

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AGENDA**

**MONDAY, AUGUST 19, 2002, 7:00 P.M.  
CITY HALL AUDITORIUM, 250 N. 5<sup>TH</sup> 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 **SUBDISTRICT PROPOSAL BY THE RURAL FIRE DISTRICT:** Council will discuss a proposal with the Rural Fire District concerning a special fire sub district in the Redlands area. [Attach W-2](#)
- 8:15 **CANYON VIEW PARK CONCEPT REVIEW:** Council will review the development plan that is being recommended by the Parks & Recreation Advisory Board. [Attach W-3](#)
- 9:00 **ADJOURN**

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

**Attach W-1  
Future Workshop Agenda**

# ***CITY COUNCIL WORKSHOP AGENDAS***

**SEPTEMBER 2, MONDAY 7:00 PM: (Canceled-Labor Day)**

**SEPTEMBER 16, MONDAY 7:00 PM:**

- 7:00 INTRODUCTION OF NEW CITY EMPLOYEES: City Manager Arnold will introduce recently hired employees to the Council.
- 7:15 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:40 CITY MANAGER'S REPORT
- 7:45 B-1 ZONING: Council will review proposed code changes for the B-1 zone.

**SEPTEMBER 30, MONDAY 7:00 PM:**

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 INFILL/REDEVELOPMENT POLICY: The consultants will present the final report on this study.
- 8:25 BUS DEPOT: Council will consider possible purchase of the bus depot at the corner of Fifth and Ute.

**OCTOBER 14, MONDAY 7:00 PM:**

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

**NOVEMBER 4, MONDAY 7:00 PM:**

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

**OCTOBER 18, 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. ANNUAL PERSIGO MEETING WITH MESA COUNTY:
2. TELECOMMUNICATIONS UTILITY ORDINANCE: *September 30?*
3. GRAND VALLEY HOUSING NEEDS ASSESSMENT: Joint meeting other entities?
4. DROUGHT/WATER SITUATION UPDATE: *October 14?*
5. 2003 BUDGET REVIEW: *November 4?*
6. POLICE DEPARTMENT OPERATIONS UPDATE

## Second Priority

1. DARE & SCHOOL RESOURCE PROGRAMS
2. HAZARDOUS DEVICE TEAM
3. FORESTRY OPERATIONS
4. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
5. ELECTRONIC RECORDS MANAGEMENT SYSTEM:
6. LIQUOR LICENSING PROCEDURES
7. CRIME LAB
8. HAZMAT
9. GOLF OPERATIONS

**Attach W-2  
Rural Fire District Proposal**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject	Station #5 (Redlands Fire Station)					
Meeting Date	August 19, 2002					
Date Prepared	August 15, 2002				File #	
Author	Rick Beaty			Fire Chief		
Presenter Name	Rick Beaty			Fire Chief		
Report results back to Council	x	No		Yes	When	
Citizen Presentation	x	Yes		No	Name	Steve Ward
x	Workshop		Formal Agenda		Consent	Individual Consideration

**Summary:** Steve Ward, President of the Grand Junction Rural Fire Protection District, will present a proposal for funding a 5<sup>th</sup> fire station. The proposal involves the establishment of a Title 32 Overlay District, sub-district, and would be inclusive of all unincorporated Redlands properties within the boundaries of the existing District. Specific information is available in the attached documents.

**Budget:** N/a

**Action Requested/Recommendation:** Council review, discussion, and direction regarding the District's funding proposal. Staff will be available to discuss details and provide additional information.

**Attachments:**

- Letter to the Mayor from the Grand Junction Rural Fire Protection District
- Memo from Chief Rick Beaty
- Talking Points document

**Background Information:** Discussions relating to a 5<sup>th</sup> fire station for the Redlands have been in process for several years. The most recent discussion have taken place over the past two years.

A variety of possible funding models have been considered; however, the current proposal from the District has received the most support. The attached documents

provide a good source of summary information and cover the highlights of the project. The proposal has received support of a committee established with City, County, and District representatives.

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## Grand Junction Rural Fire Protection District

202 North Avenue #267  
Grand Junction, Colorado 81501-7540  
970-241-5053

August 14, 2002

The Honorable Mayor Cindy Enos-Martinez  
and Members of the City Council  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501-2668

Re: Redlands Fire Station No. 5

Dear Mayor Enos-Martinez and City Council Members:

The Grand Junction Rural Fire Protection District is pleased with the recent meetings between District, City and County representatives regarding the construction of a new Fire Station No. 5 in the Redlands. The District would like to submit this proposal to you for the financing of Station No. 5. As you are aware, the financing of Station No. 5 has brought to the forefront the issues regarding the long-term fire protection service by the City to the District and the impacts of the City over time taking over a majority of the District through annexation and exclusion. We believe that the following terms provide a framework not only for funding Station No. 5, but also for the progressive takeover of the District by the City.

The District's proposal to the City is as follows:

1. The City would construct and operate a fully staffed, full time, full service fire and EMS station within the Redlands, as generally outlined as Option 1 in Chief Beaty's May 30, 2002 memorandum to the Emergency Services Task Force. To fund the station, the City would receive \$300,000 of assistance from Mesa County and the District would commit all revenues from a 12.5 mill property tax levy to be imposed within a Redlands subdistrict to be organized by the District. The City will be responsible for all construction and operation costs in excess of the County contribution and the revenues provided by the District from the 12.5 mill levy within the Redlands subdistrict.
2. The District would organize the Redlands subdistrict and seek voter approval within the subdistrict at the November 5, 2002 election to impose an additional 4.904 mill levy within the subdistrict, which in combination with the existing 7.596 mill levy, will result in a total District mill levy within the Redlands subdistrict of 12.5 mills.
3. Committing all District property tax revenues from the Redlands subdistrict to Station No. 5 will reduce the District's revenues available for payment to the City under the Rural Fire District Service Agreement by approximately one-third on an annual basis. On the other hand, emergency service to the City generally will be greatly enhanced by developing Station No. 5, including ISO ratings. Also, the District's Service Agreement helps offset costs associated with many of the City Fire Department's cost centers, including Administration, Fire Prevention, Training Division, Buildings and Communications, which would be incurred at some level even if the City did not serve the District. Because of the value, advantages and efficiencies to both parties of

Mayor Cindy Enos-Martinez  
and City Council  
August 14, 2002  
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the City serving the District and jointly developing Station No. 5, the District and the City would enter into a revised Service Agreement. For as long as possible, the District will make payments to the City under the current funding formula, utilizing tax revenues, transfer of District apparatus and partial liquidation of its reserves. The District shall transfer title of its existing fire apparatus to the City and receive a credit of \$160,000.00 for its value against the District's payment obligation. Additionally, the District shall utilize funds within its existing approximately \$550,000.00 reserve. At such time as the credits and reserve funds have been utilized and paid to the City under the existing funding formula, and annual revenues to the District are no longer sufficient, the District shall pay to the City all of the District's revenues except that necessary to maintain its TABOR reserve and begin each year with \$100,000 for District administrative needs and unforeseen expenses.

We hope you'll find the above proposal in keeping with our previous discussions. Please let us know if you agree in concept with the proposal and we will pursue the organization of the subdistrict, the election for approval of the additional subdistrict mill levy, and a more detailed agreement with the City regarding the funding and service program.

Please let us know if you have any questions.

Sincerely,



Steve Ward, President  
Grand Junction Rural Fire Protection District

cc: Board of Directors  
**Grand Junction Rural Fire Protection District**

Robert G. Cole  
Collins Cockrel & Cole

Board of County Commissioners  
**Mesa County**

Ricky D. Beaty  
**Grand Junction Fire Department**

## INTEROFFICE MEMORANDUM

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**TO:** CITY COUNCIL  
**FROM:** RICK BEATY, FIRE CHIEF  
**SUBJECT:** FIRE STATION #5 - REDLANDS  
**DATE:** 12/16/2011  
**CC:** EMERGENCY SERVICES TASK FORCE

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Over the past several years, there has been increasing pressure to improve services to the Redlands area. The City Council, Grand Junction Rural District Board, and Mesa County Commissioners recognize this need and have worked cooperatively over the past year to find a method to fund these services. This effort resulted in a plan to jointly construct and operate one additional fire station to be located on the Redlands at approximately South Camp Road and South Broadway. The group also recognized that a full-service Redlands fire station is preferred.

During the 2002-2003 biennial budget process, the City Council committed funds to construct and operate a reduced-services station. The decision included consideration of a full-service fire station. They also recognized that funding considerations for unincorporated District residents would need to be resolved in order to accomplish operational funding of a fifth fire station.

The Mesa County Commissioners worked to assist in the development of plans to address the Redlands service-level improvements. They have committed \$300,000 in capital to assist with construction. In addition, the Board of County Commissioners has provided numerous staff resources as well as funding to assist with an election for the proposed sub-district.

The Grand Junction Rural Fire Protection District Board has initiated the process of establishing a Title 32 Overlay District, sub-district, to address a portion of the funding for a Redlands fire station. The sub-district is inclusive of all unincorporated District land east of the Gunnison River, South of the Colorado River and remaining lands up to the District's boundaries. The assessed value of the sub-district is approximately \$63,800,120 representing 76% of the value protected by this 5<sup>th</sup> station, with the remaining 24% in the city. The population of the sub-district is 8,132 representing 80% of the population served by the additional station, with the remaining 2,063 in the city.

The proposed full-service fire station is based on a staffing level of fifteen personnel and would provide a range of services consistent with existing fire stations. The station would be a functional part of the entire Department and would, therefore, receive support from and provide support to other station locations as needed.

Station #5 capital costs for a full-service station are estimated at \$1,707,522. The existing City budget includes \$780,000 for construction and the County has committed an additional \$300,000 in capital. This results in an unfunded construction cost of \$627,522. Tim Sarmo, Department of Local Affairs, recently indicated that project may be eligible for an Energy Impact Grant of approximately 500-600k.

Operating costs for Station #5 are estimated at \$1,053,705 in the first year of operation. If the sub-district is established and voters approve a total mil rate of 12.5 mils, the net revenue from the combined districts for operations will be approximately \$488,297 or 46%. The City's operating cost of the 5<sup>th</sup> station would be the difference, approximately \$565,408 or 54%.

The Rural District Board has indicated that they would commit the revenue raised by 12.5 mils in the sub-district together with specific ownership tax revenue to the operation of a 5<sup>th</sup> station. Creating a separate subdistrict would have an impact on the remaining District. The adjusted District would have an assessed valuation of approximately \$88,276,350. The District mil rate of 7.596 will produce approximately \$657,136. The District will also receive additional proportionate revenue of \$84,128 from Specific Ownership Tax. The net of the two tax sources is \$741,264. The District will be left with approximately 13% of calls for service, which equates to \$825,396 due the city. The net revenue produced and adjusted cost for the District will result in a revenue to cost deficit of \$84,132. The District has indicated that they will make up this difference with use of fund balance, plus earned interest for a number of years.

The Department is in the process of recruitment of personnel for 2003. In addition, site selection discussions are underway with the developer of land located in the area of South Camp Road and South Broadway. Architectural work is not in process at this time but will be based on the need to anticipate and design a facility capable of providing support for the appropriate level of services. The type of station and its reality will not be known before the November 2002 election.

The joint approach to building and operating the proposed 5<sup>th</sup> fire station in the Redlands is appropriate and necessary. Staff, elected officials, and citizens, have all spent many hours discussing the issue(s) and feel that this approach is viable and offers a mechanism which addresses the needs. The resulting improvement in services will be beneficial to residents of the Redlands.

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## GRAND JUNCTION FIRE DEPARTMENT FIRE STATION #5 ANALYSES

Demographic Information: 5<sup>th</sup> Station (Primary Service area = Redlands incorporated and unincorporated)

• Total Assessed Value Protected	\$ 84,250,120	100%
○ Unincorporated area (Proposed Subdistrict)	\$ 63,800,120	76%
○ Incorporated Area Served	\$ 20,450,000	24%
• Total Population Served	10,195	100%
○ Unincorporated area (Proposed Subdistrict)	8,132	80%
○ Incorporated Area Served	2,063	20%

Funding Information:

• Estimated Cost of Construction Station #5	\$ 1,707,522	
○ Current City Budget	\$ 780,000	
○ County Pledge	<u>\$ 300,000</u>	
○ Remaining unbudgeted cost	<u>\$ 627,522</u>	
• Estimated Operating Cost of Station #5	\$ 1,053,705	100%
○ Net New City Revenue (combined districts)	<u>\$ 488,297</u>	46%
○ Remaining Operating Cost	<u>\$ 565,408</u>	54%
• Revenue Assessment (Combined Districts)		
○ Sub-district (\$63,800,120 x 12.5 mils)	\$ 781,552	
○ Sub-district (Specific Ownership Tax)	\$ 98,760	
○ District (13% of Calls – est.)	<u>\$ 825,396</u>	
○ Net Revenue	\$ 1,705,708	
○ Current Contract (19% of Calls)	<u>\$ 1,417,615</u>	
○ Net Gain	\$ 288,093	

○ Normal Share of 5 <sup>th</sup> Station (District)	\$	<u>200,204</u>
○ Net New City Revenue (combined districts)	\$	<u>488,297</u>
• Estimated District Cost (less sub-district)	\$	825,396
○ Adjusted District Revenue	\$	<u>741,264</u>
○ Net Difference	\$	<u>(84,132)</u>

**Attach W-3  
Canyon View Park Concept**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Conceptual Plan for Continued development of Canyon View Park					
<b>Meeting Date</b>	August 19, 2002					
<b>Date Prepared</b>	August 14, 2002				File #	
<b>Author</b>	Joe Stevens			Director of Parks & Recreation		
<b>Presenter Name</b>	Joe Stevens Bernie Goss			Director of Parks & Recreation Chairperson, Parks & Recreation Advisory Board		
<b>Report results back to Council</b>		No	X	Yes	When	November 2002
<b>Citizen Presentation</b>	X	Yes		No	Name	
X	Workshop		<b>Formal Agenda</b>		Consent	<b>Individual Consideration</b>

**Summary:**

At the July 18, 2002 Parks & Recreation Advisory Board meeting, the Parks & Recreation Advisory Board endorsed the revised conceptual plan for the continued development of Canyon View Park. The plan includes infrastructure, multi-purpose fields, tennis complex, splash playground, play structure, shade shelter, picnic shelters, restrooms, etc. The Parks & Recreation Advisory Board would like to share the recommended conceptual plan with City Council and receive council direction and comment.

**Budget:**

\$1,006,659 has been identified in the 2002 Capital Improvement Program to complete development of Canyon View Park. Over \$3 million additional will be required to complete implementation of the entire park plan.

**Action Requested/Recommendation:**

It is requested that City Council review the plan and give direction and comment to the Parks & Recreation Advisory Board and city staff which will lead to the continued development of Canyon View Park.

**Attachments:**

Conceptual master plan for the continued development of Canyon View Park.

**Background Information:**

On July 26, 1997, Canyon View Park was dedicated and immediately became one of the most utilized and appreciated municipal parks in all of Colorado. Presently 80 acres of the 110 acre park have been developed.

The Parks & Recreation Advisory Board reaffirmed the continued development of Canyon View Park as a #1 priority and most recently City Council authorized the City Manager to enter into an agreement with Winston Associates/Ciavonne & Associates to review and revise the current master plan for the continued development of Canyon View Park.

The Parks & Recreation Advisory Board and Winston Associates/Ciavonne & Associates have been collecting data and hosted an open house in anticipation of completing the recommended master plan for council consideration.

MAINTENANCE AREA EXPANSION

FOOTBALL STORAGE

PIPE CORCORAN WASH IN THIS AREA

MULTI-PURPOSE FIELD 50' SHIFT ALLOWANCE

TO SOFTBALL COMPLEX

PROPOSED HEADWALL WITH RAILING

REALIGN CORCORAN WASH IN THIS AREA

LOWER EXISTING GRADE TO CONNECT PHASE II TO PHASE I

PEDESTRIAN ACCESS TO ADJACENT NEIGHBORHOOD



ROAD REALIGNMENT

WALKING TRAIL

STADIUM SEATING

PLAY STRUCTURE

COVERED PAVILION WITH CONCESSIONS AND RESTROOMS

PEDESTRIAN PLAZA

PROPOSED BERMING

THE VINEYARDS CHURCH

AESTHETIC ENTRY POND

MAIN ENTRANCE WITH TURN / ACCELERATION LANES

PICNIC STRUCTURES

SHADE STRUCTURE

CHAMPIONSHIP COURT

PRO SHOP WITH RESTROOMS

PRACTICE COURTS

PLANTING BUFFER

**CANYON VIEW PARK  
PHASE TWO  
CONCEPT PLAN**



CITY OF  
**GRAND JUNCTION**



Winters Associates, Inc.  
Cavonne & Associates, Inc.  
07/25/02



