

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, MAY 19, 2003, 7:00 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

MAYOR'S INTRODUCTION AND WELCOME

7:00 COUNCILMEMBER REPORTS

7:10 REVIEW FUTURE WORKSHOP AGENDAS [Attach W-1](#)

7:25 CITY MANAGER'S REPORT

7:30 REVIEW WEDNESDAY COUNCIL AGENDA

7:35 STRATEGIC PLAN UPDATE: [Attach W-2](#)

7:45 CANYON VIEW PARK EAST BID: Joe Stevens, Parks and Recreation Director, and Members of the Parks and Recreation Advisory Board, will discuss the various bid options for the development of Canyon View Park East [Attach W-3](#)

8:15 EL POSO NIEGHBORHOOD DISCUSSION: Representatives of the neighborhood have asked Council to consider assisting them in the redevelopment of their neighborhood [Attach W-4](#)

8:45 UPDATE ON WATERSHED ORDINANCE OUTREACH: [Attach W-5](#)

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

MAY 21, WEDNESDAY 6:00 P.M.

6:00 SMOKING ORDINANCE UPDATE

JUNE 2, MONDAY 7:00PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 STRATEGIC PLAN UPDATE

8:00 CITIZEN SURVEY: Dr. Jerry Moorman, from Mesa State College, will present the results of this recently complete survey

8:45 COMMUNITY DEVELOPMENT WORK PLAN

JUNE 16, MONDAY 6:00PM (CML CONFERENCE WEEK)

6:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS

6:05 DISCUSSION OF TRANSIENT ISSUE

7:00 PRE-MEETING

7:30 CITY COUNCIL MEETING (Regular meeting moved from Wednesday June 18)

JUNE 30, MONDAY 7:00PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 STRATEGIC PLAN UPDATE

8:00 PUBLIC WORKS AND PARKS CIP PRE-BUDGET DISCUSSION AND REVENUE DISCUSSION

JULY 14, MONDAY 7:00 P.M.

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND REVIEW FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGERS REPORT

7:30 OPEN

FUTURE WORKSHOP ITEMS

1. PERSIGO ANNUAL MEETING (JULY 10TH OR 14TH)
2. AVALON MOVIE THEATRE PROPOSAL (JUNE OR JULY)
3. GRAND MESA CENTER DEVELOPMENT REIMBURSEMENT REQUEST
4. FIFTH STREET TRAFFIC CALMING

**Attach W-2
Strategic Plan Update April**

**M
E
M
O**

To: Mayor and City Council



From: David Varley
CC: Kelly Arnold, City Manager
Date: May 14, 2003
Re: April Strategic Plan Progress Report
(for discussion at City Council Workshop on 19 May 2003)

The Council's recently adopted Strategic Plan has 76 Action Steps, most of which are to be accomplished during 2003. To help us track all these Action Steps and make sure they are completed we provide a written progress report every month. Attached to this memo is the report for the month of April which will be discussed at the City Council workshop on 19 May 2003.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
April 2003



Solution

**A BALANCE OF CHARACTER,
ECONOMY AND ENVIRONMENT**

Action Step 3.B: *Identify Action Items to implement the community appearance policy of the Growth Plan Update. (April 2003)*

Progress: This Action Step was **completed** on 9 April 2003 when the City Council adopted the Growth Plan Update by Resolution No. 30-03.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
April 2003



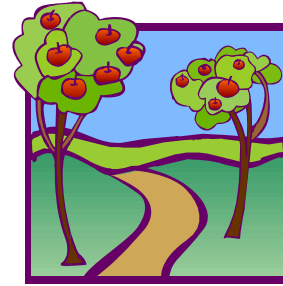
Solution

EFFICIENT TRANSPORTATION

There are no Action Steps to be completed this month for this Solution.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
April 2003



Solution

OPEN AND BEAUTIFUL SPACES

Action Step 24.A: *Prioritize the tier one projects (Parks Master Plan) and submit them to the Parks Board for review. (April 2003)*

Progress: The projects have been prioritized in the following order:

1. Complete/continue development of Canyon View Park
2. Develop undeveloped neighborhood park sites
3. Improve existing park sites
4. Improve existing school/park sites
5. Canal trail development

This Action Step is now **completed**.

Action Step 25.A: *Prepare and submit a report on school/park development models for review by the Parks Board and School District 51. (April 2003)*

Progress: Staff is in the process of compiling data and doing research for this project. The final report will be presented to the Parks and Recreation Advisory Board in September 2003.

Action Step 26.A: *Community Development Department and City Council submit the grant application (Historic Survey, Phase Two). (April 2003)*

Progress: A grant application was submitted to the Colorado Historical Society on March 26, 2003 for the April 1, 2003 grant round deadline to fund the next phase of a survey of historic resources in neighborhoods around the periphery of the downtown. This area includes a high concentration of 1930s to post-World War II era construction. The total cost of the project is \$100,000, with \$60,000 requested from the State and the match of \$40,000 from the City. Acknowledgement of receipt of the application was received April 16, 2003 which stated that it met eligibility requirements. Notification of results of the grant review will be made by July 21, 2003. This Action Step is now **completed**.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
April 2003



Solution

RESPONSIBLE YOUNG CITIZENS

There are no Action Steps to be completed this month for this Solution.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
April 2003



Solution

SHELTER AND HOUSING THAT
ARE ADEQUATE

Action Step 30.B: *Work with the appropriate developers to identify and stimulate interest in an affordable housing project. (April 2003)*

Progress: Before we can work effectively with potential developers of affordable housing we need to have some specific items to offer or discuss with them. Some of these items will be developed in Action Step 33.A (to be completed in July) which identifies parts of our code which may be detrimental to affordable housing. Other items are incentives which still need to be adopted or endorsed by City Council. Because these other tasks need to be accomplished first, the team recommends that the completion date for this Action Step be moved from April to September 2003.

Action Step 31.B: *City staff will work with the Housing Authority to develop criteria such as location and availability of infrastructure (for affordable housing). The department head team will prioritize sites. (April 2003)*

Action by
City
Council
requested



Progress: Staff worked with the Housing Authority to develop criteria and identify sites. Department Heads met to review the information and prioritize the possible sites. This information will be provided as part of the complete housing package to be presented to City Council in August. The City Manager is recommending that the City Council schedule a meeting with the Housing Authority to review this Strategic Plan item in August 2003. This Action Step is **completed**.

Action Step 34.A: *Work with the local Housing Coalition or Oversight Committee to inventory the services (transient/shelter) that are currently available.*

Progress: City staff has worked with the Housing Authority on this Action Step. A “Community Resources” list has been obtained which identifies the services that are currently available in the community. A copy of this list is attached (page 8). This Action Step is **completed**.

GRAND JUNCTION CITY COUNCIL
STRATEGIC PLAN 2002 – 2012

MONTHLY PROGRESS REPORT
April 2003



Solution

VITAL NEIGHBORHOODS

There are no Action Steps to be completed this month for this Solution.

FOOD

The Caring Place
840 1st Ave (off Pitkin & 9th)
M-F noon-2
242-2711
Food boxes and hot meals



Clifton Christian Church
615 I-70 Business Loop
Wed 9-11:30 & 12:30-3
Fri 9-Noon
434-7392
Food, clothing, household
items, diapers

Commodity Supplemental
2467 Hwy 6 & 50
Call for times
243-8417 or 241-3651
Families with children 1-6, pregnant women, seniors
Food and formula
Monthly distribution
Services for adults with no children offered every 3 months

Community Food Bank
2467 Hwy 6 & 50
M-F noon-1pm
243-0551
Mesa county residents
Must have Social Security
cards for family age 16+
May access 6x per year

Mercy Ministries Food Bank
736 24 1/2 Rd
T-F 9:30-noon
242-7970
Emergency food
By appointment only

First Assembly of God
402 Grand Ave
M-F 2-3
243-0731
snack boxes available anytime
Food, clothing
Monthly distribution

Christian Outreach
Held at 402 Grand Ave
Sundays and Holidays
Warm meal & entertainment
2:30 p.m. call 257-9340 for information

Grand Valley Catholic Outreach
240 White
241-3658
Food, dry goods
Food Stamps (DHS)
2952 North Ave

M-F 8-5
241-8480
Applications processed in
7 to 30 days

Gray Gourmet/ Meals on Wheels
M-F 8-5
243-9844
Seniors age 60+

Child & Migrant Services
464-7913
Migrant and farm workers only

Project Glean
1330 N 12th St
M-Th 9:30-4:30
Fri 9:30- noon
243-0088
Produce, dry goods
Weekly distributions

Rescue Mission
550 South Ave
243-4230
meals @ 7am & 7pm
Must attend lecture
Food boxes 245-5433

SHARE Colorado
1-800-933-7427
Fee per package/
volunteer program
Monthly distribution

Salvation Army
1235 N 4th St
242-7513
Mesa County residents
Need proof of identification
Food, clothing, counseling,
household items
Once every 3 months

Seventh Day Adventist
Community Service Center
2554 Patterson Rd
Tues 9-noon & 1-3
242-2277
Food boxes, clothing
Emergency basis

Grand Valley Soup Kitchen
253 White Ave
M-Sat Noon-1
243-0091
Hot meal

WIC
515 Patterson Rd
248-6914
Pregnant, nursing women and

infants to age 1
Food, formula vouchers, nutrition counseling

HEALTH CARE

B4 Babies &
1129
244-3846
Prenatal and
Colorado



Beyond
Colorado
child health care insurance
West Mental Health

740 Gunnison Ave #1
241-6023
Emergency 241-6022
Individual/group counseling,
psychiatric services
Sliding scale fee

Outreach Day Center
(Provided by Marillac)
302 Pitkin
Tues & Thurs 8-12:30
Must be registered at Day Center

Mesa County Health Department

515 Patterson
248-6922
Family planning, throat cultures, well child clinic, immunizations, HIV/ Sexually Transmitted Disease
testing and counseling
Sliding scale fee

Medicaid (family & children)

2952 North Ave
M-F 8-5
241-8480
Family health insurance

Marillac Dental Clinic
3198 F Rd
434-6987
Dental services for low income adults and children
Sliding scale fee, Medicaid & CHP(+) accepted

Marillac Medical/ Vision
255-1782
2333 N 6th St
M-S 8-5
Call for vision hours
Vision care, medical care, mental health care and case management for low income, uninsured adult
individuals

Western CO AIDS Project
115 N 5th St, Suite 210
243-2437
Case management, testing, support and referrals for HIV+ individuals

Child & Migrant Services

464-7913
Migrant and farm workers only

CLOTHING

Grand Valley Catholic Outreach

240 White
M-F 9-noon
241-3658
Child and



adult clothing

Salvation Army
1235 N 4th St
242-7513
Mesa County residents
ID required

Clifton Christian Church
615 I-70 Business Loop
Wed 9-11:30 & 12:30-3
Fri 9- noon
434-7392
Clothing, household items, diapers

Clothing Closet (Go-El)
2484 Commerce Blvd
256-9002
infant to teen clothing

Seventh Day Adventist
Community Center
2554 Patterson Rd
Tues 9- noon & 1-3
242-2277

CLOTHING Cont..

Rescue Mission
550 South Ave
243-4230
Clothing

SHELTER

Hope
263-9370
Pregnant
pre-teen



Haven
teen and
services

Domestic
Latimer

Violence Program
House

1003 Main St
241-0324
hotline 241-6704
counseling, advocacy, referral to safe house

Community Homeless Shelter
2853 North Ave
256-9424

temporary night shelter
men, women and families

Rescue Mission
550 South Ave

243-4230
temporary night shelter
men, women and families
Grand Valley Catholic Outreach
240 White
241-3658
Transitional emergency shelter

VETERAN SERVICES

VA Medical Center
2121 North Ave
242-0731
ext 2117
call to schedule



appt

Vietnam Veterans of America

Contact Ron Ross 464-7883
Assistance with VA benefits & clothing

Disabled American Veterans
2121 North Ave Rm 2629
242-0731 ext 2112
VA benefits assistance

Mesa County Veterans Service

2952 North Ave
contact Rick Padilla
248-2733

LEGAL

Pro-Bono Project
1129 Colorado
244-3816
non-criminal



legal assistance

Colorado Legal
222 South 6th
243-7940
non-criminal legal assistance

Services

Grand Junction Public Defender

200 N 6th St
245-9122

Western CO AIDS Project
115 N 5th St, Suite 210
243-2437
Legal referrals, discrimination claims

MISCELLANEOUS

Outreach Day Center
302 Pitkin
M-F 8-12:30
257-9062
laundry, showers, mail, phone

Center for Independence
1600 Ute Ave, Suite 100
241-0315 or tdd 241-8130
toll free 1-800-613-2271
Assistance for individuals with disabilities

Mesability/ Grand Valley Transit
M-F 6am-5:30
245-2626
Public transportation

Mesa County Workforce Center
2897 North Ave
248-0871 job line 248-7575
Job listings, job searching assistance, GED classes

LEAP Services @ DHS
2952 North Ave
M-F 8-5
November- April
241-8480
Low income utility assistance

Vocational Rehabilitation
222S. 6th St Room 215
Skill development & job training for persons with disabilities. Call 248-7103

PERMANENT HOUSING

Grand

1011 N 10th St
M-F 8:30-4:30
245-0388
Applications



Junction Housing Authority

for Section 8 housing vouchers

Almost Home
(Grand Valley Catholic Outreach)
253 White
241-3658
Free publication for locating affordable housing

Homeward Bound of the Grand Valley

Family Transition Program
256-9424
Case management services for limited number of homeless families
Must call for appt.

Low Income Housing

Various locations with income-adjusted rent

Clifton Townhouses
3222 D ½ Road, Clifton
434-3683

Willow Grove
3206 Mesa Ave, Clifton
434-2674

Grand Valley Apartments
517- 539 Jaylee St, Clifton
464-1002

Garden Village
2601 Belford Ave, GJ
242-3262

Grand Manor
2828 Orchard Ave, GJ
245-8349

Racquet Club
2915 Orchard Ave, GJ
245-6888

Southgate Commons
2680 B ½ Rd, GJ
245-3256

Energy Office
128 S. 5th St
241-2871

Linden Building
1838 Linden, GJ
241-2871

Tiffany Apartments
810 White Ave, GJ
241-2871

Grand Mesa
150 S. Sycamore, Fruita
858-9202

Elderly only housing

Independence Village
225 N Caulson, Fruita
858-2174

Monterey Park
999 Bookcliff, GJ
242-6682

Grand View Apartments
1501 N 1st St., GJ
256-9904

HOMELESS **PREVENTION**

Grand Valley Catholic Outreach
240 White Ave

241-3658

Rental assistance

Must have eviction notice

One time only assistance

For more information or to make corrections please call the Community Homeless Shelter @ 256-9424.

Revised 8-20-02

**Attach W-3
Canyon View Park**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA										
Subject		Canyon View Park Improvements (East side)								
Meeting Date		May 21, 2003								
Date Prepared		May 12, 2003					File #			
Author		Joe Stevens			Director of Parks & Recreation					
Presenter Name		Joe Stevens			Director of Parks & Recreation					
Report results back to Council		X	No		Yes	When				
Citizen Presentation		X	Yes		No	Name	Parks & Recreation Advisory Board			
X	Workshop		Formal Agenda			X	Consent	Individual Consideration		

Summary:

On April 29, 2003, the City of Grand Junction opened bids for Canyon View – East. Base bid improvements include 3 multipurpose fields, 2 tennis courts, parking, hard and soft surfaced trails, security lighting, landscaping, irrigation and a new entry off of 24 ½ Road. There were 7 responsive base bids with 6 alternates as follows:

Contractor	Location	Bid Base	Alternate A Central Post-Tensioned Tennis Courts	Alternate B Northwest Multipurpose Field	Alternate C Eastern Post-Tensioned Tennis Courts	Alternate D Native Seed and Temporary Irrigation	Alternate E Pave West and South Crusher Fine Path/Park Trees	Alternate F Tennis Complex Accent Paving	Totals
Sorter Const.	Grand Jct.	\$1,101,304.25	\$89,475.00	\$26,122.00	\$85,876.00	\$73,200.00	\$15,640.00	\$11,110.00	\$1,402,727.25
Clark & Co.	Grand Jct.	\$1,189,464.96	\$90,000.00	\$23,748.00	\$90,00.00	\$66,530.00	\$52,700.00	\$23,700.00	\$1,536,142.96
FCI	Grand Jct.	\$1,236,771.67	\$91,987.00	\$31,210.00	\$91,118.00	\$72,228.00	\$46,909.00	\$24,894.00	\$1,594,617.67
ACC	Denver	\$1,428,007.00	\$105,000.00	\$6,500.00	\$112,00.00	\$36,000.00	\$85,000.00	\$40,000.00	\$1,812,507.00
M.A. Const.	Grand Jct.	\$1,493,061.61	\$100,300.00	\$26,400.00	\$99,080.00	\$73,100.00	\$87,470.00	\$26,650.00	\$1,906,061.61
WD Yards Mays Concrete	Grand Jct.	\$1,539,692.54	\$92,400.00	\$41,434.02	\$92,400.00	\$96,296.48	\$73,752.00	\$25,860.00	\$1,961,835.04
		\$1,305,020.90	\$81,200.00	\$40,000.00	\$81,700.00	\$38,300.00	\$77,100.00	\$21,000.00	\$1,644,320.90

Budget:

2003 Adjusted Budget	1,534,927
Sales Tax CIP savings available as a result of transferring GOCO Legacy Grant from Las Colonias to Riverside Park restrooms.	138,577
Amore Arcieri Estate*	77,863
Total Funds Available	\$1,751,367
Expenditures	
Sorter Construction Bid w/ Alternates	1,402,727
24 & G Road Bid Awarded to WD Yards	203,588
Architect & Engineering Fees	142,627
Construction Contingency	68,425
Parking Lot Lighting Estimate	27,000
Total Expenditures	\$1,844,367
Additional Funds Needed to Award Base Bid and all 6 Alternates	(\$93,000)

Other Potential Funding Sources

Darla Jean Improvements **	\$28,000
Paradise Hills Improvements **	\$65,000
Contingency	\$93,000

* On May 9, 2003, the City of Grand Junction received confirmation from the estate of Amore Arcieri that \$77,863 may be expended for the development of Canyon View Park. The only stipulation is that \$750 of this amount must go toward a memorial on behalf of Amore Arcieri.

** Recommendation of Parks and Recreation Advisory Board

Alternative Contract Awards

Alternative #1 \$1,316,851

Maintains funding for Darla Jean and Paradise Hills improvements but excludes two of six tennis courts, and requires a contingency transfer of \$7,124.

Alternative #2 \$1,402,727

Eliminates Darla Jean and Paradise Hills improvements, and includes all add-alternates.

Alternative #3 \$1,329,527

Maintains funding for Darla Jean and Paradise Hills improvements but eliminates native seed and temporary irrigation, and requires a contingency transfer of \$19,800.

Alternative #4 \$1,402,727

This includes funding for Darla Jean and Paradise Hills improvements and includes all add-alternates, but requires a contingency transfer of \$93,000.

Alternative #5 \$1,402,727

Maintains \$12,000 in funding for Darla Jean and \$31,000 in funding for Paradise Hills Park improvements, includes all add-alternates, but requires a contingency transfer of \$43,000.

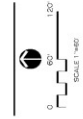
Action Requested/Recommendation:

Based upon the November 21, 2002 City Council workshop with the Parks and Recreation Advisory Board, there appears to be two preferred alternatives:

If it is the desire of the City Council to maintain or not revise funding for Darla Jean and Paradise Hills improvements and to minimize the contingency expenditure for Canyon View – East, it is recommended the City Council adopt alternative #1, authorizing the City Manager to execute a contract with Sorter Construction for improvements to Canyon View – East, for the base bid improvements including alternates A, B, D, E & F for a total price of \$1,316,851.00. This maintains funding for Darla Jean and Paradise Hills improvements and permits the construction of 4 of 6 tennis courts included in the base bid and add-alternates.

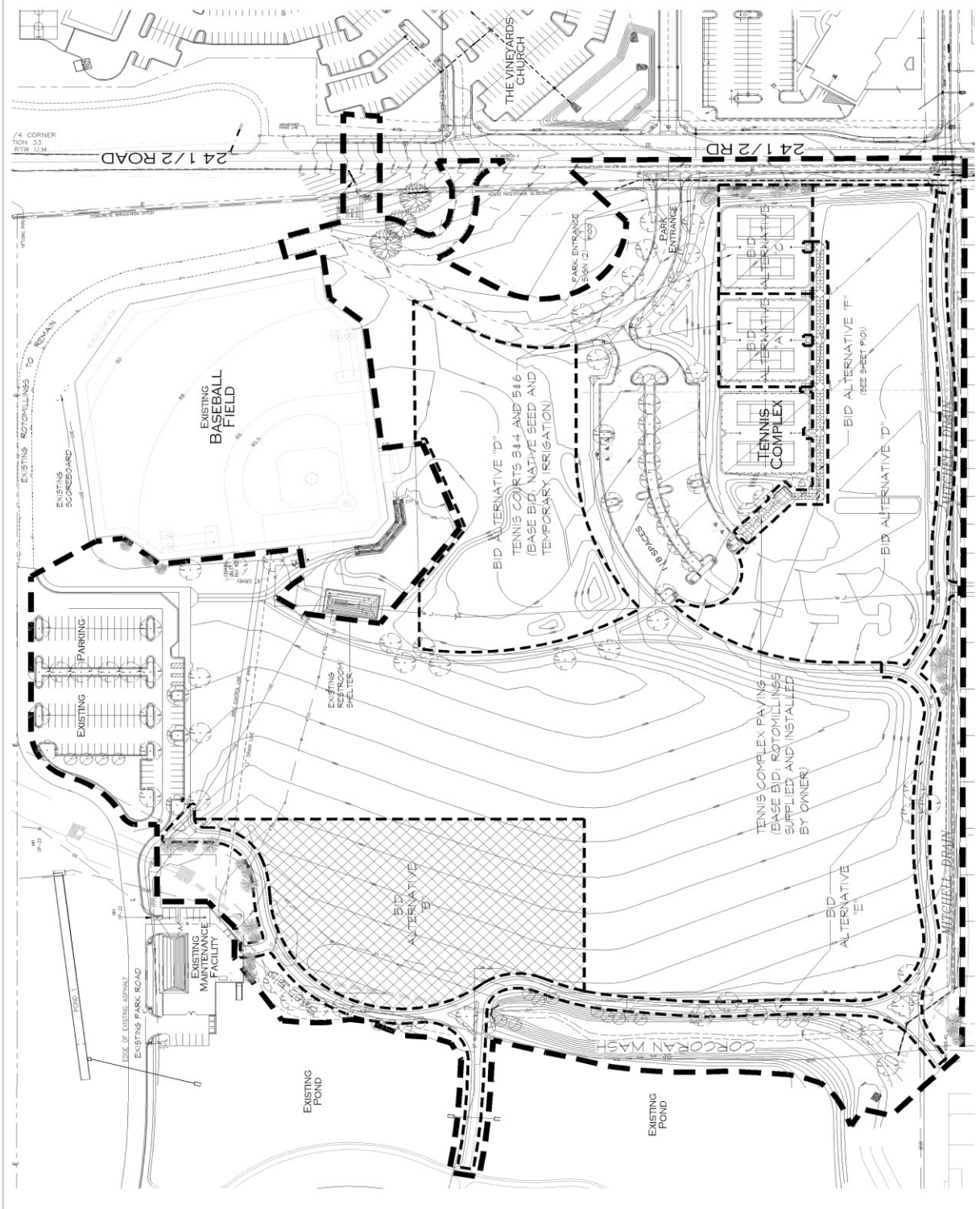
If the City Council wants to take advantage of favorable bids, avoid mobilization costs and defer the continued development of Darla Jean and Paradise Hills improvements until 2004, It is recommended that the City Council adopt alternative #2, authorizing the City Manager to execute a contract with Sorter Construction for improvements to Canyon View-East, base bid improvements including add-alternates A,B,C,D,E & F for a total price of \$1,402,727.

CANYON VIEW - EAST
 GRAND JUNCTION, COLORADO
 730 24 ROAD



PREPARATION: _____
 SHEET NAME: _____
 LAYOUT KEY
 DATE: 3/21/03
 DRAWN BY: JTB
 CHECKED BY: FAL
 PROJECT NUMBER: 23000
 SHEET NUMBER: 23000

SP101



REVISIONS / REVISION DATE
 1.000/0000 3/21/03



PLAN VIEW
 1. LAYOUT KEY
 (SP101) SCALE: 1" = 60'

**Attach W-4
El Poso Neighborhood Discussion**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		El Poso Street Improvement District				
Meeting Date		May 19, 2003				
Date Prepared		May 8, 2003			File #	
Author		Tim Moore		Public Works Manager		
Presenter Name		Tim Moore		Public Works Manager		
Report results back to Council		<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
						Individual Consideration

Summary:

Council will discuss the formation of a street improvement district (SID) in the El Poso neighborhood including possible cost allocation alternatives. Additionally, Council will discuss storm water improvements for the area and improvements to Crosby Avenue.

Budget: N/A

Action Requested/Recommendation:

Does Council want us to pursue, with the neighborhood, any street improvement proposal. Should Council want to pursue a proposal, would Council want it to be part of the 2004-2005 budget process?

Attachments:

- Cost Allocation Map – Option #1
- Cost Allocation Map – Option #2
- Cost Allocation Map – Option #3

Background Information:

Residents from this neighborhood have discussed with Council, their desire to improve the area street system including the construction of local drainage improvements, curb & gutter and sidewalk improvements. This area qualifies for the Community Development Block Grant (CDBG) program and was one of the projects considered last year for the program. Ultimately, this project was not selected for the 2002 CDBG

program, but staff was asked to develop options for a SID that would allocate the cost of these improvements among area property owners and the City for Council's consideration. Staff has also included a review the area storm water basin improvements and improvements to Crosby Avenue that Council may want to consider.

Street Improvement District Cost Allocation Alternatives

Each of the three following cost allocation models assumes a different level of financial participation by the City for the street improvements within the El Poso area. The specific improvements include asphalt pavement, concrete curbs & gutters, storm drain inlets and construction of sidewalks per our design standards. Typically, the cost to the adjoining property owner is assessed over a 10 year period.

The City has flexibility to create a variety of funding allocation alternatives for the street construction costs among property owners and the City including the use of CDBG funds. The following alternatives were developed by staff as examples with the understanding that the creation of the district must also be approved by a vote of affected property owners.

Option 1

This cost allocation (see option 1 on the attachment) is the typical model we use and is based on the length of the lot abutting the street.

Property owner share	\$ 798,447
City share	\$ 956,553
Total cost estimate	\$1,755,000

Option 2

This cost allocation (see attachment) is a modification to the typical model and assumes the property owners share of the costs per abutting foot of the lot are higher than option one.

Property owner share	\$1,254,983
City share	\$ 500,017
Total cost estimate	\$1,755,000

Option 3

This option (see attachment) uses the size of the lot area to establish the property owners' proportionate share.

Property owner share	\$ 877,500
City share	\$ 877,500
Total cost estimate	\$1,755,000

Storm Water Improvements

In the event a street improvement district is successfully created in the El Poso area, several significant drainage improvements for the entire basin should also be completed. These improvements are designed to protect the neighborhood from the 100 year storm event and consist of constructing bores under the adjacent railroad tracks, crossing Crosby Ave with storm drain lines and installing downstream piping improvements to the river. Because these improvements benefit the entire drainage basin, (beyond the El Poso neighborhood) staff is recommending the project be included in the City's Capital Improvement

The total cost estimate for this regional drainage improvement is estimated to be \$796,000.

Crosby Avenue Street improvements

The recent development of the Rimrock Mall is expected to increase traffic volumes on this section of Crosby Ave.. Currently Crosby Ave. between 25 ½ Road and Main Street is a paved 2 lane roadway with some existing concrete curb & gutter between 25 ½ Road and Maldonado Street. The necessary improvements to this roadway include road widening, drainage improvements, curb & gutter with sidewalk on one side of the road and a fence adjacent to the railroad tracks.

The estimated cost for these improvements is \$625,000.

Funding Options for Crosby Ave. and Storm Water Improvements

The City's 10-year plan for capital improvements does not currently include either Crosby Ave. or the storm water basin improvements. There is some flexibility in this plan, however, the Riverside Parkway and 29 Road projects are both planned to be constructed in phases over the next 10-years, and actually require additional phases beyond 10-years to complete. As a result, to add projects to the 10-year plan requires other projects currently in the plan to be delayed.

Projects that could be delayed with their funding reallocated to Crosby Ave. and the recommended drainage improvements include:

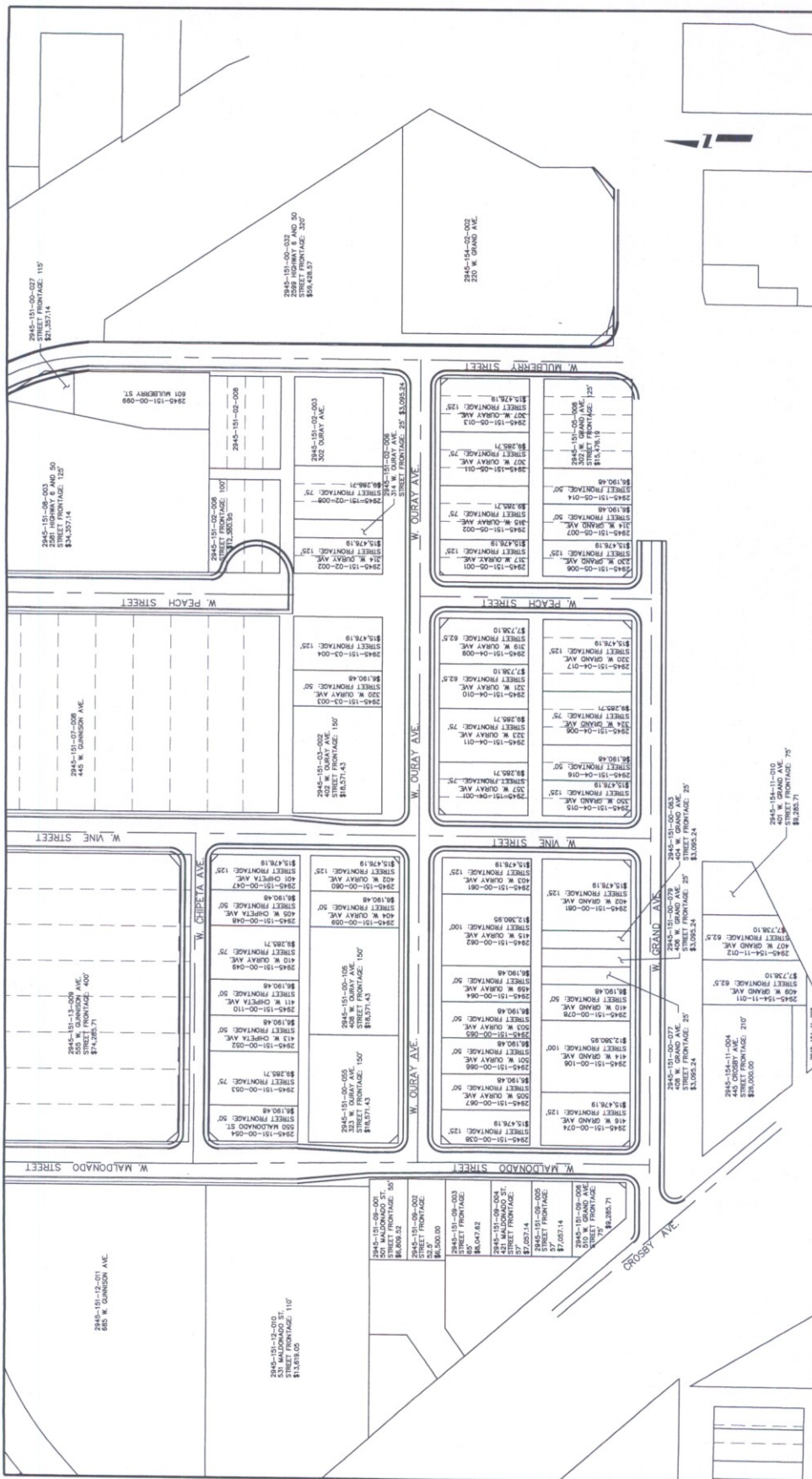
Possible projects to be delayed include:

- | | |
|---|--|
| 1. 25 ½ Road – Independent to F Rd.
04 | Current Funding - \$1,407,000 in 2003- |
| 2. Horizon Dr. 7 th to 12 th Street
05 | Current Funding - \$1,160,000 in 2004- |
| 3. B ½ Road – Hwy 50 to 28 Road
08 | Current Funding - \$1,350,000 in 2007- |
| 4. Orchard Mesa Drainage Imp.
2003-04 | Current Funding - \$ 525,562 in |

The cost estimate for both improvements is:

Crosby Ave Improvements	\$625,000
Storm Water Improvements	\$796,000
Total Cost Estimate	\$1,421,000

This review did not include an evaluation of the potential for unallocated fund balances in the Sales Tax CIP in future years.



DEPARTMENT OF PUBLIC WORKS AND UTILITIES
 ENGINEERING AND TECHNICAL SERVICES DIVISIONS
 CITY OF GRAND JUNCTION, COLORADO

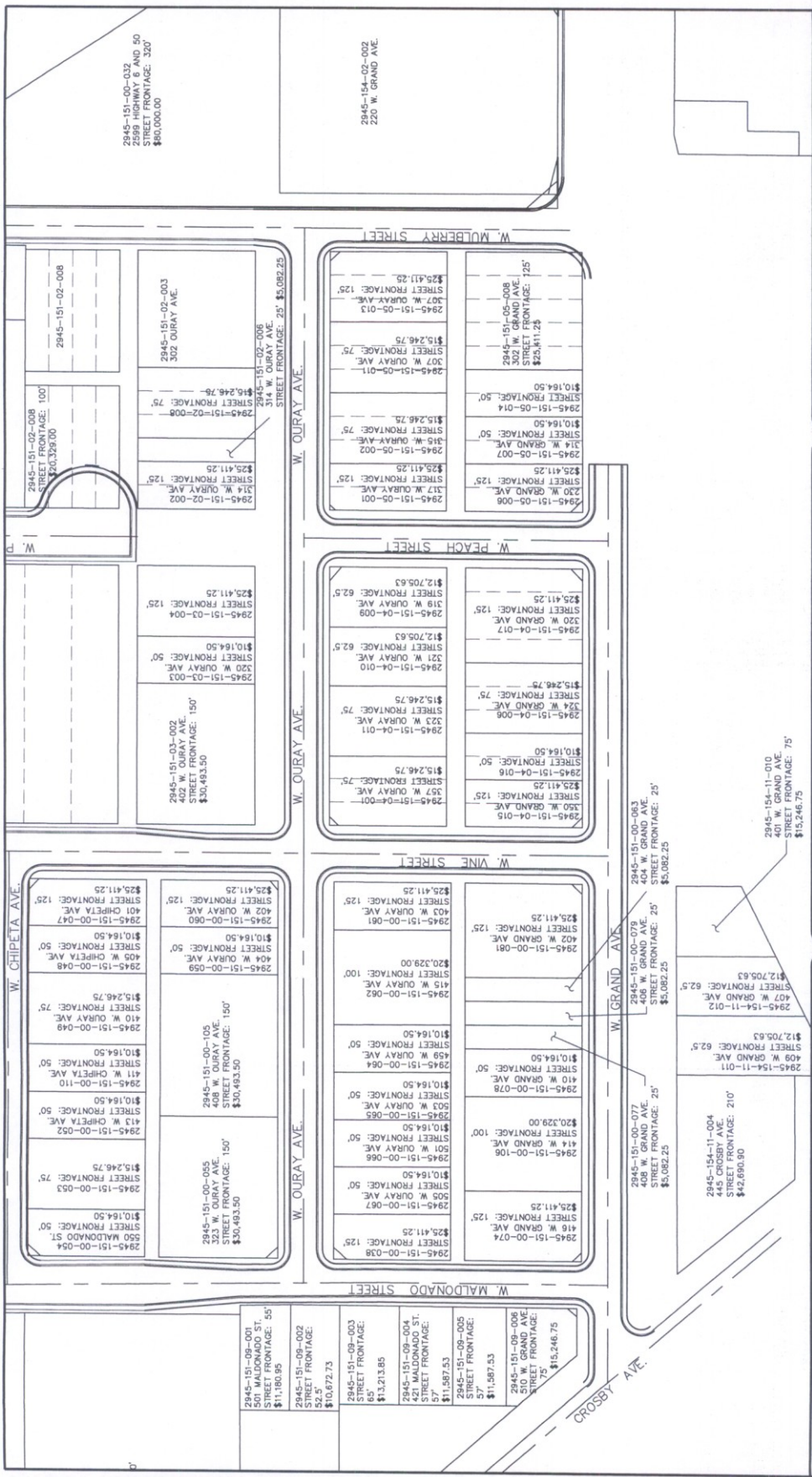
DRAWN BY: [] DATE: 1/2003
 DESIGNED BY: [] DATE: 1/2003
 CHECKED BY: [] DATE: []
 APPROVED BY: [] DATE: []

REVISION A: []
 REVISION B: []
 REVISION C: []

SCALE: []
 PLAN: []
 HORIZ. N.T.S.: []
 VERT.: []

STREET IMPROVEMENTS COST ASSESSMENT
 PER PROPERTY BY FRONTAGE FOOT
 OPTION 1

1



REVISION A
 REVISION B
 REVISION C
 REVISION D

DATE _____
 DESIGNED BY _____
 CHECKED BY _____
 APPROVED BY _____

SCALE _____
 PLAN _____
 HORIZ. N.T.S. _____
 VERT. _____

DRAWN BY JMH DATE 1/2003
 DESIGNED BY CHB DATE 1/2003
 CHECKED BY DATE
 APPROVED BY DATE

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STREET IMPROVEMENTS COST ASSESSMENT
 PER PROPERTY BY FRONTAGE FOOT
 OPTION 2

2

**Attach W-5
Watershed Ordinance**

**WILL BE SUPPLIED AT MONDAY NIGHT'S
WORKSHOP**