

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AND SPECIAL MEETING AGENDA**

**MONDAY, FEBRUARY 2, 2004, 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 FUTURE WORKSHOP AGENDAS** [Attach W-1](#)
- 7:25 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 7:30 **ACCESS OPTIONS FOR DEVELOPMENTS ON BLUE HERON ROAD:**  
Community Development Staff will present options for additional access  
for properties along Blue Heron Road. [Attach W-2](#)
- 7:45 **CONTINUED DISCUSSION OF A POSSIBLE CABLE TV FRANCHISE:**  
Staff will present options for further discussions with Bresnan  
Communications for additional services. [Attach W-3](#)
- 8:25 **DISCUSSION OF A RESOLUTION DEDICATING A PORTION OF  
PROPERTY TAX REVENUES FOR NEIGHBORHOOD PROGRAMS:**  
City Manager Kelly Arnold and Administrative Services Director Ron Lappi  
will present options for providing funds for some neighborhood programs.  
[Attach W-4](#)
- 9:00 **REDUCTION OF DISTANCE RESTRICTION FOR HOTEL AND  
RESTAURANT LIQUOR LICENSES TO COLLEGE CAMPUSES:** There  
has been a request submitted to Council to consider reducing the distance  
required from a college campus to a hotel-restaurant liquor license.  
[Attach W-5](#)
- 9:20 **STRATEGIC PLAN UPDATE:** A summary of the Strategic Plan meeting  
held January 21, 2004. [Attach W-6](#)
- 9:30 **CONVENE INTO SPECIAL SESSION  
EXECUTIVE SESSION**

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.

TO DETERMINE THE CITY'S POSITION, AND TO INSTRUCT THE  
CITY'S NEGOTIATORS REGARDING A FOREST SERVICE  
MEMORANDUM OF UNDERSTANDING PURSUANT TO SECTION 402  
4 E OF COLORADO'S OPEN MEETINGS ACT

**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.

*Revised December 16, 2011*

Attach W-1

Future Workshop Agenda

# ***CITY COUNCIL WORKSHOP AGENDAS***

FEBRUARY 16, MONDAY (Presidents' Day City Offices Closed)

***\* MARCH 1, MONDAY 11:30 AM***

*11:30 MEETING WITH DDA (at Two Rivers Convention Center)*

**MARCH 1, MONDAY 7:00PM**

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

7:25 CITY MANAGER'S REPORT

7:30 WINGATE PARK MASTER PLAN

8:00 STRATEGIC PLAN UPDATE

***\* MARCH 15, MONDAY 11:30 AM***

*11:30 OPEN (at Mesa Mall Community Room w/Youth Council)*

**MARCH 15, MONDAY 7:00PM**

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

7:25 CITY MANAGER'S REPORT

7:30 UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS

***\* APRIL 5, MONDAY 11:30 AM***

*11:30 OPEN*

**APRIL 5, 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

***\* APRIL 19, MONDAY 11:30 AM***

*11:30 OPEN*

**APRIL 19, MONDAY 7:00PM**

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

7:25 CITY MANAGER'S REPORT

7:30 UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS

**BIN LIST FROM CITY COUNCIL RETREAT (June 2003)  
(and other reminders)**

1. Utilities in right-of-way ordinance
2. TCP/One-half Street Improvements, March?
3. Wingate Park Master Plan
4. Schedule a March workshop with the Youth Council at the Mesa Mall meeting room. (From the Strategic Plan update meeting)

**Attach W-2**  
**Developments on Blue Heron Road**  
**CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>						
<b>Subject</b>		Proposed developments on Blue Heron Road				
<b>Meeting Date</b>		February 2, 2004				
<b>Date Prepared</b>		January 26, 2004			File # <b>NA</b>	
<b>Author</b>		Pat Cecil		Development Services Supervisor		
<b>Presenter Name</b>		Bob Blanchard/ Mark Relph		Community Development Director/ Public Works Director		
<b>Report results back to Council</b>		<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
<b>Citizen Presentation</b>		<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	<b>Formal Agenda</b>		<input type="checkbox"/>	Consent
<input type="checkbox"/>		<input type="checkbox"/>			<input type="checkbox"/>	<b>Individual Consideration</b>

**Summary:** Options to provide additional access to two properties along Blue Heron Road as required for development. Access is requested over a .03 acre portion of a 8.561 acre City-owned parcel that is not being utilized for City purposes and is available for economic development activities.

**Budget:** Any cost associated with the purchase of City property or other alternatives submitted, would be born by the persons making the request.

**Action Requested:** Council guidance as to how to proceed with the proposals in light of the alternatives offered.

**Attachments:**

1. General Location Map
2. Aerial map
3. Growth Plan Map
4. Zoning Map
5. Site Map
6. Resolution accepting deed for Blue Heron Road property
7. Deed for Blue Heron Road property
8. Minutes from City Council meeting accepting the deed

<b>BACKGROUND INFORMATION</b>			
<b>Location:</b>		South side of Blue Heron Road	
<b>Potential Applicants:</b>		Innovative Textiles – Konrad L. Krauland Action Bindery – Grady Busse	
<b>Existing Land Use:</b>		Undeveloped property	
<b>Proposed Land Use:</b>		Industrial development	
<b>Surrounding Land Use:</b>	<b>North</b>	Industrial uses	
	<b>South</b>	City Park property (Blue Heron pond)	
	<b>East</b>	Industrial property (Kroger/ City Market warehouses)	
	<b>West</b>	City Park property and undeveloped industrial property (Owned by Coors Ceramics)	
<b>Existing Zoning:</b>		Community Services and Recreation (CSR) and Floodplain	
<b>Proposed Zoning:</b>		General Industrial (I-2) and Floodplain	
<b>Surrounding Zoning:</b>	<b>North</b>	I-2 and Floodplain	
	<b>South</b>	CSR and Floodplain	
	<b>East</b>	I-2 and Floodplain	
	<b>West</b>	CSR, I-2 and Floodplain	
<b>Growth Plan Designation:</b>		Industrial	
<b>Zoning within density range?</b>		<input type="checkbox"/>	<input type="checkbox"/>
		<b>Yes N/A</b>	<b>No</b>

**Project Analysis:**

Innovative Textiles is under contract to purchase a parcel of land with an existing warehouse on it from the Kroger Company (City Market), who is in the process of recording a final plat to create the lot along with 2 other lots at a site located east of River Road and South of Blue Heron Road at the site of the former City Market warehouses.

As part of the final plat approval, a secondary point of access is required by the Fire Department. This second access would need to be fully improved prior to

issuance of the certificate of occupancy for the warehouse structure after necessary remodeling.

Innovative Textiles has approached the City with a request to purchase a piece of City property (Approx. .03 acres from an 8.561 acre parcel) that is located between Blue Heron Road and the Kroger Co. parcel being created. This purchase would allow the establishment of a second route of access that would not require an additional crossing of a rail spur that is located just north of the existing warehouse building. The adjacent 8.561 acre parcel was deeded to the City, with the expressed desire that the City use this parcel for economic development. Action Bindery has approached the City expressing interest in purchasing the remainder of the City parcel in order to construct a manufacturing plant for their needs.

Staff has met with the representatives of Innovative Textiles and Action Bindery regarding the inquiries and several options have been identified:

1. Agree to sell (Innovative Textiles preferred alternative) the .03 acre piece of the 8.561 acre parcel to Innovative Textiles, with the sales amount to be determined by an independent appraisal and sell the remainder of that parcel to Action Bindery based on an independent appraisal.

Two processes would be required to make this option feasible:

- a) A lot line adjustment would be necessary to adjust the property lines between the two sites. At the same time, the City could adjust the southern boundary of the City parcel (potential Action Bindery site) in order to move the existing trail and dike onto adjacent City park property, adding sufficient area in order to construct a new dike between the building site and Blue Heron Lake at a future date meeting Army Corps of Engineers specifications. Action Bindery indicates that they need at least 5 acres of useable ground for their development and there should be sufficient area remaining on this lot to meet their needs.

- b) A rezoning of the 8.561 acres from the Community Services and Recreation (CSR) zone district to the I-2 Zone (General Industrial) consistent with the Kroger Co. parcel and surrounding parcels would be necessary to allow any industrial development to occur.

At the meeting with staff, representatives from Action Bindery and Innovative Textiles agreed that a joint access on Blue Heron Road would be advantageous to both businesses and that shared parking could also be accomplished.

At the time of lot line adjustment, provision for a pedestrian access from Blue Heron Road to the River Trail should be required and constructed and any street improvements required to bring Blue Heron up to standards would be required.

It should be noted, that the remaining City property would still have adequate frontage on Blue Heron Road to develop independent access if necessary.

2. Agree to a long term lease of the .03 acre portion that Innovative Textiles desires for access.

In order to accomplish this, an independent appraisal should occur in order to establish the lease rate. The term of the lease would also have to be negotiated.

If this option is preferred, pedestrian access across Innovative Textile's site to the river trail could be a condition of the lease. A lease agreement would not trigger a rezoning or lot line adjustment.

3. Require that Innovative Textiles apply for and receive a Revocable Permit to allow for construction of the access across public land. Innovative Textiles has indicated that this would be the least desirable alternative. A revocable permit would not require rezoning or a lot line adjustment.

4. Consider selling the 8.561 acre parcel, minus that area needed for future dike and trail purposes to Action Bindery, and let Action Bindery and Innovative Textiles negotiate with each other regarding the Blue Heron Road access.

This option would also trigger the processes identified in option #1.

5. Consider offering the 8.561 acres, minus that area needed for future dike and trail purposes on the open market and sell to the highest bidder with conditions that it be developed within a certain time frame following the sale.

6. Take no action on the requests.

**Conclusion:** Options 1 is the preferable option for Innovative Textiles as it would provide them with permanent access to Blue Heron Road. This option would also permit continued access from the end of Blue Heron Road to the remainder of the City owned parcel in the event that Action Bindery does not acquire it. The lot line adjustment and sale of the .03 acres could be conditioned upon Innovative Textiles entering into a joint access and parking agreement for any future use that is established on the remainder of the City parcel, and could also be conditioned for the provision of a path from Blue Heron Road to the River Trail.

Options 2 & 3 could also meet Innovative Textiles short term needs for second access into the site for Fire department secondary access.

Options 4 could also meet Innovative Textiles needs, but may require a longer time frame for completion due to negotiations with whoever may purchase the City owned parcel, in the event that Action Binders aren't successful in

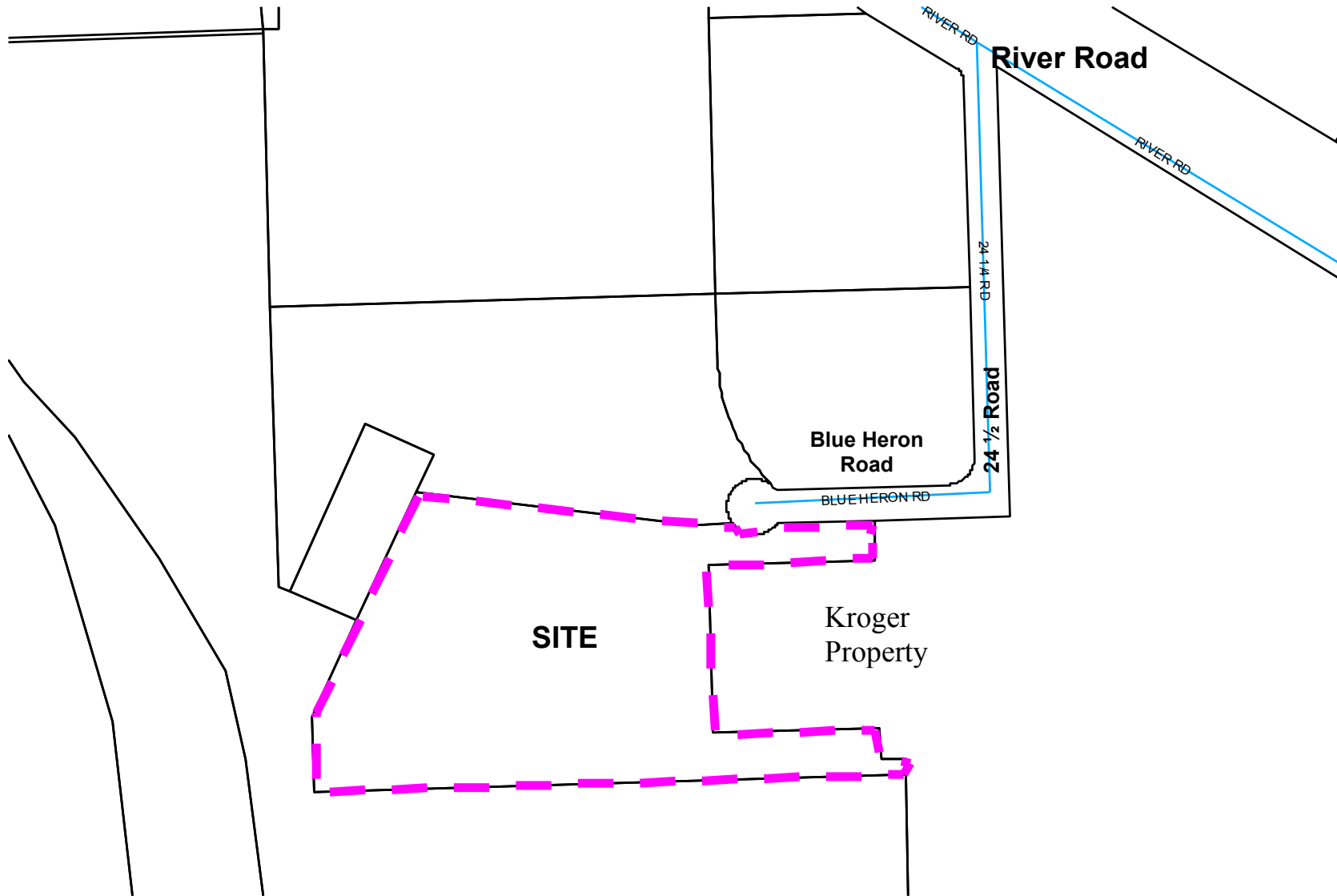


purchasing the property. This option would still require a lot line adjustment and rezoning.

Option 5 would remove the City from participation in the access issue although a lot line adjustment and rezoning would still be required.

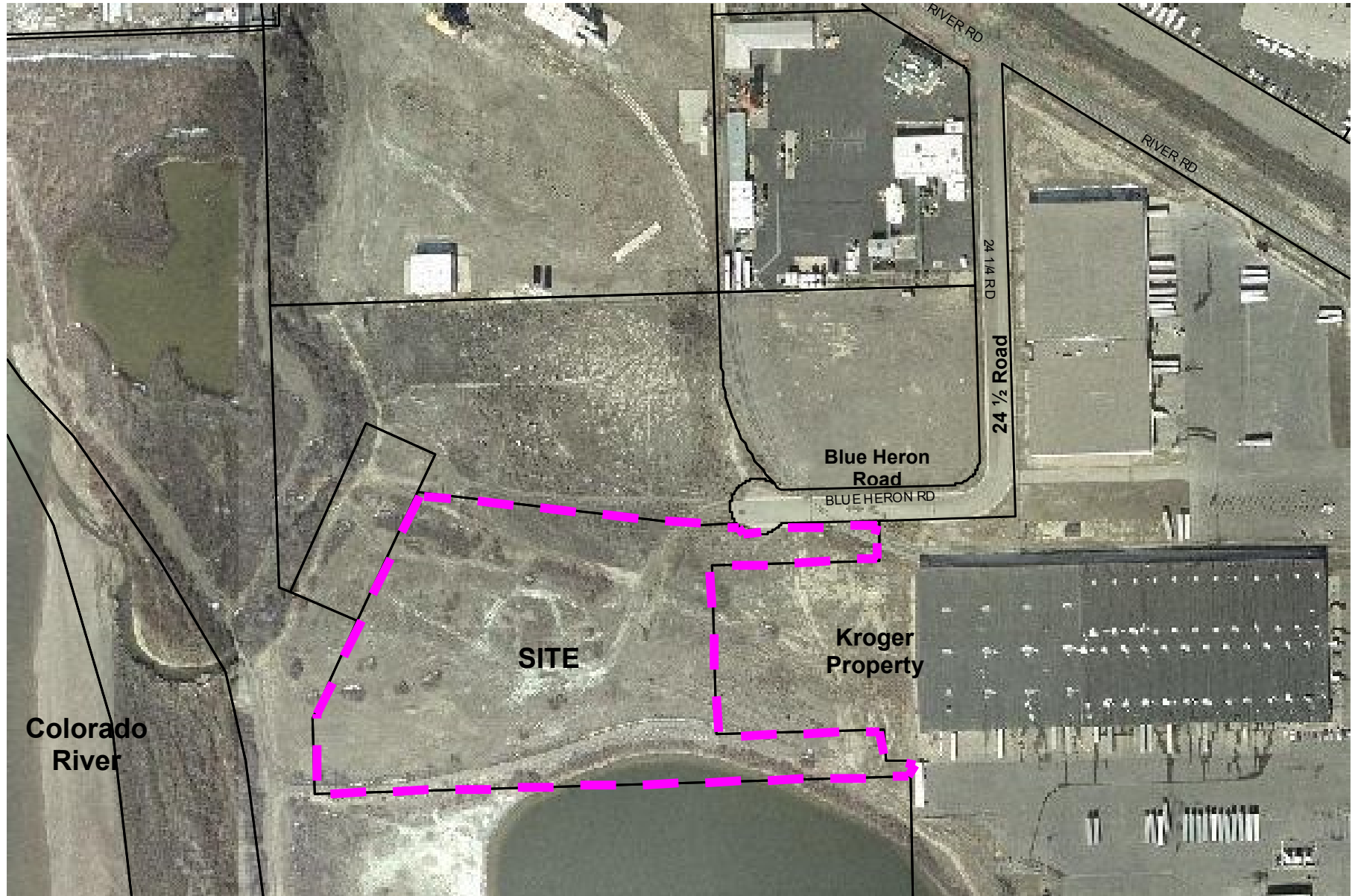
# Site Location Map

Figure 1



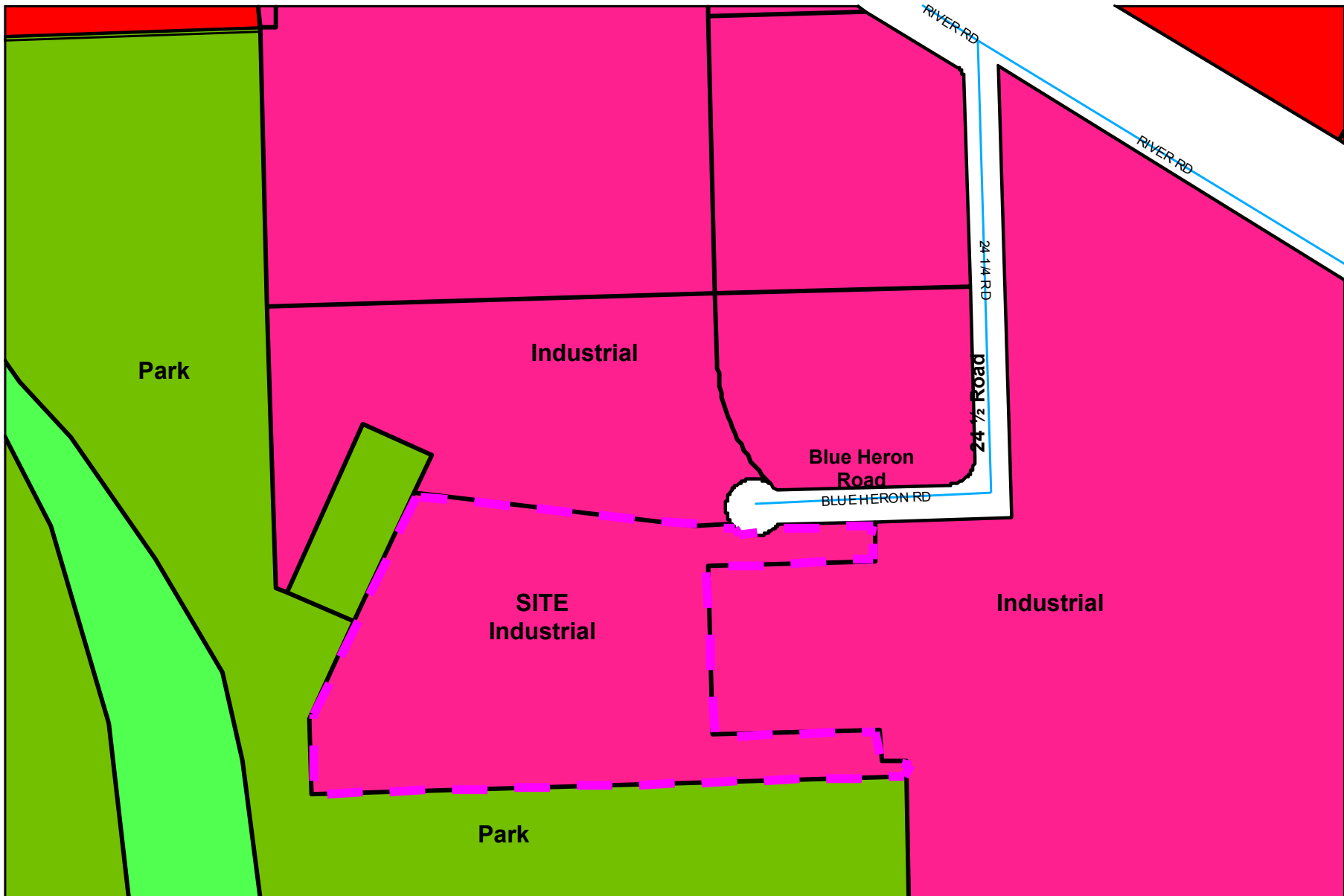
# Aerial Photo Map

Figure 2



# Future Land Use Map

Figure 3



# Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

60' wide ingress/egress easement (exception from deed). Area = +/- 0.708 acres

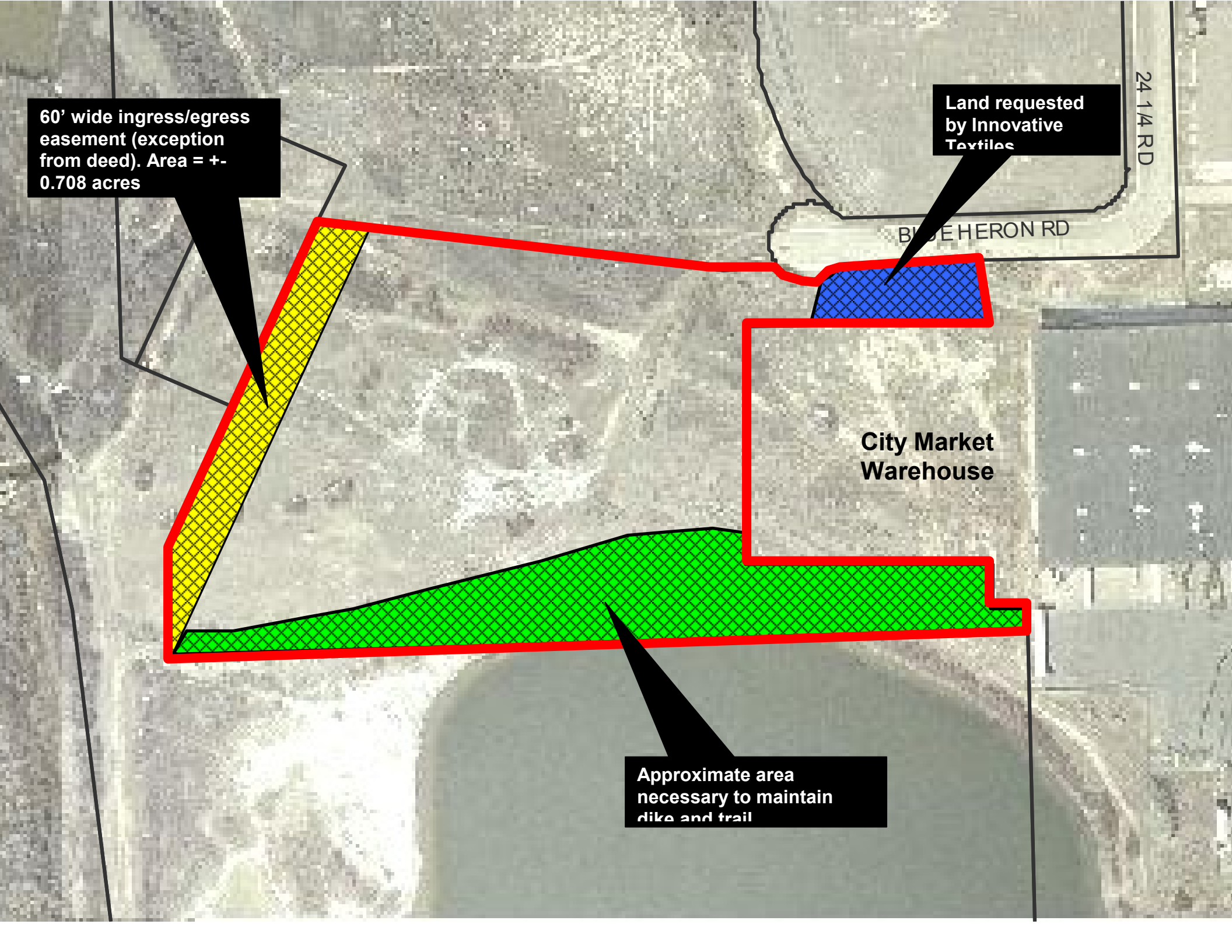
Land requested by Innovative Textiles

City Market Warehouse

Approximate area necessary to maintain dike and trail

24 1/4 RD

BLOE HERON RD



RESOLUTION NO. 1-88

CONCERNING DONATION OF LAND BY BLUE HERON INVESTORS.

WHEREAS, Blue Heron Investors have donated Blue Heron Tract 3, Mesa County, Colorado, consisting of 10.654 acres, to the City of Grand Junction to assist the City with its program of economic development encouraging the establishment of new businesses in the Mesa County area, and

WHEREAS, the City Council wishes to commit the land to that program;

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

That the donated land be committed to economic development purpose with the City utilizing the offices of the Mesa County Economic Development Council as advisor in achieving such purpose.

PASSED AND ADOPTED THIS 6th DAY OF January, 1988.

ATTEST:

John W. Bennett  
President of the Council *Pro Tem*

Lena S. Lockhart, CMC  
City Clerk

DEED

1474610 DOC NO FEE 12:03 PM  
DEC 23, 1987 E.SAWYER, CLK&REC MESA, CO

BLUE HERON INVESTORS, a general partnership, whose address is P.O. Box 40, Grand Junction, County of Mesa, State of Colorado, hereinafter "Grantor," hereby deeds to the City of Grand Junction, the following real property in the County of Mesa, State of Colorado, to wit:

Tract Number 1, a copy of which legal description is attached as Exhibit "A";

with all its appurtenances and warrants title against all persons claiming under it.

All of the above being subject to 1987 taxes payable in 1988 and easements, reservations, restrictions and rights of way of record.

Signed this 30<sup>th</sup> day of November, 1987.

BLUE HERON INVESTORS

By [Signature]  
General Partner

By [Signature]  
General Partner

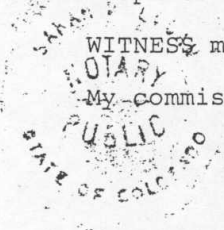
By [Signature]  
General Partner

STATE OF COLORADO )  
                                      ) ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 1987, by Gregory K. Hoskin, Leo T. Prinster and Joseph C. Prinster as General Partners of BLUE HERON INVESTORS.

WITNESS my hand and official seal.

My commission expires: 6/22/89.



[Signature]  
Notary Public



EXHIBIT "A"

BOOK 1675 PAGE 308

BLUE HERON TRACT NO. 3

Commencing at the NE Corner of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 9, T1S, R1W of the Ute Meridian; thence S 0° 02' 41" E 915.07 ft. to the SE Corner of Blue Heron Industrial Park; thence S 89° 57' 19" W 242.41 ft. to the true point of beginning; thence S 89° 57' 19" W 290.20 ft.; thence along the arc of a curve to the right whose radius is 430.00 ft. and whose long chord bears N 85° 53' 50" W 62.20 ft.; thence N 81° 45' 00" W 474.70 ft.; thence S 26° 06' 01" W 443.90 ft; thence S 0° 08' 51" E 135.65 ft.; thence N 89° 57' 13" E 1059.74 ft.; thence N 0° 02' 47" W 30.00 ft.; thence S 89° 57' 13" W 42.40 ft.; thence N 0° 02' 47" W 431.12 ft. to the true point of beginning. Containing 10.654 acres more or less.

Subject to a 60 ft. wide easement across west end of above described tract for ingress and egress described as follows:

Beginning at the NW Corner of above described tract, thence S 26° 06' 01" W 443.90 ft.; thence S 0° 08' 51" E 135.65 ft.; thence N 26° 06' 01" E 584.89 ft.; thence N 81° 45' 00" W 63.03 ft. to the point of beginning.



RESOLUTION NO. 1-88 CONCERNING BLUE HERON LAND CONTRIBUTIONS

The following Resolution was read:

RESOLUTION NO. 1-88

CONCERNING DONATION OF LAND BY BLUE HERON INVESTORS.

WHEREAS, Blue Heron Investors have donated Blue Heron Tract 3, Mesa County, Colorado, consisting of 10.654 acres, to the City of Grand Junction to assist the City with its program of economic development encouraging the establishment of new businesses in the Mesa County area; and

WHEREAS, the City Council wishes to commit the land to that program;

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

That the donated land be committed to economic development purpose with the City utilizing the offices of the Mesa County Economic Development Council as advisor in achieving such purpose.

PASSED and ADOPTED this 6th day of January, 1988.

/s/ John W. Bennett

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

Attest:

/s/ Neva B. Lockhart, CMC

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

Upon motion by Councilman McCurry, seconded by Councilman Mantlo and carried by roll call vote, the Resolution was passed and adopted as read.

**Attach W-3  
Cable TV Franchise Discussion  
CITY OF GRAND JUNCTION**

<b>CITY COUNCIL AGENDA</b>						
<b>Subject</b>		Continued Discussion of a Possible Cable Television Franchise with Bresnan				
<b>Meeting Date</b>		February 02, 2004				
<b>Date Prepared</b>		January 28, 2004				
<b>Authors and Presenters</b>		John Shaver David Varley		<b>Acting City Attorney Assistant City Manager</b>		
<b>Report results back to Council</b>		<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
<b>Citizen Presentation</b>		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	<b>Formal Agenda</b>		<input type="checkbox"/>	Consent
						<b>Individual Consideration</b>

**Background Information:**

City Council last discussed this topic at a lunch workshop on 05 January 2004. At that time Council reviewed a specific proposal from Bresnan Communications to provide fiber optic connections between certain City facilities. Bresnan prepared that proposal in response to and following various meetings with City Staff. The Staff worked with Bresnan to try and identify and develop benefits to the City (other than increasing the franchise fee or other regulatory changes) of formalizing the legal relationship between the company and the City. Improvements to the City's data network, that would utilize some of the recent upgrade to Bresnan's distribution system, were identified as a workable possibility.

At the 05 January 2004 meeting the Council decided to have another discussion on the more general topic of cable TV franchises and what can be obtained through such a franchise. Following that meeting Staff distributed to Council a report, which was first distributed to Council in 1999, that describes customary cable television franchise terms. The information in that report remains accurate.

Staff understands that the Council will at its February 2, 2004 workshop discuss whether to work toward a franchise or work toward a contract and once a direction is established Council will outline what if any additional terms, expectations or requirements will be set for Bresnan.

As background for Council discussion, Staff contacted two other comparable cities that are currently served by Bresnan. Those cities are Cheyenne, Wyoming and Billings, Montana. Bresnan is operating under franchise agreements that were in place when they purchased/entered into both of those markets.

Other Cities.

Cheyenne, Wyoming: The franchise agreement between the predecessor to Bresnan and the City of Cheyenne was entered into in March 2000. In May 2002, the agreement was assigned to Bresnan. None of the terms of the agreement are unusual.

1. One outlet of Basic Cable Services is to be provided without charge to various buildings (city and school) that are passed by the Cable System unless the distance is greater than 125 cable feet. In this case, the governmental agency can pay the incremental cost to run the line.
2. Up to twice a year the cable company is to provide, free of cost to the city, five-hundred, 30 second local inserts (TV spots) to be cable cast on the cable system.
3. When first-run programming on the first access (PEG) channel occupies 50% of the hours between 11:00 a.m. and 11:00 p.m. for any twelve consecutive weeks, the city may request the use of one additional channel for the same purposes. The additional channel must maintain programming 25% of the hours between 11:00 a.m. and 11:00 p.m. for twelve consecutive weeks.
4. Upon written request of the city, the cable company agrees to assist the city in the evaluation of the creation of an Institutional Network that would interconnect specific public buildings for the transmission and receipt of communications between specific points in the discrete network within the Service Area. If an Institutional Network is constructed, the charges for use of the network shall be at comparable rates and on similar terms and conditions as that offered by the company to other municipal users in the state of Wyoming for similar services. Nothing is to be construed as a requirement for the company to construct an Institutional Network without fair reimbursement of the capital cost to provide such facilities.
5. The franchise fee is set at 5% of gross revenues.

The IT Director for the City of Cheyenne explained that the City is currently working with Bresnan to connect a fire station to the 911 Communication Center. They have not agreed on a price for this. Additionally Cheyenne just signed an agreement to have Bresnan be the City's internet service provider (ISP). There will be one main feed and it will have a capacity of 2MB downstream and 512KB upstream. The charge for this will be \$199.95 per month with an additional \$20 for five static IPs.

Billings, Montana: Billings franchise agreement, which was adopted in October 1988 contains the following terms. These terms are also very main stream.

1. The company is to provide without charge one outlet of basic service to the city's office building(s), fire station, police station, and public school building that is passed by its cable system unless the distance exceeds 150 cable feet. In this case, the governmental agency can pay the incremental cost to run the line.
2. When requested by the city, based on the currently acknowledged public, educational and governmental access needs and interests of the community, but not sooner than thirty (30) days after the effective date of this article (1988), the company is to allocate a sum of seventy thousand dollars (\$70,000), for use in the acquisition of equipment for the city and/or facilities in support of the city's community access activities.
3. The company is to provide one downstream channel for joint PEG (community) access usage. Additional access channel capacity shall be provided at the request of the city when the existing channel capacity has been programmed to 50% of the time between 9:00 a.m. and 10:00 p.m. each day for a period of three consecutive months with initial run and first re-run programming.
4. The company is to provide the capability for live program origination on the public access television channel by returning two access channels from a number of listed locations to the city's microwave sending station. The locations include places such as City Hall, the Courthouse, a medical center, the local college, library and theater and a fire station.
5. The franchise fee is set at 5% of gross revenues.

When Bresnan purchased the Billings cable company the franchise was transferred to Bresnan. Billings has not asked for other services because the franchise has not come up for renewal. When it is time to renew the franchise agreement Billings said that they will discuss the possibility of development of an I-Net. The franchise agreement expires in 2007.

#### Discussion/Summary.

Bresnan's proposal for data services to the City of Grand Junction goes beyond the current arrangements with Cheyenne and Billings. Mesa County is also served by Bresnan and the County has worked with the company to receive additional services. Bresnan's proposal to the City is patterned after the similar arrangement they have with the County.

Because the cable system was recently upgraded/rebuilt, PEG is available and broadcast capabilities exist in and out of City Hall (and Bresnan has indicated that the company will agree to further guarantee PEG access to the City) and because there is no apparent problem with customer service (signal quality, downtime or other "watch ability" problems) other than an I-net/communication system improvement links there are few if any other important terms that Grand Junction may benefit from. No exceptional terms are reflected in the Billings or Cheyenne franchises. Both of those cities do impose a 5% fee; Grand Junction's fee is 2.5%.

Certainly there is some inherent benefit of cleaning up the relationship between Bresnan and the City of Grand Junction. A contract or a franchise could be utilized to that end.

**Attach W-4**

**Property Tax Revenue Designation**

**ADMINISTRATIVE SERVICES DEPARTMENT**

**MEMORANDUM**

**January 28, 2004**

**TO: The Honorable Mayor and City Council**

**FROM: Kelly Arnold, City Manager**  
**Ron Lappi, Admin. Svcs. and Finance Director**

**SUBJECT: Designation of Property Tax Revenues for Neighborhood Improvements**

At the City Council's request and direction this item is being brought back to the City Council Workshop of February 2, 2004. It was previously discussed by the City Council at the budget workshop on October 29, 2003 and the attached report to City Council and proposed resolution we presented at the meeting on December 3, 2003 (being provided again as background information for the current discussion). Not only is there a variety of optional policies that could be adopted by the City Council, there may be different goals in mind that the Council would like to accomplish as a result of this discussion and any policy that comes out of the discussion. With that in mind we have outlined below just a few of the goals that City Council members may be thinking about, especially since the last two rather brief discussions on this issue.

**Goals and Objectives**

- Somehow link annual and biannual property tax revenues to expenditures and capital improvements in neighborhood.
- Create a source of matching funds on a long term basis to assist with petitioned neighborhood improvement districts.
- Matching funds could be 25%, 50% or even 75%.
- Create a source of funds to use as small grants to neighborhoods for various improvements requested by the neighborhood, whether matched at all or not.
- Annually set aside a fixed % of property tax revenue, mill levy or dollar amount in a permanent on going fund.
- Annually designate specific projects in neighborhoods through the budget process. Specifically designating capital expenditures for streets, trails, sidewalks, parks, open space, drainage improvements etc.

- A small on going neighborhood improvement fund could be used on an application basis for neighborhood groups that would supplement but not intend to replace the ongoing capital need prioritization and allocation.

Page 2 of 2

#### Designation of Property Tax Revenues

It will be very difficult for the City Council as well as staff to accomplish all of the above objectives. Some of these objectives are mutually exclusive of one another and are clearly options to pick; while others might supplement and refine one another. One of the key questions might be whether the Council simply wants to make this designation and connection as part of the biennial budget process only, or do they want to create a specific on going pool of funds to be used for yet undetermined and undefined improvements and neighborhoods. If it is the latter, then how much money do you want to set and of course how much can we afford to set aside, based on the operating needs of departments and the major commitment to capital improvements that we are currently undertaking.

Attached to the previously presented Resolution is a table that outlines the expected growth in property tax, the limit each year, and the amount generated by each 1 mill of property tax levy. This should help to put the discussion of set aside strategies into perspective.

I hope that this brief memorandum assists all of you in starting the discussion at the workshop on Monday, February 2, 2004. Don't forget that what every policy or objectives that we all come up with, that we should be talking about 2006 and 2007 fiscal years. With the El Poso neighborhood improvement project alone we are spending approximately \$1.8 million to more than match the neighborhood contribution in 2004 and 2005.

Thank you,



## CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
<b>Subject</b>	Resolution Designating Property Tax Revenue					
<b>Meeting Date</b>	December 3, 2003					
<b>Date Prepared</b>	November 25, 2003				<b>File #</b>	
<b>Author</b>	Ron Lappi			<b>Admin. Svs. Director</b>		
<b>Presenter Name</b>	Ron Lappi Kelly Arnold			<b>Admin. Svs. Director City Manager</b>		
<b>Report results back to Council</b>		<b>No</b>	X	<b>Yes</b>	<b>When</b>	October, 2006
<b>Citizen Presentation</b>		<b>Yes</b>	X	<b>No</b>	<b>Name</b>	
	<b>Workshop</b>	X	<b>Formal Agenda</b>			<b>Consent</b>
					X	<b>Individual Consideration</b>

**Summary:** A resolution for the City Council consideration that declares the Council's intent to annually commit the growth in property taxes to support Neighborhood capital improvements and operating costs of Neighborhoods beginning in 2006.

**Budget:** This action has no current budget impact, but does require the designation of approximately \$300,000 annually beginning in the biennial budget for 2006 and 2007 for neighborhood improvements.

**Action Requested/Recommendation:** Approve, modify or give additional direction to the staff.

**Attachments:** Proposed City Council Resolution  
Projection of Property Tax Growth

**Background Information:** At the budget presentation workshop on October 29, 2003, several City Council members asked that we bring back a proposal that would link in some way the property tax revenues and important neighborhood improvements. We believe the attached resolution does do this beginning with the biennial budget period of 2006 and 2007. It does limit the amount of revenue so designated to the annual growth in revenues over the previous year, and limits the designation in any year to not more than 1 mill of property tax equivalent. In the early years we have roughly estimated this amount to be \$300,000 annually.

**RESOLUTION NO \_\_\_\_\_**

**A RESOLUTION DECLARING THE INTENT OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION TO DESIGNATE A PORTION OF THE ANNUAL PROPERTY TAX REVENUE OF THE CITY FOR CAPITAL IMPROVEMENTS AND OPERATIONAL COSTS OF NEIGHBORHOOD IMPROVEMENTS BEGINNING WITH BIENNIAL BUDGET FOR 2006 AND 2007**

**RECITALS:**

The property tax revenue of the City is the second largest revenue source for the General Fund . These revenues have always been a part of the General Fund revenues and used in support of on going services and capital for Parks and Recreation, Public Works, Police, Fire, Planning and central administration.

Within these various departments are budgeted costs of maintenance and improvement of our neighborhoods. The City Council is supportive of isolating a portion of both the property tax revenue and these maintenance and improvement efforts to create a linkage on the proposed use of property taxes in each biennial budget and these ongoing improvement efforts. As a revenue stream of the City's general fund, we have projected that property taxes will grow by approximately \$300,000 per year; while 1 mill of our current property tax will generate between \$500,000 and \$800,000 annually over the next eight years.

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

- a) Annual growth of City property tax revenue, measured annually over the previous calendar year, (not to exceed one mill of the property tax levy) shall be set aside and used for capital improvements to and on going operating costs of maintaining neighborhoods, beginning in 2006 with approximately \$300,000.
- b) Uses anticipated at this time and initially to be included in the 2006 and 2007 biennial budget, include but are not limited to the following; as approved and designated by the City Council from time to time.
  - Improvements, including replacement and construction of curb, gutter and sidewalks
  - Streetlight improvements
  - Other neighborhood improvements, and in support of Neighborhood Improvement Districts that may be created from time to time.
  - Park improvement and new neighborhood park development.

**ADOPTED AND APPROVED THIS \_\_\_\_\_ Day of December, 2003.**

**APPROVED:**

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

**ATTEST:**

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

City of Grand Junction  
**Projection Of Allowed Property Tax Revenue**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	
Prior Year's Limit	\$ 3,456,600	\$ 3,728,634	\$ 3,933,709	\$ 4,228,738	\$ 4,461,318	\$ 4,795,917	\$ 5,059,692	\$ 5,439,169	\$ 5,738,324	\$ 6,168,698	
Allowed Growth Rate		2.50%	4.50%	2.50%	4.50%	2.50%	4.50%	2.50%	4.50%	2.50%	
Local Growth Rate	4.87%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Prior Year's CPI-U	7.87%	5.50%	7.50%	5.50%	7.50%	5.50%	7.50%	5.50%	7.50%	5.50%	
Total Growth Rate											
Property Tax Projection	\$ 3,728,634	\$ 3,933,709	\$ 4,228,738	\$ 4,461,318	\$ 4,795,917	\$ 5,059,692	\$ 5,439,169	\$ 5,738,324	\$ 6,168,698	\$ 6,507,976	Totals
Dollar Growth			\$ 295,028	\$ 232,581	\$ 334,599	\$ 263,775	\$ 379,477	\$ 299,154	\$ 430,374	\$ 339,278	\$ 2,574,267
\$ Amount Generated by 1 Mill			\$ 528,592	\$ 557,665	\$ 599,490	\$ 632,462	\$ 679,896	\$ 717,290	\$ 771,087	\$ 813,497	\$ 5,299,979

**Attach W-5**  
**Distance Restrictions for Liquor Licenses**  
**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject		Reduction of Distance Restriction for Hotel and Restaurant Liquor Licenses to College Campuses				
Meeting Date		Not Scheduled Yet				
Date Prepared		January 8, 2004			File # <b>NA</b>	
Author		Stephanie Tuin		City Clerk		
Presenter Name		Stephanie Tuin John Shaver		City Clerk Acting City Attorney		
Report results back to Council		X	No		Yes	When
Citizen Presentation		X	Yes		No	Name John Bellio
X	Workshop			Formal Agenda		Consent
						Individual Consideration

**Summary:** State law requires five hundred feet, using direct pedestrian access, from the property line of a school to the liquor-licensed premise; however, the law also allows local jurisdictions to reduce that distance for a certain class of license for one or more types of schools. In 1987, the Grand Junction City Council reduced the distance for full service restaurant licenses from college campuses to 300 feet. A property owner near Mesa State College has requested that City Council consider further reducing or eliminating the distance restriction for hotel/restaurant liquor licenses for principal college campuses.

**Budget:** There is no cost other than that of processing an ordinance. A change to the ordinance may result in additional liquor licenses in the vicinity of Mesa State College.

**Action Requested/Recommendation:** Consider whether to schedule this for formal action.

**Attachments:**

1. Map of the area affected
2. Proposed Ordinance

**Background Information:** Mr. John Bellio, a property owner on North Avenue, has contacted the City Clerk's office a number of times concerning the distance restriction. At present, due to the proximity of his property to Mesa State College, the business is only allowed a 3.2 percent beer license. His lessee would like to serve mixed drinks, in particular margaritas, and imported and domestic beer, which is greater than 3.2 percent.

State law, 12-47-313(1)(d)(II), C.R.S., provides that the distance is measured “by direct measurement from the nearest property line of the land used for school purposes to the nearest portion of the building in which liquor is to be sold, using a route of direct pedestrian access.” State Liquor Code Regulation 47-326 further clarifies that it is “measured as a person would walk safely and properly, without trespassing with right angles at crossings and with the observance of traffic regulations and lights.”

Using the City’s GIS system, other establishments in the area are removed from the college campus as approximated below. No requests have been made from these other businesses but if the distance restrictions were to be reduced or removed that may spark some interest. Also, if any of these businesses change hands, that too might generate a request for a hotel/restaurant liquor license.

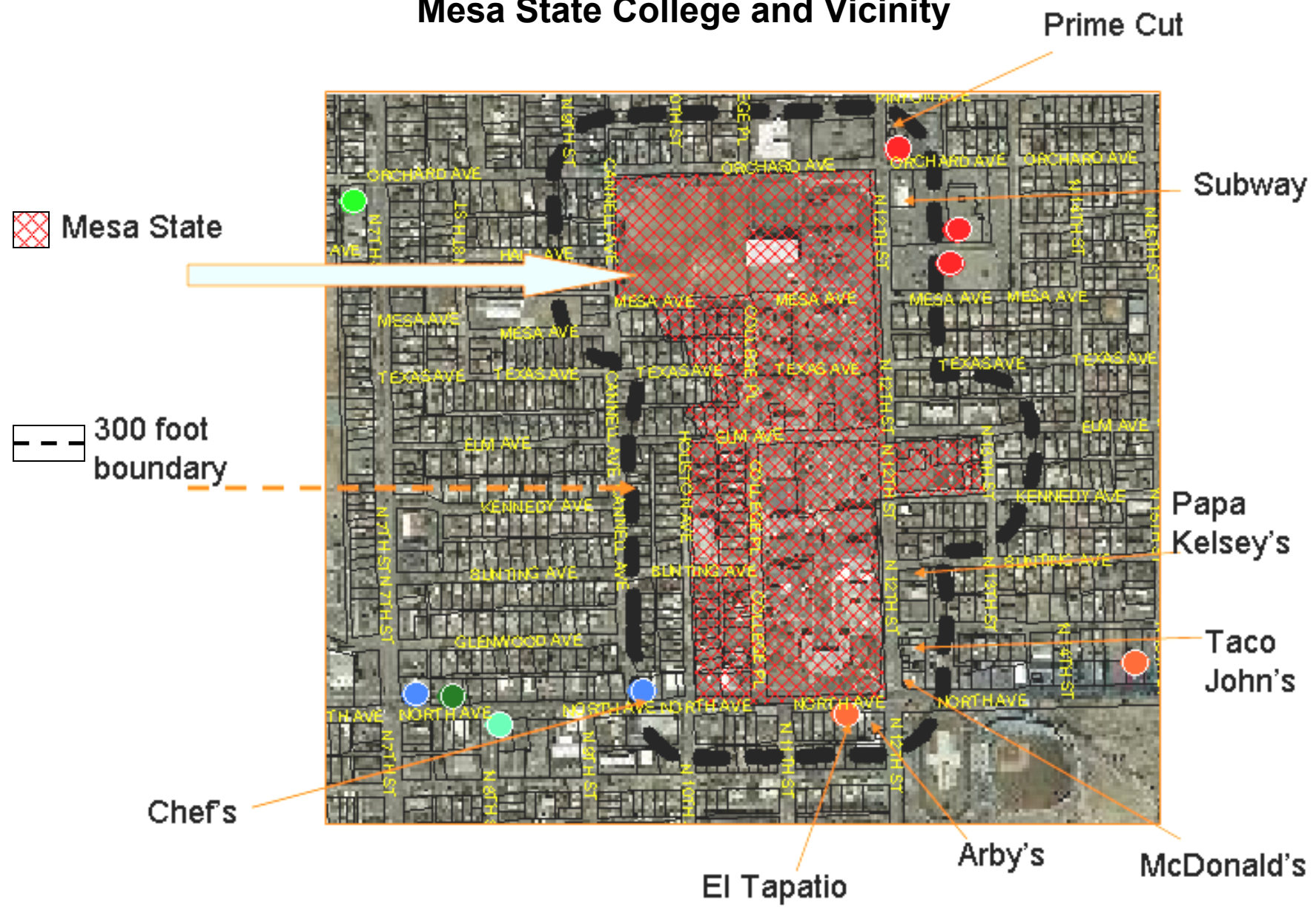
Any change to the distance will affect all locations in the City where a principal campus of a college, university or seminary exist. At present, there are no other principal college campuses.

Existing food establishments currently within 300 feet are all listed. Those that would be restricted under the current law are bolded (remember measurement is how a pedestrian would legally walk, using crosswalks). The measurements are approximate using the GIS system; only an on ground survey could determine the exact distance.

1. Chopstix Chinese Restaurant, 1029 North Ave - 342 feet
2. Blackjack Pizza, 1059 North Ave – 468 feet
3. Steaming Bean Coffee House, 1059 North Ave – 468 feet
4. Kentucky Fried Chicken, 1111 North Ave – 535 feet
5. Diorios Pizza, 1125 North Ave – 457 feet
- 6. El Tapatio, 1145 North Ave – 281 feet**
- 7. Arby’s, 1155 North Ave – 226 feet**
- 8. McDonalds, 1212 North Ave – 196 feet**
- 9. Taco John’s, 1122 N. 12 St - 241 feet**
10. Higher Grounds Coffee Shop, 1230 N. 12<sup>th</sup> St. – 332 feet
- 11. Papa Kelsey’s & Fred, 1234 N. 12<sup>th</sup> St - 133 feet**
- 12. Subway, 1840 N. 12<sup>th</sup> St – 200 feet**
- 13. Prime Cut, 1960 N. 12<sup>th</sup> St – 270 feet**
14. Chef’s, 936 North Ave – 297 feet (this restaurant was licensed prior to Mesa State buying the St. Matthews Episcopal Church property at 10<sup>th</sup> and North).

A map showing the locations of the bolded properties is attached.

# Mesa State College and Vicinity



Prime Cut

Subway

Mesa State

300 foot boundary

Papa Kelsey's

Taco John's

Chef's

El Tapatio

Arby's

McDonald's

Ordinance No. \_\_\_\_\_

**An Ordinance Amending Section 4-52 of the Grand Junction Code of Ordinances  
Reducing the Distance a Hotel and Restaurant  
Liquor Licensed Premise Must Be from the Principal Campus of a  
College or University in the City of Grand Junction**

**Recitals.**

12-47-313 (1)(d)(I) C.R.S. requires any building where the malt, vinous, or spirituous liquor is to be sold to be located at least five hundred feet from any public or parochial school or the principal campus of any college, university or seminary.

12-47-313 (1)(d)(III) C.R.S. provides that "The local licensing authority of any city and county, by rule or regulation, the governing body of any other municipality, by ordinance and the governing body of any other county, by resolution, may eliminate or reduce the distance restrictions imposed by this paragraph (d) for any class of license, or may eliminate one or more types of schools or campuses from the application of any distance restrictions established by or pursuant to this paragraph (d)".

In 1987, the City Council of the City of Grand Junction, after a properly noticed public hearing, adopted Ordinance No. 2367 which reduced the distance a hotel and restaurant liquor licensed establishment must be from the principal campus of a college or university to 300 feet.

The City Council considered a further reduction of distance required between hotel and restaurant liquor licenses and the principal campus of colleges and universities and has established the required distance as provided with this ordinance.

**NOW, THEREFORE, BE IT ORDAINED THAT:**

Under the provisions of 12-47-313 (1)(d)(III) C.R.S., the distance that a hotel and restaurant liquor licensed premises must be separated from the principal campus of a college or university in the City of Grand Junction is reduced from 300 feet to \_\_\_\_\_ feet. The distance shall be determined in accordance with 12-47-313 (1)(d)(II) C.R.S. and Colorado Liquor Regulation 47-326.

Introduced on first reading and ordered published this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading and order published this \_\_\_\_\_ day of \_\_\_\_\_, 2004



ATTEST:

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President of the Council

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City Clerk

**Attach W-6  
Strategic Plan Update**

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA							
Subject		2003 Strategic Plan Update					
Meeting Date		02 February 2004					
Date Prepared		27 January 2004			File #		
Author		Kezziah, Watkins & Varley					
Presenter Name		David Varley		Assistant City Manager			
Report results back to Council		<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	When	Throughout the year
Citizen Presentation		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	Name	
Yes	Workshop	No	Formal Agenda			Consent	Individual Consideration

**Summary:** This is a summary of the 2003 Strategic Plan Update meeting that City Council held on 21 January 2004.

**Budget:** Not Applicable

**Action Requested/Recommendation:** Request that Council review the meeting summary and make changes or additions as desired.

**Attachments:** Meeting summary

**Background Information:** On 21 January 2004, City Council held a meeting to review the progress that was made on their Strategic Plan during 2003. All the Action Steps were reviewed including the ones that are yet to be completed. Council and staff discussed priorities for 2004 and made some changes and additions to the Strategic Plan. The attached document is a summary of what occurred at this meeting. It outlines the areas of emphasis in the Strategic Plan for the current year.

# **City of Grand Junction Strategic Plan Update**

**January 21, 2004**

## **Background**

Grand Junction City Council members and senior staff met on July 21, 2004 to review the actions accomplished to date on the City's 2002 – 2012 Strategic Plan and to review/amend/ add to the remaining 2002-2004 actions contained in the Plan. In addition, Council identified areas within some solutions where they would like particular emphasis placed in 2004.

## **Solution: Balance of Character, Economy and Environment**

### **Notes Regarding Existing Actions**

- Action Steps 2 A), B) and C) have been incorporated into other Plan elements (the Actions are all related to defining and developing the attributes of a small town).
- Action Steps 5 B), C) and D) will remain as ongoing actions (the Actions are all related to community policing).

### **Additional Actions**

- Strategies for economic development participation and City position; staff will distribute a job description for the position to City Council
- Coordinate receiving quarterly air quality reports from the Health Department
- Staff will provide to City Council a report on energy conservation and costs. Council can decide how to/whether to build on that information (e.g. landscaping strategies, community education, etc.)

## **Emphasis for 2004**

Economic development

## **Solution: Efficient Transportation**

### **Notes Regarding Existing Actions**

- Action Step 10 A) has been accomplished; it's on the MPO list.
- Action Steps 11 A), B), C) and 13 A), B) and C) are progressing but will take some time
- Amend Action Step 11 A) to read: Conduct a feasibility study/analysis to prioritize future interchange locations including 29 Road as a top STIP priority.

- Amend Action Step 14 B) to read: Joint staffs develop financial analysis of funding options (Grand Valley Transit) and get a decision from the Board for a future funding source.

## **Emphasis for 2004**

Working with the County on the 29 Road interchange.

## **Solution: Open and Beautiful Spaces**

### **Notes Regarding Existing Actions**

- Add back into the Plan Action Step 18 B) – Identify and prioritize locations(entrances and gateways) and Action Step 18 E) -- Fund top priorities in the next two year budget (entrances and gateways).

## **Solution: Responsible Young Citizens**

### **Additional Actions**

- Schedule a March City Council workshop at the Mesa Mall meeting room to meet with the Youth Council
- Schedule a quarterly update from the Youth Council at City Council workshops; formalize the ongoing relationship with the Youth Council.
- Work with the Youth Council to identify areas where the City can better serve local youth.

## **Solution: Shelter and Housing That Are Adequate**

### **Notes Regarding Existing Actions**

- Continue Action Step 30 B) -- Work with the appropriate developers to identify and stimulate interest in an affordable housing project.

### **Additional Actions**

- Prepare a White Paper to address optional strategies to promote affordable housing addressing the community need
- Identify City property appropriate for use in providing affordable housing; issue an RFP for developing affordable housing on those sites
- Examine existing zoning to determine where zoning revisions might be appropriate to encourage high density affordable housing
- Create a regional discussion on housing and affordability

## **Solution: Vital Neighborhoods**

### **Notes Regarding Existing Actions**

- Amend Action Step 36 D) to read: City Council makes a decision on a model and funding for a neighborhood program.

### **Additional Actions**

- Begin a Council discussion about maintaining and revitalizing older neighborhoods, their infrastructure and their problem-solving capacity.
- Develop conceptual guidelines for the development of the Jarvis property and initiate development.

### **Possible Council Committees to Work on Strategic Plan Elements**

- Continuation of the Gateway Committee
- 29 Road
- Jarvis Property Development
- Emergency Medical Services
- Neighborhood Program

## **Plan Monitoring and Next Steps**

- Report progress on and additions to the Strategic Plan to the community by posting a scaled down version of the year end summary on the City's website
- Begin development of the 2005 / 2006 Strategic Plan elements in the summer and fall (including the citizen telephone survey, neighborhood meetings, development of new two-year objectives)

## **Additional Decision Not to be Included in the Strategic Plan:**

- City Council will discuss City-owned land