

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, FEBRUARY 4, 2002, 7:00 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

MAYOR'S INTRODUCTION AND WELCOME

- 7:00 **COUNCILMEMBER REPORTS**
- 7:10 **CITY MANAGER'S REPORT**
- 7:15 **REVIEW OF FUTURE WORKSHOP AGENDAS** [*Attach W-1*](#)
- 7:20 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 7:30 **WESTERN COLORADO BUSINESS DEVELOPMENT CORPORATION:**
Representatives of WCBDC will update Council on their activities.
[*Attach W-2*](#)
- 7:55 **POLICY FOR FUNDING OUTSIDE GROUPS:** Council will discuss
options for a policy for financial contributions to outside organizations.
[*Attach W-3*](#)
- 8:25 **DISCUSSION OF HILLTOP SENIOR CENTER PROPOSAL:** Council will
discuss the Hilltop funding request. [*Attach W-4*](#)
- 9:00 **ADJOURN**

CITY COUNCIL WORKSHOP AGENDAS

FEBRUARY 18, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 SOLID WASTE COLLECTION IN ANNEXED AREAS:
Staff will update Council on options for this issue
- 8:00 CABLE TELEVISION FRANCHISE: Council will discuss options for developing such a franchise agreement

MARCH 4, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 CODE ENFORCEMENT: Staff will update Council on current code enforcement practices and options for change
- 8:20 GROWTH PLAN UPDATE: The Council committee working on this will provide an update on this project that is part of the 2002 work plan.

MARCH 18, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 CITY COUNCIL WORK PROGRAM QUARTERLY REPORT:
Staff will present the quarterly report for the 2002 work plan.

APRIL 1, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

APRIL 15, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

FUTURE WORKSHOP ITEMS

First Priority

1. BRIEFING ON PDR PROJECT: Tom Latousek, Land Protection Specialist with the Mesa Land Trust and Keith Fife of Mesa County Planning will update Council on this project. **(Feb. 18?)**
2. DTA VENDOR'S FEE: Council will discuss the vendor's fee proposal from the Downtown Association.

Second Priority

3. BOTANICAL SOCIETY MASTER PLAN
4. DARE & SCHOOL RESOURCE PROGRAMS
5. HAZARDOUS DEVICE TEAM
6. FORESTRY OPERATIONS
7. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
8. ELECTRONIC RECORDS MANAGEMENT SYSTEM:
9. LIQUOR LICENSING PROCEDURES
10. CRIME LAB
11. HAZMAT
12. GOLF OPERATIONS



RECEIVED
DEC 17 2001

December 17, 2001

Cindy Enos-Martinez,
Mayor of Grand Junction
Grand Junction City Council
Kelly Arnold, City Manager
250 North Fifth St.
Grand Junction, CO 81501

Dear Mayor Cindy, Council Members and Kelly:

We are planning two big projects which will start in January for which we are seeking City funds. These are Our Picture of Health 2002 and Study Circles/Action Groups on implementing Vision 2020. We would like to present our request to the City Council at the earliest possible date.

To give you an idea as to our projects, we will briefly describe them below. A complete proposal will be submitted one month in advance of the meeting, unless you would like it sooner.

Mesa County: Our Picture of Health 2002 is a process that encompasses a community health assessment. Published twice previously, in 1995 and 1998, with an interim report in 2000, *Our Picture of Health* melds statistics with data from a professional telephone survey relevant to 10 areas of local community health: Arts & Culture, Spirituality, Economy, Education, Physical Health, Mental Health, Substance Abuse, Built Environment, Natural Resources & Environment and the Social Environment. Both the statistics and the survey data have longitudinal trending measurements as well as state and national comparisons. The assessment will be published as a website, with hotlinks to organizations and other websites that provide information relevant to the indicators. Additionally, a written report that highlights the correlations between indicators will be released with wide distribution. The final phase of the *Our Picture of Health* project is the mobilization phase, with the Civic Forum's professional facilitation expertise integral to creating a catalyst for community action by prioritizing key health issues identified in the assessment, and helping citizens act to close the identified health gaps in Mesa County.

From Voices to Action: Vision 2020

This program will develop 20-30 neighborhood or network Study Circles in Mesa County to begin implementation of Vision 2020, the report produced for the local municipalities and Mesa County in September. The Circles will use dialogue to develop strategies for action on the critical issues identified in the Vision. These include building citizen capacity and social capital on several issues outlined in the Vision as "low-hanging fruit" or existing barriers that lend themselves to

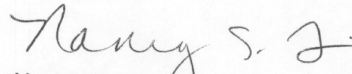
P.O. Box 2731 • Grand Junction, CO 81502 • 970.241.1064 • fax 970.241.1912 • info@civicforum.org

www.civicforum.org

relatively simple resolutions. Resolving these relatively narrow and simple issues provides momentum and allows citizen energy to be put toward broader issues. This is the next step toward more full engagement by the citizenry and realization of the Vision.

Thank you very much for your attention to this request. We look forward to presenting this to the Council for action.

Sincerely,

A handwritten signature in cursive script that reads "Nancy S. J." with a period at the end.

Nancy S. Terrill
Executive Director

David

RECEIVED
JAN - 9

January 8, 2002

Mayor Cindy Enos-Martinez
250 North 5th Street
Grand Junction, CO 81501

Dear Mayor Enos-Martinez,

As Co-chair of the Mesa County Coalition for Economic Justice I sincerely request that some members of the Coalition have opportunity to meet with you and with other members of the Council who may care to join with us. The purpose of this meeting would be to discuss the low level of income of many citizens in the City of Grand Junction and how these income levels may be raised. The members of the Mesa County Coalition for Economic Justice were heartened by the Council's recognition of the needs of the working poor as stated in your publication of the 2001 Five-Year Consolidated Plan.

Hopefully, such a meeting may lead to positive results in dealing with this grave problem. Your response to this request will be most greatly appreciated.

Sincerely



Bill McCormick Co-chair
Mesa County Coalition for Economic Justice
Box 2926
Grand junction, CO 81502

January 9, 2002

Grand Junction City Council
c/o David Varley
250 North 5th Street
Grand Junction, CO 81501

Dear Members of the Council,

The Mesa County Coalition for Economic Justice was greatly encouraged by your formal recognition of the status and number of low-income families in Grand Junction. You write in the 2001 Five-Year Consolidated Plan: "Because of low local wages, over 23% of the local workforce is "low-income" or "in poverty while working 40 hrs/week". And further you write: "One of the most disturbing indicators of need is the number of households whose income places them at or below 150 percent of the poverty guidelines established by the U.S."

We, at the Coalition, were heartened by these words but we respectfully disagree with some components of your anti-poverty strategy. On page 59 you speak of the Living Wage Coalition, I assume you are referring to us, as part of your anti-poverty strategy. However, we are not trying to encourage employers to pay higher wages to their employees, nor in a competitive market economy, would we know how to proceed with such encouragement. It is therefore our conviction that some form of statutory requirement is necessary if we are to make any headway in assisting these families to rise above their status of poverty.

In this light the Mesa County Coalition for Economic Justice is submitting a request that the Grand Junction City Council pass an ordinance which would require businesses contracting with the City of Grand Junction, in providing services, pay their employees the minimum of \$10.60 per hour plus medical benefits, or, \$11.85 per hour where there are no such benefits. It is also our contention that although such an ordinance will affect only a small portion of the targeted population it could help create an atmosphere where employers not bound by this statute may be more willing to voluntarily increase the wages of their employees.

We must be clear on this point, that is not our intention in any way to cause injury or loss to any employer doing business in Grand Junction but rather to create a greater well-being for the City of Grand Junction where all its citizens will benefit.

Sincerely,

A handwritten signature in cursive script that reads "Bill McCormick". The signature is written in black ink and is positioned above the typed name.

Bill McCormick
Mesa County coalition for Economic Justice
P.O. Box 2926
Grand Junction, CO 81502

January 31, 2002

Grand Junction City Council
250 North 5th Street
Grand Junction, Colorado 81501

Dear Honorable Mayor and Members of the City Council,

As you know, the Grand Junction Economic Partnership (GJEP) is a privately-funded, not-for-profit economic development organization. We work on a gratis-confidential basis. GJEP's mission is to create quality jobs for the citizens of Mesa County. We do this to ensure a viable, diverse economy and solid tax base for our community.

The Grand Junction Economic Partnership is currently a strong competitor for 25 new jobs being created by a company headquartered in Europe. The company is currently in the process of selecting a site to design and manufacture environmental monitoring equipment. The operation involves electrical, mechanical and industrial design engineering and assembly.

The company anticipates creating the 25 new jobs within 48 months. The average hourly wage for full-time hourly and salaried employees is expected to be at least \$16.50 per hour plus a competitive benefit package.

The Grand Junction Economic Partnership Board of Directors believes this company to be one which merits aggressive recruitment. Given this, GJEP requests 15 minutes on the agenda for the Council's February 18th workshop and February 20th public meeting so that we may ask the Grand Junction City Council's approval of a cash incentive for this company in the amount of \$107,500.

This cash incentive equates to \$3,300 per employee. It also includes an additional \$25,000 to be paid to the company contingent upon its breaking ground on a new facility within 48 months from the date the performance incentive agreement is signed.

The Colorado FIRST Customized Training Program has allocated up to \$10,000 for this recruitment.

If you have questions or comments on the matter above prior to the February 18th workshop please contact Steven Ausmus or myself at 245-4332. Thank you in advance for your assistance in creating quality primary jobs for our local residents.

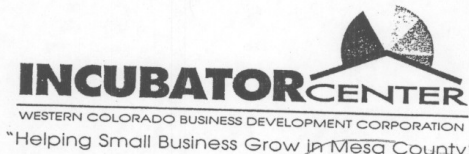
Respectfully,

Denny Granum
Chair, GJEP Prospect Committee

cc: Kelly Arnold
Wade Haerle
Steven Ausmus

Attach W-2

Western Colorado Business Development Corporation Update



SEP 19 2001

September 17, 2001

Kelly Arnold, City Manager
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

THEY WOULD LIKE TO
BE SCHEDULED FOR
A JANUARY WORKSHOP.

Dear Kelly:

The Western Colorado Business Development Corporation (WCBDC) appreciates the ongoing support of the City of Grand Junction with both annual operational dollars and the substantial contribution made towards our relocation in 1999. The purpose of this correspondence is twofold. We would appreciate the opportunity to update the Council on our activities at a workshop this fall. Secondly, we respectfully request that the annual contributions toward operations continue at the amount of \$30,000 per year for the next two years.

CURRENTLY WAS \$28,600

WCBDC's mission is to be a results-driven provider of educational services and business tools. We support the launch, growth, stabilization and long-term success of business enterprises in Mesa County. We measure success by our ability to guide entrepreneurs through sound business decisions and our positive influence on economic growth in the region.

We accomplish our mission through three programs: The Colorado Small Business Development Center (SBDC), Small Business Incubator (Incubator) and Revolving Loan Fund (RLF). The operational funds we are requesting from the City will support the SBDC and Incubator.

The SBDC provides business consulting free to Mesa County residents, immediate answers and referrals, and workshops designed to answer the most frequently asked business development questions. The Incubator is a program that offers an array of business support resources and services designed to accelerate the successful development of entrepreneurial companies. Tenants are housed in 45,000 square feet of buildings providing affordable space and share administrative/office services and equipment, such as telephone systems, pallet jacks, copiers.

Successful Incubator graduates also utilizing the SBDC's resources have this to say:

"Our company would not be as successful as it is now without the Small Business Incubator Kitchen Program. We were able to rent space in a professional kitchen on a part-time basis as our clientele increased. This gave us the opportunity to grow and expand until we could make the jump to our own facility." Diana Tarasiewicz, Owner, DMT Culinary Adventures Catering.

"The professional staff at the Incubator essentially became my informal board of directors...they have been instrumental in the growth and success of our company. In the normal business climate, 80% of small businesses fail in the first 3 to 5 years. Nationally, for companies that have been through the Incubator system, 80% are still alive after 3 to 5 years. That's a very eye-opening statistic." Jim Watson, President, Little Bear Snowshoes

"In 1995, I attended the Leading Edge Program and came up with a Business Plan that included purchasing my current business. In 1996, this Plan became a reality with the help of both the SBDC and RLF. In

Colorado Small Business
Development Center

Incubator
Program

Revolving Loan Fund
of Mesa County

2501 R3/4 ROAD • GRAND JUNCTION, CO 81503 • (970) 243-5242 • FAX: (970) 241-0771

2001 our business is growing and I am again turning to the SBDC and RLF for financing and taking the Leading Edge to help continue our success." Fred Pierce, President, Energy Equipment & Supply

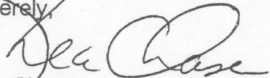
Some facts to consider:

- Approximately 831 individuals received direct assistance from SBDC in 2000 through face-to-face consulting and business classes. On average, an additional 40 phone callers per month receive general information without needing an appointment.
- Mesa County, the City of Grand Junction, the local Chambers of Commerce, the Mesa County Economic Development Corporation and other first points of contact all refer calls from start-ups to the Small Business Development Center.
- Twenty-six workshops and classes were given at nominal fees covering the subjects of how to start a business, business law, accounting and taxes. In addition, two, 12-week Leading Edge courses were given, instructing students in the fundamentals of writing their business plans. These classes were attended by 471 participants.
- Start-up companies are housed at the Incubator for a 3-5 year period at which point they graduate into the community. Over a 14 year period, 93 companies have been assisted. Eighty-two percent of those businesses are either in the Incubator currently or have gone on to successfully graduate out of the program into the community. As of August 1st, the facilities were 90% leased with six applications in process. There are 34 current tenants in the Incubator, ten of which operate out of off-site kitchen facilities.
- In early 2001, Little Bear Snowshoes, the Incubator's largest tenant, was acquired by Winterquest who owns the Tubbs and Atlas brands as well. As a result of the sale, Winterquest brought the majority of its manufacturing to Grand Junction, currently at 62 employees, and expects to add another 30 this year.

We are enjoying a healthy economy in the Grand Valley, however, the new wave of layoffs and slowed growth in the national economy serve as reminders as to inevitable business cycles. WCBDC's efforts, through the assistance of public and private support, will help to ensure a generation of small companies prepared to weather these market and general economic changes and enable the economy of the Grand Valley to remain robust.

Thank you for your attention to this request. We will be in contact shortly to obtain time on the agenda of an upcoming workshop for the Council's update. We would be pleased to provide any further information that you desire.

Sincerely,



Thea Chase
Executive Director

cc: David Varley, Assistant City Administrator
Ron Lappi, City Finance Director
Karen Moore, WCBDC Chair

(speak w/ NANCY)

**Attach W-3
Policy for Funding Outside Groups**

MEMORANDUM

TO: MAYOR & CITY COUNCIL
FROM: DAVID VARLEY
SUBJECT: OUTSIDE GROUP FUNDING POLICY
DATE: JANUARY 30, 2002



Attached is some information to assist you during the discussion of a policy for funding outside organizations. We have included some policy development questions and a sample application form.

To help with the discussion, we attempted to identify questions that need to be answered in order to develop a policy concerning the funding of outside groups. These questions may not be all inclusive, but they will provide guidance for development of such a policy. Answers to these questions will provide information that could be used to write a specific City policy that would guide future funding decisions.

The application form is one that could be used if Council decides to adopt a funding policy for outside groups. It is envisioned that each group requesting funds would be required to fill out such a form and provide the requested information. This information would be used by City Council when evaluating funding requests from outside organizations.



CITY FUNDING FOR OUTSIDE GROUPS

QUESTIONS TO ASSIST WITH DEVELOPMENT OF A POLICY

1. **When will applications be accepted?**
 - A. Annually with the budget Yes No
 - B. Bi-annually with the budget Yes No
 - C. Anytime during the year Yes No

2. **Funds will be awarded for a time period of...**
 - A. One year Yes No
 - B. Two years Yes No
 - C. Unlimited Yes No

3. **How often can an organization apply for City funds?**
 - A. Can apply every year Yes No
 - B. Can apply every other year Yes No
 - C. Can apply unlimited number of times Yes No

4. **For what purposes will City funds be granted?**
 - A. Capital Yes No
 - B. Operations Yes No
 - C. Services to the community Yes No
 - D. Promotion or advertising Yes No
 - E. Other: _____

5. **Who can apply for City funds?**
 - A. Non-profits Yes No
 - B. Private party Yes No
 - C. Other governmental units Yes No

6. **Will there be a fixed dollar amount of funding?** Yes No
 - A. If yes, how will the amount be calculated?
 1. Fixed dollar amount? \$250K \$ _____
 2. Percent of budget? (1% = \$388,000) % _____

7. **Funding will be awarded to applicants in:**
 - A. Grand Junction Yes No
 - B. Mesa County (outside GJ) Yes No
 - C. Outside Mesa County Yes No

8. **Will exceptions to this policy be granted?** Yes No
 - A. If yes, under what circumstances?
 1. With CC Member sponsorship Yes No
 2. Emergency situations Yes No
 3. To take advantage of unique situations such as an opportunity to leverage other funds Yes No

draft

**OUTSIDE GROUP FUNDING
CITY OF GRAND JUNCTION**



APPLICATION FORM

The following information must be provided to ensure adequate review of your request. Please be thorough yet concise.

1. APPLICANT

A. Agency: _____

B. Address: _____

C. Contact Person: _____

D. Telephone: _____

E. Email Address: _____

F. Is this a non-profit agency or organization? [] Yes [] No

2. FUNDING REQUEST

A. Total amount of City funds being requested: \$ _____

B. Period funding is requested: start date _____, end date _____

3. PROJECT

A. Project Name: _____

B. Is this service/project [] New, or [] Ongoing?

C. Describe the project in detail, including its history. Please attach a copy of the budget for this project including revenues and expenses.

D. How will the requested City funds be spent? For example, will they be used for capital expenses, operating expenses, purchase of materials, etc.?

E. List the current goals and past achievements and accomplishments of this project or service?

F. How many people will benefit from this project or service? How will the City of Grand Junction benefit from this project or service?

G. Do other agencies or organizations provide similar services or programs? If yes, please describe.

H. List other funding sources you have secured for this project. Include whom, how much and when the funding begins and ends.

I. List grants and other types of funding for which you have applied for this project or service. Include funding source, amount requested and when you will be notified about your request.

J. List in-kind services, volunteer hours and goods for this project and determine a fair dollar value for items listed.

K. Are there other funds you will be able to leverage if you receive the requested City funds? If yes, please list.

L. Has this project or service received previous City funding? If yes, please provide details.

M. What will happen if the requested City funding is not received?

Attach W-4
Hilltop Senior Center Proposal

July 23, 2001

Mayor Cindy Enos-Martinez and
City Council
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Mayor and City Council:

This letter is to request an appearance before the Council to discuss support of this community's Senior Enrichment Center. We are requesting that the City consider contributing \$250,000 per year for 10 years. A contribution of this level will serve as leverage for regional and state foundation support.

As you know, it is Hilltop's intention to build an 85,000 square foot, state of the art Enrichment Center for the Grand Valley's seniors. We understand that this facility needs to not only meet the broad needs of this community's seniors, but also serve as an attraction for those choosing to relocate to our Valley. Hilltop will own the facility and will be responsible for the long-term quality operations of this enterprise without further funding from the City.

The facility will cost approximately \$14 million to build and approximately \$1.3 million to run on an annual basis. We expect to be able to offset the annual operating costs in part with fees, however we are dedicated to having the facility accessible to all seniors regardless of ability to pay. We are also aware of the current effort to build a family recreation center and believe that our community will benefit greatly from having facilities that serve both age groups.

In return for the City's commitment, Hilltop agrees to:

- Build a state-of-the-art facility in which the community can take great pride.
- Bear the cost of operations long term without additional requests for cash.
- Ensure that all community seniors will have access to the Center regardless of ability to pay.
- Have support staff necessary for the frail elderly to be able to participate.
- Make sure that multiple options for participation will be available to low-income City and County residents that protect their dignity.
- Provide some transportation to isolated seniors.
- Provide culturally sensitive activities.

Page two
City Council Request

- Have facilities available for food service delivery to seniors should that need arise.
- Be open to providing other “senior-related” services as needs are identified.

Attached you will find additional detailed information regarding the Senior Enrichment Center. Your consideration is greatly appreciated. Sally Schaefer and I look forward to an opportunity to come before you at whatever time you believe to be appropriate. Please don't hesitate to give me a call if you have any questions at 263-2127.

Sincerely,

Janell Bauer-Morris
Vice President, Development
Hilltop Community Resources, Inc.

DRAFT

Hilltop Community Resources Senior Enrichment Center

The mission of Hilltop Community Resources is to provide leadership in community-based services that foster self-sufficiency and quality of life.

History

Hilltop began in 1950 as the Mesa County Society for Crippled Children and Adults, an outpatient clinic for people with physical disabilities. In 1977, Hilltop purchased the building at 1100 Patterson and started an inpatient rehabilitation hospital/skilled nursing facility. In 1995, Hilltop built the Atrium, a 142-unit retirement center, and sold the rehabilitation hospital and Centennial Plaza to St. Mary's Hospital.

In May 1996, Hilltop Health Services and The Resource Center (another nonprofit organization providing non-residential children's programs, domestic violence services, and job training) affiliated to allow both organizations to operate in a more effective and efficient manner through consolidated resources and management. In 1997, Hilltop adopted the name Hilltop Community Resources, Inc.

Description

Hilltop Community Resources has made a name for itself by developing successful human service programs that extend from prenatal care access to programs for seniors. Hilltop promotes self-sufficiency through direct services to more than 13,000 individuals each year.

Hilltop offers a broad range of human service programs:

- Early Childhood Division (B4 Babies & Beyond, Young Parents Program, Family Steps, Parent Training Institute, CHP+, and Kiddin' Around Child Care Center)
- Child/Adolescent Division (Hilltop Youth Corrections, Alternative Treatment Unit, Boys/Girls Shelter, Miranda Place, Hilltop House, Teen Companion, Montrose RCCF, Latimer House Children's Program, Weekend Alternative Sentencing Placement)
- Educational Services Division (Choices, Elementary Tough Kids, Workforce Investment Act Youth, Challenge Course, Hilltop Alternative School Program)
- Senior Services Division (Fountains Assisted Living and Commons Assisting Living)
- Retirement Living Division (Atrium and Fountain's Cottages)
- Adult Services Division (Partners in the Mesa County Workforce Center, Life Adjustment Program, Latimer House Counseling and Advocacy Center, Professional Services, Sexual Assault Nurse Examiner Program)

Experience with Seniors

Hilltop's first opportunity to work closely with senior residents actually began over 50 years ago through therapeutic services. The effort continued with offering day services for Alzheimer's patients at Hilltop's Hermosa Avenue location. Then in 1994, Hilltop became partners in the Atrium retirement living community as well as establishing the first Assisted Living wing. Due to increased demand, The Fountains was built in 1999 to continue to address the need for assisted living housing choices. The Fountains was filled to capacity six months after opening and has maintained a waiting list of over 40 individuals ever since.

The Center

It is Hilltop's intention to build an 82,000 square foot, state-of-the art Senior Enrichment Center for our community seniors. This facility will meet the broad needs of our existing senior citizens, and serve as an attraction for those choosing a retirement community. The Center will not only have elaborate recreation facilities but will serve as a social center for activities that enhance and sustain quality in elderly living. Hilltop will own the facility and will be responsible for the long-term quality operations of this enterprise.

The Senior Enrichment Center will be a hub for activities and services for Mesa County seniors. Different than a recreation center, it will be a community facility in which seniors can meet to fulfill social, physical, emotional and intellectual needs. The Center will serve as a focal point for services that help individuals take an active role in caring for their overall health and well being.

Located on the new Common's campus, the Enrichment Center will be a benefit to the residents of Hilltop's newest 270 unit assisted living community between 15th Street and 27½ Road, just south of Nellie Bechtel Apartments. Those residing in our other senior communities, The Fountains and The Atrium, will also receive the benefit of close accessibility to the Enrichment Center. Most importantly, the Senior Enrichment Center will be accessible to all seniors over the age of 55 throughout the community.

The Center provides key activity opportunities that include an aquatic center, an indoor walking track, social areas, arts & crafts, meeting spaces, exercise rooms and a large dance arena with suspended flooring.

The Aquatic area will include two large pools; one a uniform depth lap pool, and the other a free-swimming and exercise pool. A mezzanine-level walking track will surround the pool area. And locker rooms will accommodate the individual needs of men and women as well as a specialized locker room for couples or caregiver usage.

The Center will also include, as mentioned before, a double gymnasium with suspended flooring, large meeting rooms with full kitchen and dining functions. Many other meeting rooms will accommodate specialized activities such as wet art, dry art, billiards, computer learning, a library, lots of social areas for cards and games, and

sharing meals together.

To use the Center, a menu of fees for service will be offered. For example, if you choose to use only the pool, a separate fee will be available just for that activity, or you may choose to purchase a Center-wide pass. Hilltop is dedicated to ensuring that all seniors regardless of ability to pay will have access to the Center.

The Need

Thirty percent of Mesa County residents are over the age of 55, and that number is expected to increase dramatically over the next several years. Even with existing senior centers, the need for a facility like this one continues to grow. Seniors today are more active, retiring earlier, and living longer. It is interesting to note that while more people retire in their 50's, the average age of admittance to assisted living is 82 – allowing many years for play and growth.

The City of Grand Junction currently operates a small Senior Recreation Center located near downtown. It is well attended and provides a very worthwhile service to nearly 1800 per month through activities such as dances, billiards, cards, luncheons and more.

Growth

The so-called aging of America is a well-known phenomenon. Throughout the 20th century, both the average age and the life expectancy of Americans have steadily increased. It was estimated that by the year 2000, 13% of the American population would be over the age of 65. In Mesa County, 30% of the residents are over the age of 55 and that number is projected to climb steadily over the next 10 to 15 years.

The number of older Americans will continue to grow as the baby boom generation grows older and Americans continue to enjoy longer, healthier lives. Today, one in every six Americans, or 45 million people, is 60 years of age or older. According to the Administration on Aging, one in every four, over 89 million Americans, will reach that milestone in the next 30 years. Given this longevity revolution, baby boomers, who are now in their late 30s, 40s, and 50s, can expect to live well into their 80s and 90s.

Health and Well Being

Study after study has shown that people, especially seniors, who promote their physical and emotional well-being are healthier and live longer. Involvement with friends, family and in the community can fill each year with joy. Older adults are at risk for losing these social benefits without places like the senior center.

Physical and social activity has consistently been shown to have positive effects on the mental health of seniors. Most well documented are the effects of exercise in improving

depression, reducing anxiety and improving mood.

Although there is clear scientific evidence that regular physical activity has powerful positive effects on both psychological and physical well being, **57%** of Colorado senior citizens are classified as sedentary. The cost to our state of this physical inactivity is exorbitant. It results in a dramatic increase in premature deaths from chronic disease per year. It contributes to the escalating cost of health care expenditures for the elderly. A Senior Center such as the one proposed by Hilltop, will work together with senior citizens, health care professionals and local officials to remove barriers to healthful activities for seniors.

Regular physical and social activity improves health in the following ways:

- Reduces the risk of dying prematurely
- Reduces the risk of dying from heart disease
- Reduces the risk of developing diabetes
- Reduces the risk of developing high blood pressure
- Helps reduce blood pressure in people who already have high blood pressure
- Reduces feelings of depression and anxiety
- Helps control weight
- Helps seniors become stronger and better able to move about without falling
- Promotes psychological well being.

(www.mdmh.state.mi.us)

Achieving the goal of establishing a Senior Enrichment Center will contribute significantly to improving the health status and quality of life for the growing senior population of Mesa County. More active seniors will have fewer needs for health care and human welfare resources. According to Ronald Schoeffler, National Institute on Senior Centers, Senior Centers are the critical to seniors staying healthy and independent later in life. As highly visible community focal points, Senior Centers are vital to home, community and social supports that can help delay or prevent more costly and restrictive institutional care.

Economic Development

Americans are living longer and their transition into the ranks of old age will not simply be a matter of greater numbers and higher proportions of older Americans. Many people view aging with optimism. The keys to enjoying later life are understanding and planning for what lies ahead. Aging well is dictated in part by personal health and well being as well as lifestyle issues such as housing, leisure activities, volunteerism, and life long learning. It is never to early or too late to begin.

The growth of the population age 65 and older has affected every aspect of our society, presenting challenges as well as opportunities to policy makers, families, businesses, and health care providers. Climate, housing, recreation, and health care are among the factors explored by individuals seeking their favorite place to retire. Mesa County was

ranked as a favorite choice for retirement. A facility such as Hilltop's Senior Enrichment Center is sure to be a draw as educated seniors search for a quality retirement community such as this one.

Mesa County has traditionally attracted seniors hoping to retire in the area. According to Retirement Migration in America, a report of in and out migration of seniors at the county level nationwide, Mesa County is considered a strong in-migrator for seniors. Mesa and Delta counties are considered the strongest in-migrating counties for seniors in the State of Colorado. National migration statistics suggest there are approximately 1.8 seniors moving to the area for every one senior leaving the area.

Overall, the population's age distribution within this area is older than that found in the state of Colorado as a whole. Senior residents, defined as persons 65 years or older, represent nearly 15 percent of current population of the primary market area. This age distribution reflects Grand Junction's role as a regional retirement community.

Income is a relevant factor when considering services supported by the senior population. By the year 2005, high-income senior households (above \$35,000 annually) should comprise 46 percent of younger senior households and nearly one-third of older senior households in this primary market area. Roughly, thirty five percent of all senior households are middle-income households (incomes between \$15,000 and \$35,000). And approximately 24 percent of the market area's younger senior households are estimated to have incomes of \$15,000 or below. Among older senior households, 39 percent have low incomes. These facts provide evidence that Hilltop's Senior Enrichment Center must be priced to accommodate access by all seniors.

Bridging the Gap

Senior Centers are playing a new role in helping older Americans and their families. Millions of older adults and their families are struggling to bridge the gap between work and retirement, full independence and limited support, good health and chronic conditions. Senior Centers are instrumental to bridging those gaps. They are a gateway to the aging network. They are often both the first and foremost source of vital community based social and nutrition supports that help older Americans to remain independent in their communities.

The Request

It is anticipated that this facility will cost approximately \$14,000,000 to build and approximately \$650,000 (exclusive of debt service) to operate annually. It is expected that Hilltop will be able to offset the annual operating costs in part through fees. Hilltop is committed to serving every senior regardless of ability to pay.

In order to make the long-term costs manageable, Hilltop plans to raise \$5,600,000 through a capital campaign. To that end, contributions will be sought from local

government, foundations, private citizens, businesses, Hilltop's Board of Directors, employees and residents.

Hilltop's Commitment

In return, Hilltop agrees to:

- Build a state of the art facility in which the community can take great pride
- Bear the cost of long term operations
- Ensure all community seniors have access to the facility regardless of ability to pay
- Have support staff necessary for the frail elderly to be able to participate
- Make sure that multiple options for participation will be available to low-income residents in a way that protects their dignity.
- Provide mass transportation to isolated seniors
- Provide culturally sensitive activities
- Be willing to continue food service delivery to seniors should that need arise
- Be open to providing other senior-related services as needs are identified.