neighborhood meeting. The applicants now wish to subdivide the parcel into 3 lots and rezone it. Each existing house would be on its own lot and the newly created lot will be for a duplex. Under the RMF-5 zoning designation the applicant can not include the rights-of-way in their density calculation. In the RMF-8 zoning district right-of-way may be added in. In order to construct a duplex on this newly created lot, the right-of-way is needed in the calculations to accommodate the density. Another neighborhood meeting was held on September 12, 2001. No one attended that meeting but staff and the applicants have received calls supporting the project. Staff did receive one phone call in opposition to the proposal due to traffic concerns and requested that a stop light be placed at this intersection.

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6 as follows: The applicant has responded with the words in italics.

1. The existing zoning was in error at the time of adoption;
No, existing zoning of RMF-5 would only allow for a single family residence to be built on the vacant lot created by the subdivision. The owners/applicants would like to slightly increase the allowable use on the site by building a duplex.
3. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;
4. *There has been increasing commercialization of the 1st Street corridor and increased community services along this corridor that will accommodate increased residential density.*
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or nuisances;
Yes, this will reduce access from N 1st Street thereby improving traffic flow and landscaping will improve aesthetics. Parking for the duplex will be off street.

4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines;

Yes, sufficient parking is available and the proposal conforms with the goals and policies of the Growth Plan.

5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;

Yes.

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

(The applicant responded that this was not applicable). Staff supports the redevelopment of the properties in this area that help implement the Growth Plan. This is an established neighborhood with a rather large lot.

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

Yes, there will be decreased congestion on N 1st Street. Higher density housing is consistent with the Growth Plan for the area. Lower cost housing will become available. We will also dedicate right-of-way to the City.

Final Plat for Subdivision:

The proposed 3-lot subdivision meets the requirements of the Code. Staff has requested that the northern most driveway be closed and a shared access be maintained for the benefit of Lots 1 and 2 at the existing southern drive. Lot 3 will have its own entrance from W Mesa Avenue. Once the plat has been recorded the site plan review for a duplex on Lot 3 will take place. Driveway width and placement for Lot 3 will occur during the site plan review process.

PLANNING COMMISSION RECOMMENDATION:

At their regularly scheduled meeting of November 13, 2001, the Planning Commission recommends approval of item number RZ-2001-199, the request for rezoning the property located at 1705 and 1715 N 1st Street to RMF-8 (Residential Multi-family, not to exceed 8 units per acre). They found the project to be consistent with the Growth Plan, and Sections 2.6 and 2.8 of the Zoning and Development Code.

ATTACHMENTS:

Ordinance
Subdivision plat
Assessor's map

CITY OF GRAND JUNCTION, COLORADO
Ordinance No. _____

REZONING LAND LOCATED
AT 1705 and 1715 N 1st STREET
CHIROCONNECTION SUBDIVISION

Recitals.

A rezone from the RMF-5 (Residential Multi-family, not to exceed 5 units per acre) district to the RMF-8 (Residential Multi-family, not to exceed 8 units per acre) district has been requested for the properties located at 1705 and 1715 N 1st Street for purposes of creating a new 3 lot subdivision and constructing a duplex. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (Residential Medium, 4 to 8 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its November 13th hearing, recommended approval of the rezone request from the RMF-5 district to the RMF-8 district.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE RMF-8 (Residential Multi-family, not to exceed 8 units per acre) DISTRICT:

A parcel of land situated NE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 10. Township 1 South. Range 1 West of the Ute Meridian. Mesa County, Colorado. Being more particularly described as follows:

Commencing at the E $\frac{1}{4}$ corner of said Section 10, being a found Mesa County survey marker. The basis of bearing being S00°05'00"E to the N-S 1/64 corner of said section 10. Being a found City survey monument; thence S00°05'00"E a distance of 439.80 feet along the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence N87°16'00"W a distance of 168.00 feet;
Thence S00°05'00"E a distance of 222.04 feet to the south line of the N $\frac{1}{2}$ of said NE $\frac{1}{4}$ SE $\frac{1}{4}$;
Thence S89°28'09"E a distance of 167.81 feet to said N-S 1/64 corner; thence N00°05'00"W a
Distance of 215.59 feet to the Point of Beginning; Said parcel contains 0.8 acres more or less. Also known as the Chiroconnection Subdivision.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of November 2001.

PASSED on SECOND READING this ____ day of _____, 2001.

ATTEST:

City Clerk

President of Council



**Attachment 7
Cantrell Annexation**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL		
Subject:	Cantrell Annexation	
Meeting Date:	November 21, 2001	
Date Prepared:	November 14, 2001	
Author:	Lori V. Bowers	Associate Planner
Presenter Name:	Lori V. Bowers	Associate Planner
	Workshop	X
		Formal Agenda

Subject: ANX-2001-052 / First reading of the Zone of Annexation for the Cantrell Annexation, located at 2930 North Avenue. The requested zoning is C-1 (Light Commercial) for the southern most portion of this property known as Lot 1; and RMF-8 (Residential Multi-family, not to exceed 8 units per acre) for Lot 2, which abuts Bunting Avenue.

Summary: The 3.09-acre Cantrell Annexation area consists of two parcels of land, approximately 2.71 acres in size. The remaining acreage is comprised of right-of-way along North Avenue. There were no existing structures on the site at the time of annexation, but 2 new commercial buildings have been constructed since then. This zoning request is partially consistent with the Growth Plan and is entirely consistent with the previous Mesa County zoning.

Background Information: Please see Staff Report attached

Budget: N/A

Action Requested/Recommendation: Approval

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

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

STAFF PRESENTATION: Lori V. Bowers

CONSENT AGENDA

AGENDA TOPIC: ANX-2001-052 / First reading of the Zone of Annexation for the Cantrell Annexation, located at 2930 North Avenue. The requested zoning is C-1 (Light Commercial) for the southern most portion of this property known as Lot 1; and RMF-8 (Residential Multi-family, not to exceed 8 units per acre) for Lot 2, which abuts Bunting Avenue.

SUMMARY: The 3.09-acre Cantrell Annexation area consists of two parcels of land, approximately 2.71 acres in size. The remaining acreage is comprised of right-of-way along North Avenue. There were no existing structures on the site at the time of annexation, but 2 new commercial buildings have been constructed since then. This zoning request is partially consistent with the Growth Plan and is entirely consistent with the previous Mesa County zoning.

BACKGROUND INFORMATION			
Location:		2930 North Avenue	
Applicants:		Emory Cantrell, Owner Kreg Obergefell, Representative	
Existing Land Use:		Vacant land for residential development & 2 new commercial buildings	
Proposed Land Use:		Residential & Commercial	
Surrounding Land Use:	North	Residential	
	South	Residential & Commercial	
	East	Residential & Commercial	
	West	Residential & Commercial	
Existing Zoning:		RMF-8 (County) & County Commercial.	
Proposed Zoning:		RMF-8 (Residential Multi-family, not to exceed 8 units per acre) & C-1 (Light Commercial)	
Surrounding Zoning:	North	RMF-8 (Mesa County)	
	South	C (Mesa County)	
	East	RMF-8 & C (both Mesa County)	
	West	RMF-8 & C (both Mesa County)	
Growth Plan Designation:		Residential Medium: 4 to 8 units per acre	
Zoning within density range?		X	Yes
			No

RELATIONSHIP TO COMPREHENSIVE PLAN: The City of Grand Junction Growth Plan identifies the entire subject parcel to develop in the “Residential Medium 4-8 dwelling units per acre” category. The petitioner’s request for RMF-8 zoning for the northern portion of the property is within the range recommended in the Growth Plan. The Mesa County zoning map shows a split zoning on this parcel, C-1 for the southern portion of the property and RMF-8 for the northern portion. The Persigo Agreement allows the City to honor existing County zoning upon annexation, if different from the Growth Plan.

STAFF ANALYSIS:

Zoning- The applicant requests the zoning designation of RMF-8 (Residential Multi Family, not to exceed 8 units per acre) for the northern portion of this property, known as Lot 2, consisting of 1.10 acres. The zoning designation of C-1 is requested for Lot 1, the southern most lot, consisting of 1.20 acres. These zoning designations are consistent with the Mesa County zoning. The residential portion is consistent with the Growth Plan for this area. The County had placed split zoning on this parcel. At the time of subdivision it was determined where the County had intended the separate zoning designations to be. That is where the lot line was placed, creating 2 parcels. Also at the time of subdivision access to Lot 2 from Bunting Avenue posed a problem but has since been resolved since the additional dedication of right-of-way to Mesa County along Bunting Avenue.

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6 as follows:

1. The existing zoning was in error at the time of adoption;
The zoning at the time of adoption was not in error.
2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.;
There has been no change in the character of the neighborhood.
3. The proposed rezone is compatible with the neighborhood and will not create adverse impacts such as: capacity or safety of the street network, parking problems, storm water or drainage problems, water, air or noise pollution, excessive nighttime lighting, or nuisances;
The proposed zone of annexation/rezone is compatible with the neighborhood and should not create any adverse impacts. Adequate screening has been provided per Code for the properties to the north.
4. The proposal conforms with and furthers the goals and policies of the Growth Plan, other adopted plans, and policies, the requirements of this Code, and other City regulations and guidelines;
The proposal partially conforms to the Growth Plan and the requirements of the

Code. The proposal conforms to the Persigo Agreement by honoring existing County zoning.

5. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of the proposed development;
Adequate facilities currently exist on the property.
6. There is not an adequate supply of land available in the neighborhood and surrounding area to accommodate the zoning and community needs; and
(Not applicable to annexation)
7. The community or neighborhood will benefit from the proposed zone.
The Community will benefit by the development of this property.

Growth Plan Goals and Policies are as identified in Policy 1.7 state: "The City and County will use zoning to establish the appropriate scale, type, location and intensity for development..." and Goal 11: To promote stable neighborhood and land use compatibility throughout the community." The property is currently zoned RMF-8, which is in compliance with the Growth Plan recommendation for density in this area and is compatible with the existing residential uses surrounding it. The zone of C-1 (Light Commercial) is consistent with the County zoning of Commercial.

PLANNING COMMISSION RECOMMENDATION:

At their regularly scheduled meeting of November 13, 2001, the Planning Commission recommended for Zone of Annexation for the Cantrell Annexation, located at 2930 North Avenue to RMF-8 (Residential Multi-family, not to exceed 8 units per acre) for Lot 2, and the zone of C-1 (Light Commercial) for Lot 1. They found the project to be consistent with the Growth Plan, the Persigo Agreement and Sections 2.6 of the Zoning and Development Code.

Attachments:

Ordinance

Annexation map

Subdivision Plat

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. ____

**Zoning the Cantrell Annexation to C-1 (Light Commercial and RSF-8
(Residential Multi-family, not to exceed 8 units per acre)
Located at 2930 North Avenue**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of applying an RMF-8 (Residential Multi-family, not to exceed 8 units per acre) to the northern portion and C-1 (Light Commercial) zone district to the southern portion of this annexation.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the RMF-8 and C-1 zone districts be established for the following reasons:

These zoning districts meets the criteria of Section 2.14.F of the Zoning and Development Code by being identical to or nearly identical to the former Mesa County zoning for each parcel and conforms to the adopted Growth Plan Future Land Use Map.

This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

The following property shall be zoned to Residential Multi-family, not to exceed 8 units per acre (RMF-8) zone district

Includes the following tax parcel 2943-083-24-025

Lot 2, Cantrell Subdivision

And

The following property shall be zoned to Light Commercial, (C-1) zone district

Includes the following tax parcel 2943-083-24-025

Lot 1, Cantrell Subdivision

Introduced on first reading this 21st day of November , 2001.

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

Mayor

ATTEST:

City Clerk

**Attachment 8
Riverside Storm Drain Improvement**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Change Order authorization for Riverside Storm Drainage Improvements Project		
Meeting Date:	November 21, 2001		
Date Prepared:	November 13, 2001		
Author:	T. Kent Harbert, Project Engineer		
Presenter Name:	Tim Moore, Public Works manager		
Meeting Type:	<input type="checkbox"/>	Workshop	<input checked="" type="checkbox"/> Formal Agenda

Subject: Riverside Storm Drainage Improvements - Change Order No. 2

Summary: With funds from a Community Development Block Grant (CDBG), the City has contracted to install a storm drainage system in the Riverside neighborhood to separate the storm drain inlets from the sanitary sewer system. This action is to approve a final change order with Sorter Construction and thereby complete the project.

Background Information: The construction contract was awarded to Sorter Construction, Inc., at the May 16, 2001, City Council meeting. The bid price was less than the available grant funds, so additional work was added to the project to take full advantage of the CDBG funds. After the contract was awarded design changes were made to add water quality treatment, avoid potential damage to trees in Riverside Park and make adjustments because of conflicts with existing utilities. Also, some work was performed under the contract for a sewer service installation and additional trench patching for a water line installed by City crews.

City Council approval is required per the City of Grand Junction Purchasing Manual for all change orders where the aggregate of change orders is over \$50,000.

Budget:

Cost summary:

Original contract amount	\$323,500.00
Previous change orders	24,726.00
This change order	31,238.50
Revised contract amount.....	<u><u>\$379,464.50</u></u>

Source Fund:

Community Development Block Grant	\$400,000.00
Curb, Gutter & Sidewalk Replacement.....	6,506.34
Sewer Fund (installed new sewer service).....	1,849.10
Water Fund (patching shared trench).....	<u>2,692.80</u>
Total	<u>\$411,048.24</u>

Budget Status:

Construction (revised contract amount)	\$379,464.50
Engineering, inspection and administration.....	<u>31,583.74</u>
Total	<u>\$411,048.24</u>

Action Requested/Recommendation: Authorize the award of the Change Order No 2 in the amount of \$31,238.50.

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

Report results back to Council:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	When :	
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Placement on Agenda:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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**Attachment 9
Sewer Line Easement for IHOP**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Easement Vacation - IHOP Restaurant		
Meeting Date:	November 21, 2001		
Date Prepared:	November 14, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Vacation of Easement – Sewer Line for IHOP Restaurant at Mesa Mall; File #VE-2001-204.

Summary: In conjunction with a request to construct an International House of Pancakes (IHOP) restaurant at Mesa Mall, the applicant proposes to vacate a portion of a twenty-foot wide sewer easement that is not necessary to service this or other parcels. At its hearing of November 20, 2001 the Planning Commission recommended approval.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt resolution.

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

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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CITY COUNCIL
PRESENTATION: Bill Nebeker

STAFF

BACKGROUND INFORMATION			
Location:		2420 Highway 6 & 50	
Applicant:		Thompson-Langford for Stubblefield & Associates	
Existing Land Use:		Vacant	
Proposed Land Use:		IHOP Restaurant	
Surrounding Land Use:	North	Commercial	
	South	Commercial	
	East	Commercial	
	West	Commercial	
Existing Zoning:		C-1	
Proposed Zoning:		No change proposed	
Surrounding Zoning:	North	C-1	
	South	C-1	
	East	C-1	
	West	C-1	
Growth Plan Designation:		Commercial	
Zoning within density range? NA		<input type="checkbox"/>	<input type="checkbox"/>
		Yes	No

Staff Analysis: In conjunction with a request to construct an International House of Pancakes (IHOP) restaurant at Mesa Mall, the applicant proposes to vacate a portion of a twenty foot wide sewer easement. The sewer line in the easement will be capped and excessive pipe removed. A lift station upgrade at Mesa Mall is proposed for providing sewer service in this area. These improvements shall be made a condition of approval of the IHOP restaurant.

Review Criteria: At its hearing of November 20, 2001 the Planning Commission found that the proposed easement vacations conform to the review criteria set forth in Section 2.11C as follows:

1. Granting the easement vacation does not conflict with applicable Sections of the Growth Plan, major street plan and other adopted plans and policies of the City.

2. No parcel becomes landlocked as a result of the vacations.
3. Access to any parcel is not restricted.
4. There are no adverse impacts on health, safety or welfare of the general community. The quality of public facilities and services provided to any parcel is not reduced due to this vacation. A lift station upgrade at Mesa Mall is proposed for sewer service in this area.
5. The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of this Code.
6. The proposal provides benefits to the City by eliminating a portion of the City sewer that is too high to serve adjacent properties and by allowing more efficient use of this pad site for development.

PLANNING COMMISSION RECOMMENDATION: Approval of the vacation with no conditions.

ATTACHMENTS:

1. Vicinity map
2. Easement Vacation Exhibit

CITY OF GRAND JUNCTION

Resolution No. _____

VACATING A PORTION OF A SEWER LINE EASEMENT
AT THE SOUTHWEST CORNER OF MESA MALL
2420 HIGHWAY 6&50

Recitals.

In conjunction with a request to construct an International House of Pancakes (IHOP) restaurant at Mesa Mall, the applicant proposes to vacate a portion of a twenty-foot wide sewer easement. The sewer line in the easement will be capped and excessive pipe removed. A lift station upgrade at Mesa Mall is proposed for providing sewer service in this area. These improvements shall be made a condition of approval for the IHOP restaurant.

At its hearing of November 20, 2001 the Planning Commission found that the proposed vacation conforms to the review criteria set forth in Section 2.11C and recommended approval.

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

City Council finds that the vacation meets the criteria set forth in Section 2.11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described sewer line easement is hereby vacated:

A portion of a twenty-foot wide easement described as "Line E" in an instrument recorded in Book 1311 at Pages 824-831 of the Mesa County records; the centerline of the vacated portion of said easement being more particularly described as follows:

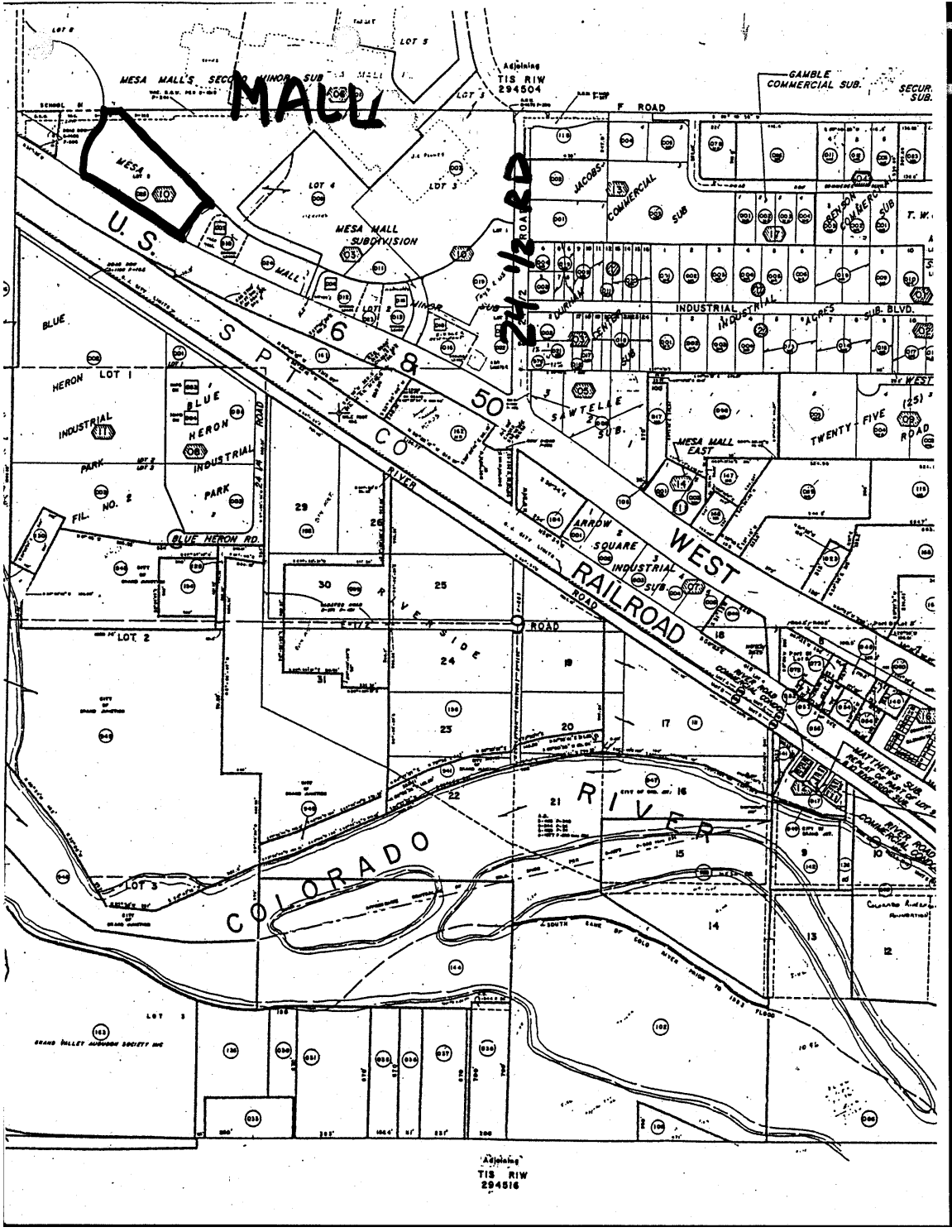
Beginning at a point at the end of said Line E, whence the S $\frac{1}{4}$ corner of Section 4, T.1 S., R.1 W., of the Ute Meridian bears N 79°04'02" E, a distance of 1813.59 feet; Thence along the centerline of said Line E, S 46°27'54" E, a distance of 154.35 feet to the Point of Termination of the centerline of said vacation.

PASSED and ADOPTED this day of , 2001.

ATTEST:

City Clerk

President of City Council



**Attachment 10
Easement Canyon Rim Subdivision**

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	Easement Vacation - Canyon Rim Subdivision		
Meeting Date:	November 21, 2001		
Date Prepared:	November 14, 2001		
Author:	Bill Nebeker	Senior Planner	
Presenter Name:	Bill Nebeker	Senior Planner	
	Workshop	X	Formal Agenda

Subject: Utility and Temporary Turnaround Easement Vacation – Canyon Rim Subdivision; File #VE-2001-208.

Summary: The applicant proposes to vacate a utility and temporary turnaround easement in conjunction with a request to develop Canyon Rim Subdivision. At its hearing of November 20, 2001 the Planning Commission recommended approval.

Background Information: See Attached

Budget: N/A

Action Requested/Recommendation: Adopt resolution.

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

Report results back to Council:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	When:	
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Placement on Agenda:	<input checked="" type="checkbox"/>	<input type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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BACKGROUND INFORMATION			
Location:		E side So. Camp Road, E of Wingate School	
Applicant:		Jim Langford for Thompson-Langford	
Owner:		John Thomas for South Camp Properties	
Existing Land Use:		Vacant	
Proposed Land Use:		Single family residential	
Surrounding Land Use:	North	SF residential (Renaissance @ Redlands)	
	South	SF residential (Monument Valley)	
	East	SF residential (Canyon View)	
	West	Vacant and Ute Water Tanks	
Existing Zoning:		RSF-2	
Proposed Zoning:		No change proposed	
Surrounding Zoning:	North	RSF-4	
	South	County PD	
	East	City PD	
	West	City PD & CSR	
Growth Plan Designation:		Residential Low (.5 to 2.0 acres/du)	
Zoning within density range?		X	Yes
			No

Staff Analysis: The applicant proposes to vacate a utility and temporary turnaround easement in conjunction with a request to develop Canyon Rim Subdivision. Both easements were dedicated on the Monument Valley Filing 6 subdivision plat. The turnaround easement is temporary in nature and must be vacated once the remainder of Serpents Trail Drive is dedicated on Canyon Rim Subdivision.

The applicant's design for lots in this subdivision does not accommodate the current alignment of the utility easement, in which a city sewer line is located. The easement is to be vacated and relocated to an alternate location. The easement is not to be vacated until an alternate easement is dedicated and the sewer line relocated. There are no other known utilities in the easement.

Review Criteria: At its hearing of November 20, 2001 the Planning Commission found that the proposed easement vacations conform to the review criteria set forth in Section 2.11C as follows:

7. Granting the easement vacations do not conflict with applicable Sections of the Growth Plan, major street plan and other adopted plans and policies of the City. The temporary turnaround easement is not longer needed because Serpents Trail Drive will become a through street with the platting of Canyon Rim Subdivision.
8. No parcel becomes landlocked as a result of the vacations.
9. Access to any parcel is not restricted.
10. There are no adverse impacts on health, safety or welfare of the general community. The quality of public facilities and services provided to any parcel is not reduced due to this vacation.
11. The provision of adequate public facilities and services will not be inhibited to any property as required in Chapter 6 of this Code. A utility easement in an alternate location will be dedicated and the sewer line relocated prior to the resolution vacating the easement becomes effective.
12. The proposal provides benefits to the City by allowing the development of this parcel and creating a through street instead of a temporary gravel turnaround.

PLANNING COMMISSION RECOMMENDATION: Approval of the vacations with the following condition:

1. The vacation of easements shall not become effective until the final plat for Canyon Rim Subdivision (Filing 1) is recorded and utilities in the easement are relocated and operational.

ATTACHMENTS:

3. Vicinity map
4. Block A, Monument Valley Filing 6
5. Resolution
6. Easement Vacation Exhibit

CITY OF GRAND JUNCTION

Resolution No. _____

VACATING A TEMPORARY TURNAROUND EASEMENT
AND A TWENTY FOOT UTILITY EASEMENT IN THE CANYON RIM
SUBDIVISION LOCATED ON THE EAST SIDE OF SOUTH CAMP ROAD
EAST OF WINGATE SCHOOL

Recitals.

The applicant proposes to vacate a utility and temporary turnaround easement in conjunction with a request to develop Canyon Rim Subdivision. Both easements were dedicated on the Monument Valley Filing 6 subdivision plat. The turnaround easement is temporary in nature and must be vacated once the remainder of Serpents Trail Drive is dedicated on Canyon Rim Subdivision.

The utility easement in its current location hinders the layout of the proposed subdivision. The easement, which contains a city sewer line, will be vacated and relocated to an alternate location. The easement is not to be vacated until an alternate easement is dedicated and the sewer line relocated. There are no other known utilities in the easement.

At its hearing of November 20, 2001 the Planning Commission found that the proposed vacations conform to the review criteria set forth in Section 2.11C and recommended approval.

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

City Council finds that the vacation meets the criteria set forth in Section 2.11C of the Grand Junction Zoning and Development Code and in accordance therewith the following described easements are hereby vacated, with the condition that they shall not become effective until the final plat for Canyon Rim Subdivision is recorded and utilities in the new easement are relocated and operational.

Utility Easement:

A twenty-foot wide utility easement across Block A, Monument Valley Subdivision, as shown and described on the plat which is on file with the Mesa County Clerk and Recorder at Reception No. 1865256; lying ten feet on each side of the following described centerline:

Beginning at a point on the West line of said Block A, whence the Southwest corner of said Block A bears South 00°04'49" West, a distance of 152.04 feet; Thence North 89°24'43" East, a distance of 248.47 feet; Thence South 11°21'58" East a distance of 70.11 feet to the Point of Termination.

50 Foot Temporary Turnaround Easement:

A fifty-foot radius temporary turnaround easement across Block A, Monument Valley Subdivision, as shown and described on the plat which is on file with the Mesa County Clerk and Recorder at Reception No. 1865256; said easement being more particularly described as follows:

Beginning at an angle point on the South line of said Block A; Thence along the South line of said Block A, South 59°10'58" West, a distance of 60.00 feet; Thence 249.81 feet along the arc of a 50.00 foot radius curve to the right, through a central angle of 286°15'37", to the Point of Beginning.

As shown on the attached exhibit.

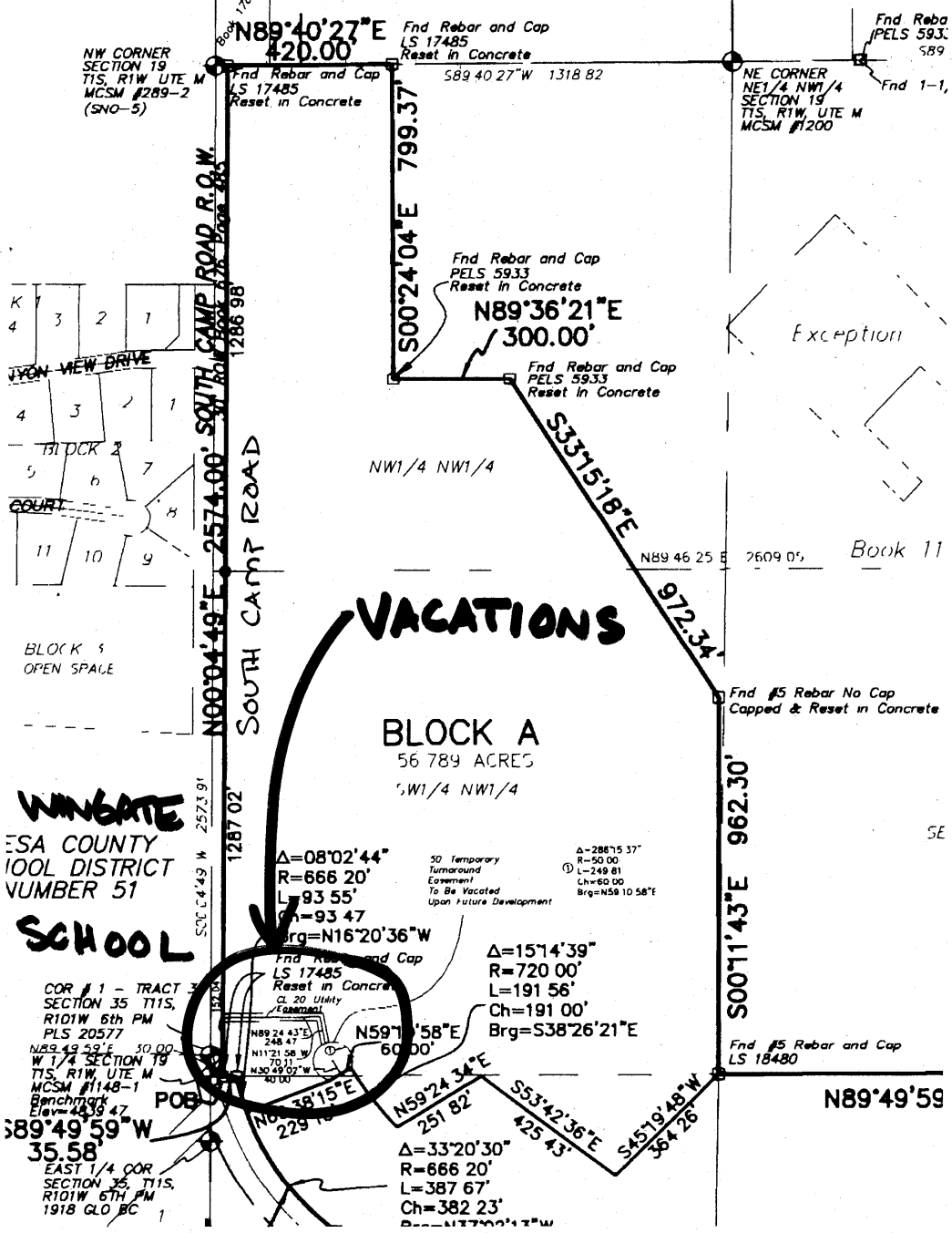
PASSED and ADOPTED this day of , 2001.

ATTEST:

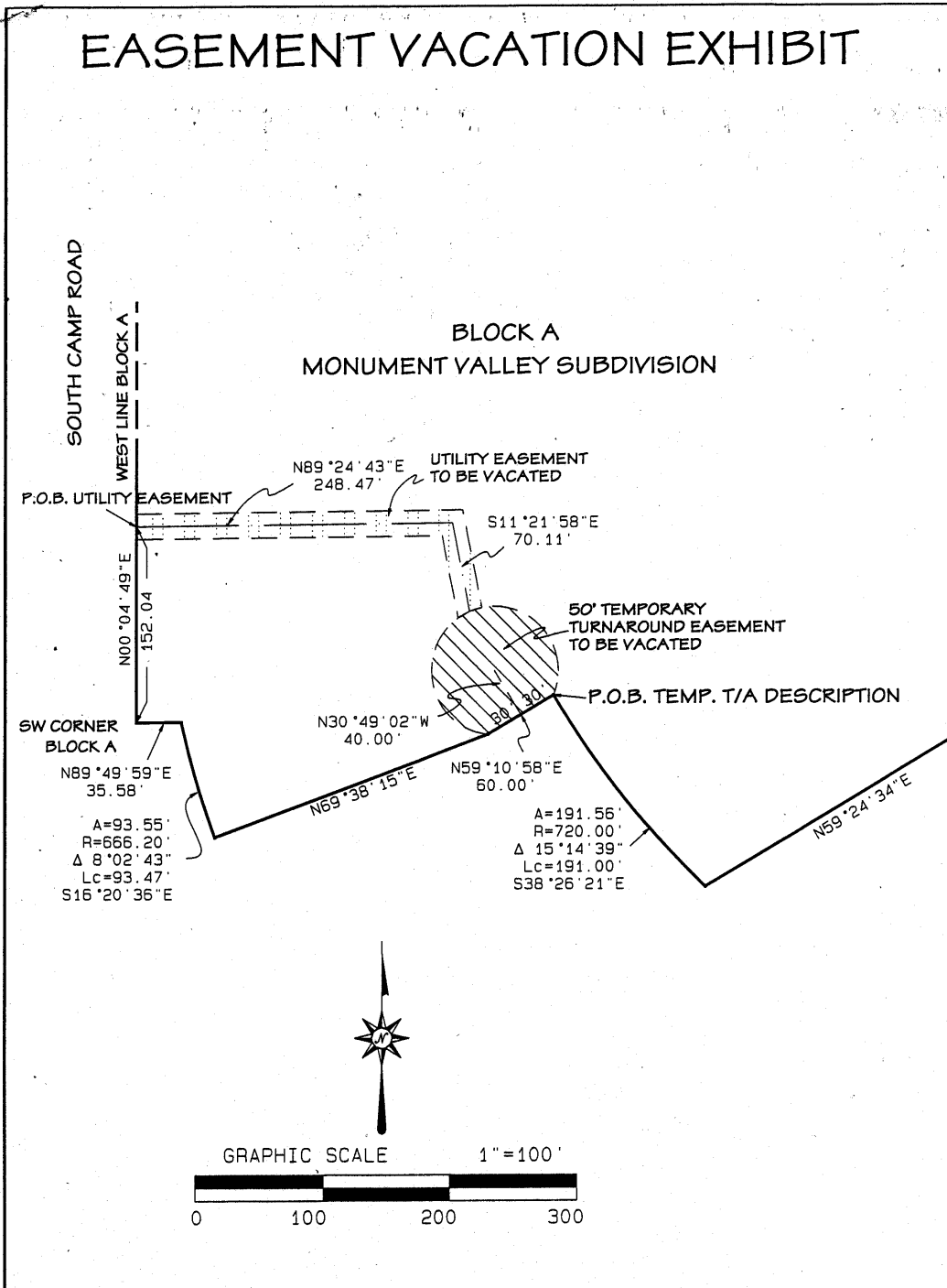
City Clerk

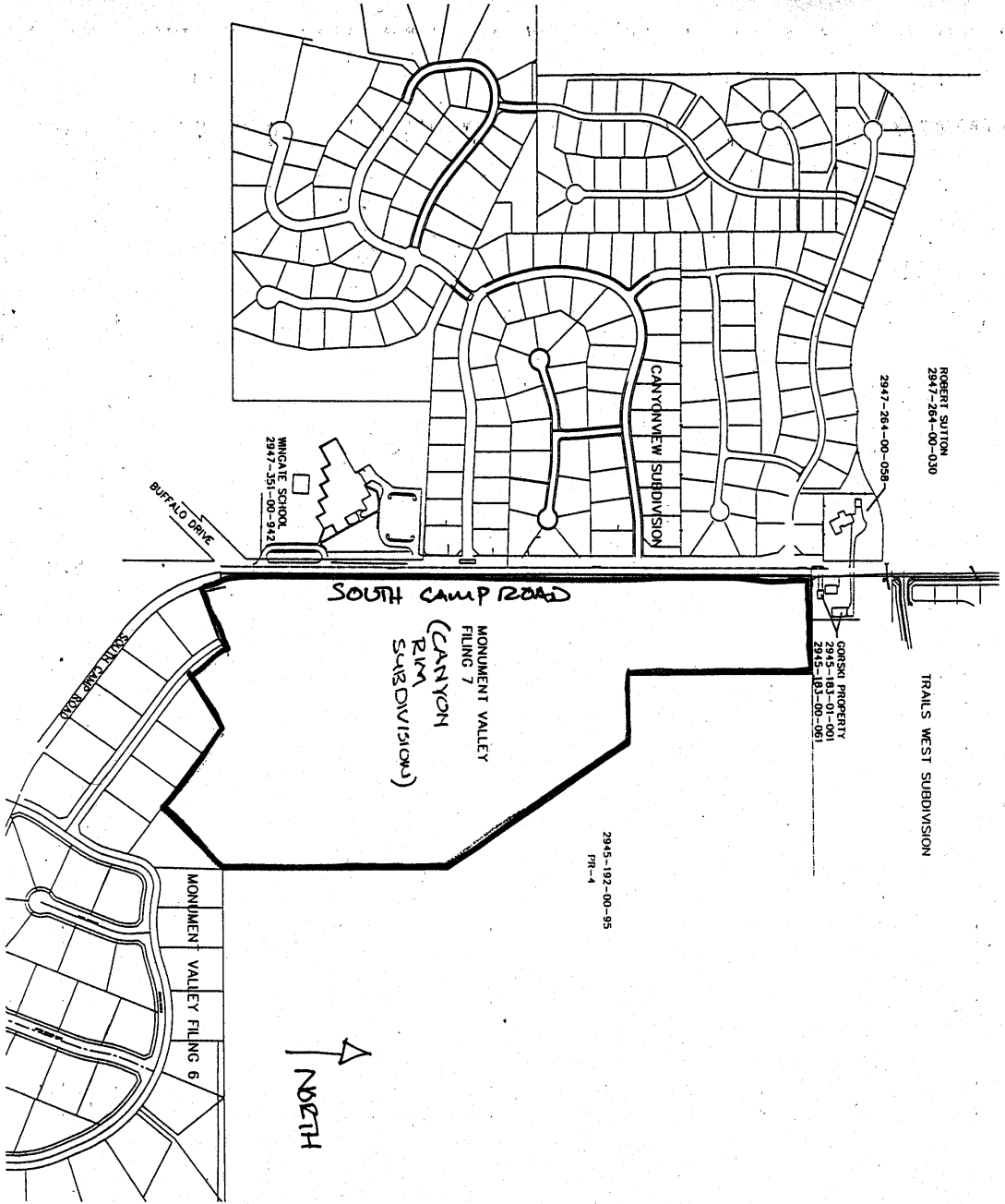
President of City Council

TRAILS WEST VILLAGE



EASEMENT VACATION EXHIBIT





ROBERT SUTTON
2947-264-00-030

2947-264-00-038

CANYONVIEW SUBDIVISION

WINGATE SCHOOL
2947-351-00-942

BUFFALO DRIVE

SOUTH CAMP ROAD

MONUMENT VALLEY
FILING 7
(CANYON
RIM
SUBDIVISION)

TRAILS WEST SUBDIVISION

CORSM PROPERTY
2945-183-01-001
2945-183-00-051
2945-183-00-051

2945-192-00-95
PT-4

MONUMENT VALLEY FILING 6

↑
NORTH

**Attachment 11
Lease-Purchase Fire Equipment**

CITY COUNCIL AGENDA

CITY OF GRAND JUNCTION

<i>CITY COUNCIL</i>			
Subject:	Resolution Authorizing Lease-Purchase for Fire Equipment		
Meeting Date:	November 21, 2001		
Date Prepared:	November 8, 2001		
Author:	Ron Lappi	Title: Admin. Svs. Director	
Presenter Name:	Ron Lappi Dan Wilson	Title: Admin. Svs. Director Title: City Attorney	
	Workshop	x	Formal Agenda

Subject: A Resolution of the City Council Authorizing the Mayor or the City Manager to sign lease purchase documents with Kansas State Bank (Manhattan) to lease-purchase various fire equipment.

Summary: This lease-purchase arrangement allows the City to retain twelve necessary pieces of fire equipment including several vital fire engines. The equipment in question has already been put to use by the Fire Department and originally cost about \$2.2 million. The documents provide that the City will make quarterly payments on this lease-purchase effective December 31, 2001.

Background Information: Over the past two years the Colorado EMS Foundation has donated twelve pieces of various fire fighting apparatus needed by the City of Grand Junction Fire Department. As the new equipment was placed into service, the older equipment was replaced, because it was no longer needed. Originally, the EMS Foundation determined that it was in their best interest to finance this equipment over a period of years. However, they have become unable to make the required payments and the financial institutions have declared the loans in default. The City was required to either return the needed equipment or enter into financing arrangements of its own. The City Council authorized a payment guarantee agreement with the Foundation that as of this date has not been signed or returned to the City. The Foundation, through it's president Rob Dixon, promised the City it would guarantee the payments on many occasions. We are retaining all the fire apparatus and related equipment although a few pieces will not be accrued for in the replacement fund and will eventually be eliminated.

Budget: Monies have been appropriated to make the installment payments when due. We originally included \$456,000 in the biennial budget each year for 2002 and 2003 not knowing the final cost. This proposed lease purchase at 3.5% interest fixed for the five-year period requires an annual payment of approximately \$394,000 for all twelve pieces of fire apparatus and related equipment at a negotiated purchase price of \$1.8 million. All previously authorized rental payments will continue through December 31, 2001 as authorized by the City Council.

Action Requested/Recommendation: Approve the Resolution authorizing the agreement.

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

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

RESOLUTION NO. 118-01

A RESOLUTION AUTHORIZING EITHER THE MAYOR OR THE CITY MANAGER TO EXECUTE A LEASE-PURCHASE AGREEMENT AND RELATED DOCUMENTS FOR FIRE ENGINES AND OTHER EQUIPMENT

Recitals. Over the past two years, the EMS Foundation represented that it had donated twelve pieces of fire fighting equipment to the City; however, the City is informed by two lenders that the Foundation has defaulted on financial obligations to pay for the equipment. Retention and use of these important pieces of equipment is essential to City fire service delivery. Rather than pursuing litigation or other remedies against the collection efforts of the Bank and Federal Signal, the City has determined to pursue this lease purchase. The City intends to preserve its rights to pursue as appropriate and to be made whole by the Foundation for all City resources spent in these efforts, especially since the City accepted the equipment based on the Foundation's promises that these trucks were being donated by the EMS Foundation.

The method to accomplish the goal of avoiding expensive dispute resolution with the two lenders is a lease/purchase agreement with Kansas State Bank (Manhattan), effective December 31, 2001.

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

1. Either the Mayor or the City Manager is hereby authorized and directed to sign a lease-purchase agreement with the Kansas State Bank (Manhattan) in the amount of \$1,800,378 for the lease-purchase of necessary fire fighting equipment originally worth approximately \$2.2 million.
2. The term of the lease/purchase shall be for five years at an annual cost of \$394,000 to be paid quarterly.
3. Either the Mayor or the City Manager is authorized and directed to execute such other documents and to take such other actions as are reasonably required to implement the purpose of said lease/purchase so that the City may retain the fire fighting equipment.
4. Execution of the lease/purchase and related documents shall not serve to waive or release any City rights against the Foundation; the City intends to preserve its rights to take such actions as may be necessary to enforce the Foundation's promises and to otherwise be made whole by the Foundation, including reimbursement by the Foundation.

Adopted by the City Council this 21st day of November, 2001.

Attest:

City Clerk

Pre