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

WEDNESDAY, JUNE 2, 2010, 7:00 P.M.

Call to Order

Pledge of Allegiance
Moment of Silence

Appointments

To the Downtown Development Authority/Downtown Grand Junction Business Improvement District

Council Comments

Citizen Comments

***** CONSENT CALENDAR ***®**

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

Action: Approve the Minutes of the May 17, 2010 Regular Meeting

2. **Contract with Mesa County for Building Inspection and Contractor Licensing Services** [Attach 2](#)

Requesting approval of a contract for building inspection and contractor licensing services with Mesa County. The agreement has served both the City and County well in the past and the recommended action will provide for the continuation of those services. The contract term is for two years.

** Indicates Changed Item

*** Indicates New Item

® Requires Roll Call Vote

Resolution No. 29-10—A Resolution Authorizing a Contract with Mesa County for Building Inspection and Contractor Licensing Services

®Action: *Adopt Resolution No. 29-10*

Staff presentation: John Shaver, City Attorney

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

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

3. **Public Hearing—R and A Subdivision Vacation, Located Adjacent to 545 Grand Mesa Avenue** [File #VR-2009-231] [Attach 3](#)

Request to vacate an unused portion of the Grand Mesa Avenue Right-of-Way to make the front setback of the existing residence more conforming.

Ordinance No. 4427—An Ordinance Vacating a Portion of the Grand Mesa Avenue Right-of-Way Located Adjacent to 545 Grand Mesa Avenue for R and A Subdivision

®Action: *Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4427*

Staff presentation: Lori V. Bowers, Senior Planner

4. **Amendment to Action Plan for 2009 Community Development Block Grant (CDBG) Program Year and Amended Subrecipient Contract for Project within the 2009 CDBG Program Year** [File #CDBG 2009-05 and 2009-07] [Attach 4](#)

Amend the City's Action Plan for CDBG Program Year 2009 to reallocate a portion of funds not expended from the Riverside Task Force Property Acquisition project to be used towards the Garden Village Learning Center project and amend the existing Subrecipient Contract between the City and Housing Resources of Western Colorado to reflect the additional funds.

Action: *1) Approve the Amendment to the City's CDBG Consolidated Plan 2009 Action Plan to Reflect the Reallocation of Funds from Project 2009-05 (Riverside Task Force) to Project CDBG 2009-07 to Construct the Garden Village Learning*

Center; and 2) Authorize the City Manager to Sign the Amended Subrecipient Contract with Housing Resources of Western Colorado for the City's 2009 CDBG Program Year

Staff presentation: Kristen Ashbeck, Senior Planner

5. **Water Treatment Facility Solar Project Proposal** [Attach 5](#)

Staff will present a proposal from Sunsense, Inc. to install a 100.815 kilowatt photovoltaic solar system at the Water Treatment Facility.

Action: Authorize the City Purchasing Division to Enter into a Contract with Sunsense, Inc. in the Amount of \$503,034 for the Completion of the Water Treatment Facility Solar Project

Staff presentation: Greg Trainor, Director, Utilities, Streets and Facilities
Terry Franklin, Deputy Director, Utilities, Streets and Facilities
Jay Valentine, Assistant Financial Operations Manager

6. **Contract Amendment #5 for Engineering Services for the 29 Road and I-70B Interchange Project** [Attach 6](#)

This amendment will add scope of work to the original engineering services contract for the 29 Road and I-70B Interchange Project to include part-time construction inspection services during the upcoming Interchange Phase.

Action: Authorize the City Purchasing Division to Amend the Engineering Services Contract for the 29 Road and I-70B Interchange Project with Jacobs Engineering (Formerly Carter and Burgess) for a Total Fee of \$3,107,378 Thereby Increasing the Contract by \$131,400

Staff presentation: Tim Moore, Public Works and Planning Director

7. **Contract for Construction Materials Testing Services for the 29 Road and I-70B Interchange Project** [Attach 7](#)

This technical services contract with Ground Engineering Consultants, Inc. will provide Quality Assurance Materials Testing Services for the 29 Road and I-70B Interchange Phase Project. The total cost of this contract is \$103,864, which will be split by the City and County. The City's share of the cost is \$51,932.

Action: Authorize the City Purchasing Division to Sign a Technical Services Contract in the Amount of \$103,864, with Ground Engineering Consultants, Inc. for QA Materials Testing Services for the 29 Road and I-70B Interchange Phase Project

Staff presentation: Tim Moore, Public Works and Planning Director

8. **Non-Scheduled Citizens & Visitors**
9. **Other Business**
10. **Adjournment**

**Attach 1
Minutes of Previous Meeting**

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

May 17, 2010

The City Council of the City of Grand Junction convened into regular session on the 17th day of May 2010 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Tom Kenyon, Gregg Palmer, Sam Susuras, and Council President Teresa Coons. Absent was Councilmember Bill Pitts. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons called the meeting to order. Councilmember Susuras led the Pledge of Allegiance followed by an Invocation by Pastor Ken Landry, Clifton Bible Church.

Presentation

Presentation of Appreciation Plaque to Outgoing President of the Council Bruce Hill

Council President Teresa Coons presented an appreciation plaque to outgoing Council President/Mayor Bruce Hill and expressed her appreciation of serving with him as well as his mentorship.

Councilmember Hill said he was grateful for the support of his family during his term and thanked City Manager Kadrach and City Attorney Shaver for the work they did together. He thanked Deputy City Manager Rich Englehart as he too is an asset to the City. He thanked his fellow Councilmembers for their discussions and conversations. He was so proud at the first Listening Tour meeting to see how Council engaged with that group of people. He expressed his appreciation for the honor to serve the community.

Council President Coons noted that Councilmember Hill had served as Mayor previously for two terms and she admired his study of governance.

Proclamations/Recognitions

Proclaiming May, 2010 as "Military Appreciation Month" in the City of Grand Junction

Proclaiming May 24 – June 6, 2010 as "2-Week, 2-Second Start the Habit Challenge" in the City of Grand Junction

Council Comments

Councilmember Palmer noted that as elected officials they are called to attend a number of events. He along with Council President Coons and Councilmember Hill attended the GED graduation. There was a gentleman that picked up his diploma that was well past graduation age. He sought the man out and asked for his story. The 61 year old gentleman told about how it meant so much to him and he was so proud of himself to receive his GED one week before his granddaughter received her high school diploma.

Councilmember Hill recognized Councilmember Palmer who was the Master of Ceremonies at the event and did a nice job. He then noted the next Listening Tour will be on Thursday, May 20th at Lincoln Park Barn and invited the public to attend.

Citizen Comments

There were none.

City Manager's Report

City Manager Laurie Kadrach addressed the City Council. She first updated the Council on the Avalon Theatre and she recognized the Manager, Tim Seeberg, and his staff for their good work. Their revenues have increased and there has been an operating margin for the first time. The number of attendees has increased. The dinner and a movie event has been very successful. The numbers are not anticipated to continue in the summer months. Discussions are still continuing with the Symphony and on the needed improvements.

The next topic she addressed was the City's mission and core values and the 2010 work plan. First, they want to ensure the community that the City's services are central to the City's key mission. They continue to try to fund programs that are important to members of the community. The Compressed Natural Gas project is important and is continuing. Another primary objective is to listen to the community and they are using surveys to gauge the importance of various programs.

Council President Coons noted the recent rededication of Rocket Park and how that encouraged community participation.

City Manager Kadrach advised that a Master Plan for Burkey Park has been completed. A communication plan was developed and there have been sessions with the City Council and managers on how to get the City's message out into the community.

Deputy City Manager Englehart along with Mesa County's Assistant Manager Stefani Conley worked on the complete count program for the 2010 Census.

Other items on the work plan include the adoption of the Zoning and Development Code, which has been adopted, and maximizing City revenues and monitoring finances. Along with that they are seeking all grant opportunities and working with federal legislators on funding opportunities. Also, regarding the finances, they will continue to amend the 2010 budget when necessary. She is cautiously optimistic that revenues streams are improving. Internally, Staff has been performing a quarterly review of line item budgets and evaluating partnerships for consolidated services and/or cost savings with other community entities. One example is discussions with the Clifton Fire District on efficiencies that might be realized with the City's Fire Department.

The reduction of force has initiated a facility use study as well as an equipment and vehicles use study.

City Manager Kadrich distributed a new community planning brochure which was put together in large part by Kristin Winn, Public Works and Planning.

The City surveyors will be surveying the City properties on the Grand Mesa as time allows this year.

City Manager Kadrich said she is putting together a Citizen's Brochure and Financial Operations Manager Jodi Romero is working on compiling the information to be included.

That concluded her report.

CONSENT CALENDAR

Councilmember Kenyon read the Consent Calendar and moved that the Consent Calendar Items #1 through #6 be adopted. Councilmember Hill seconded the motion. Motion carried by roll call vote with Councilmember Palmer voting NO on item #6.

1. **Minutes of Previous Meetings**

Action: Approve the Minutes of the May 5, 2010 Regular Meeting and the May 10, 2010 Joint Persigo Meeting

2. **Council Assignments for 2010-2011**

City Council considers the appointments and assignments for its members to various boards, committees, commissions, and organizations.

Resolution No. 27-10—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions and Organizations

Action: Adopt Resolution No. 27-10

3. **Setting a Hearing on the R and A Subdivision Vacation, Located Adjacent to 545 Grand Mesa Avenue** [File #VR-2009-231]

Request to vacate an unused portion of the Grand Mesa Avenue Right-of-Way to make the front setback of the existing residence more conforming.

Proposed Ordinance Vacating a Portion of the Grand Mesa Avenue Right-of-Way Located Adjacent to 545 Grand Mesa Avenue for R and A Subdivision

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for June 2, 2010

4. **Setting a Hearing on Amendments to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code** [File #TAC-2010-039]

Proposed amendments to revise the minimum lot size and width in the R4 zone district, allow an interim use with a Special Permit, and allow an offset for the cost of construction of required trail(s) against a project's Open Space Fee.

Proposed Ordinance Amending Section 21.03.040(e), Residential Districts, R4; Section 21.03.040, Residential District Summary Table; Section 21.03.060(c)(5), Cluster Developments, Bulk Standards; Section 21.02.120(b)(2), Special Permits; Section 21.06.020(c), Private And Public Parks And Open Spaces, Trails; And Section 21.10.020, Terms Defined

Action: Introduction of a Proposed Ordinance and Set a Public Hearing for June 14, 2010

5. **Contract Amendment for the 2010 Waterline Replacement Project, Phase 1**

This project is Phase 1 of a three phase waterline project aimed at replacing aging waterlines in the City's water distribution system. The City of Grand Junction received a \$3.8 million low interest loan through the Colorado Water Resources and Power Development Authority (CWRPDA) to fund these waterline replacement projects. This contract amendment (Change Order No.1) is required to meet the Colorado Department of Transportation (CDOT) specifications.

Action: Authorize the City Purchasing Division to Issue Change Order No. 1 to M.A. Concrete Construction, Inc. of Grand Junction, Colorado for the 2010 Waterline Replacement Project, Phase 1 in the Amount of \$200,777.50 for a Revised Contract Amount of \$1,431,608.50

6. **Construction Contract for 2010 Alley Improvement District**

The project consists of construction of concrete pavement in two alleys and the removal and replacement of deteriorated sewer lines in both alleys. The alleys are located from 3rd Street to 4th Street between Colorado Avenue and Ute Avenue, and from 11th Street to 12th Street between North Avenue and Belford Avenue. This is a property owner initiated program through which City alleys are reconstructed with concrete pavement. Sewer, gas lines, and other utilities are also inspected and replaced as needed.

Action: Authorize the City Purchasing Division to Sign a Construction Contract for the 2010 Alley Improvement District with Sorter Construction, Inc. in the Amount of \$182,140.00

ITEMS NEEDING INDIVIDUAL CONSIDERATION

City Property Transfer Along No Thoroughfare Canyon Trail to Carl and Sharon Pellam

The City acquired a tract of land near Rosevale Road from the Riverfront Commission to build a trail. The City agreed upon the completion of the No Thoroughfare Trail to deed a remnant to the adjacent property owners, the Pellams.

John Shaver, City Attorney, presented this item. He explained that the City acquired property to construct No Thoroughfare Trail. He displayed maps and photos to describe the location. The trail has been constructed and there is now a remnant that is not needed by the City and it is City's Property Committee's recommendation that the remnant be conveyed to Carl and Sharon Pellam, adjacent property owners. The resolution will authorize the Mayor to execute a quit claim deed conveying the property to the Pellams. City Attorney Shaver then listed three concerns the Pellams have expressed: 1) the taxation of the property, which City Attorney Shaver advised he would be glad to assist the Pellams in working with the County; 2) the fence, which the City has agreed to compensate them \$500 towards a portion of the fence; and 3) maintenance of the drainage way through there, which may not be the City's, but the City could assist them to make sure it is maintained by the appropriate entity.

Councilmember Kenyon lauded the partnership and the relationship with the property owners in a situation like this where there is a public benefit and believes it is important for the City to help mitigate problems such as clean up or vandalism to keep a positive relationship with the property owners.

City Attorney Shaver also noted that the sewer lift station for the area was purposefully constructed on the City side of the trail.

Councilmember Kenyon complimented the construction of the trail.

Sharon Pellam, 422 Rosevale Road, said her main concern was the debris from the construction left on the property and the run-off from the ditch but that has been discussed with Mr. Shaver.

Resolution No. 28-10—A Resolution Authorizing the Conveyance of Real Property to Carl and Sharon Pellam

Councilmember Hill moved to adopt Resolution No. 28-10. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing—2010 CDBG Program Year Funding Requests [File #2010 CDBG]

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2010 Program Year. The City will receive \$374,550 for the 2010 program year.

The public hearing was opened at 7:49 p.m.

Kristen Ashbeck, Senior Planner, presented this item. She reviewed the history of the program which has been an entitlement community for fifteen years. She detailed the funds available for distribution to the various projects.

Eighteen applications were received and the recommendation is to fund ten of those projects which include two city projects.

The 2010 Action Plan is proposed for adoption on June 14, 2010.

Ms. Ashbeck then listed the programs recommended for funding:

ADMINISTRATION AND PLANNING PROJECTS

1. Program Administration

The City's CDBG Consolidated Plan is done every 5 years, along with the Analysis of Impediments to Fair Housing study. Both of these reports were last adopted in 2006. Thus, new reports are required to be adopted in June 2011 so the work must be completed during the 2010 Program Year. Staff is proposing to complete both studies in-house and allocate funds in order to cover two-thirds staff salary and community participation costs for the studies as well as administration of the overall CDBG program. **Recommended Funding: \$60,000**

PUBLIC SERVICES PROJECTS

2. St. Mary's Foundation Gray Gourmet Program

This program delivers meals to homebound elderly residents. Funding is requested for food, personnel, travel, and other operating expenses to serve an additional 32 seniors. **Recommended Funding: \$20,500**

3. St. Mary's Foundation Foster Grandparent Program

This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would reimburse 55 volunteers for gas and mileage to be able to serve 1,650 children. **Recommended Funding: \$12,000**

4. Mesa Youth Services, Inc. dba Partners

The Western Colorado Conservation Corps (WCCC) operated under Partners is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25. Members have the opportunity to learn life skills, provide service to their community and conservation groups, as well as take on civic and environmental responsibilities. WCCC continues to grow at a rate of 15-20% per year both in budget and the amount of youth and young adults served in the program. Currently, the program serves 178 local youth and young adults. CDBG funds would be used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects that will generate revenue for the Corps program. **Recommended Funding: \$17,000**

5. Counseling and Education Center (CEC)

This program provides counseling services for low income citizens. Funds are requested to help pay for counseling services. **Recommended Funding: \$6,682**

CAPITAL PROJECTS

6. Dual Immersion Academy (DIA) Slope Stabilization and Landscaping (City project)

The DIA in the Riverside neighborhood is directly adjacent to the eastbound on ramp from Broadway/Grand Avenue to the Riverside Parkway. The steep side slope of the Parkway was not stabilized or finished with the Parkway project. Therefore, the slope is open to erosion and, during heavy rains and runoff the playground behind the school has been flooded. This project would stabilize the slope and provide some landscaping at the corner of West and Broadway/Grand Avenue to improve the drainage situation as well as beautify the site.

Recommended Funding: \$34,471

7. Hawthorne Park Restroom (City project)

This project would replace the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility. The Hawthorne Park neighborhood is CDBG-eligible. The existing restroom was constructed in 1955 and is dated, dilapidated, and requires significant ongoing maintenance. Cost savings can be realized on the project through City Park's employees doing some of the initial site preparation and reusing the architectural plans from the shelter/restroom facility constructed in Rocket (Melrose) Park in 2009. **Recommended Funding: \$158,000**

8. HomewardBound Homeless Shelter Repairs and Improvement

Homeward Bound operates the Community Homeless Shelter at 2853 North Avenue. Since plans to expand the shelter have been withdrawn, there are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds would be used towards: 1) replace walk-in cooler; 2) replace sprinkler system gauges; 3) roof repair; 4) clean HVAC system; and 5) enclose 620 square foot area to provide additional indoor operational space. **Recommended Funding: \$6,000**

9. Center for Independence (CFI) Energy Improvements to Main Program Office

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds will be used to increase energy savings by replacing a failing heating system, installing an outdoor reset on the boiler pipes with insulation, and replace 24 single pane windows that allow heated or cooled air to escape. **Recommended Funding: \$34,100**

10. Grand Valley Catholic Outreach (GVCO) Soup Kitchen Remodel

GVCO operates the Soup Kitchen located at 245 South 1st Street. The facility expects to serve 85,000 people in 2010-2011. The flat roof on the building has been repaired numerous times and has exceeded its serviceable life. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility. **Recommended Funding: \$73,725**

The rest of the program year will be to develop the final Action Plan which will be out for thirty days for a public review period. During that time, on June 14, the City Council will hold a Public Hearing to adopt the Action Plan.

Council President Coons asked Ms. Ashbeck to explain the leveraging achieved by the CDBG funds. Ms. Ashbeck said a previous study showed about a 5 to 1 return, the \$5 million the City has received has leveraged \$25 million in other funding.

Sister Karen Bland from Grand Valley Catholic Outreach thanked the City Council for considering their request. She described the times the rain has come through the roof.

Gi Moon, Homeward Bound Executive Director, thanked both Council and Staff for the process and the opportunity to receive funding for their request.

Denise Potterton, Foster Grandparent Program Director, said the program is growing and she appreciates being able to reimburse their volunteers for mileage and the funding will also allow more volunteers to get into the program.

Rusty Lloyd, Director for Conservation Corps, stated that, as the program continues to grow, they have a lot more kids that need jobs, education, and development. He thanked the Council for their support.

Susan Capps, Development Director for the Center for Independence, thanked Council for their consideration for funding to replace their heating and cooling units. The Center for Independence helps disabled people become independent.

There were no other public comments.

The public hearing was closed at 8:05 p.m.

Councilmember Kenyon said he is a member of the board for the Center for Independence so he will abstain from voting on the Center for Independence.

Councilmember Beckstein moved to accept the CDBG City Council Workshop recommendations for funding for 2010 CDBG program year and set a public hearing for adoption of the 2010 CDBG Action Plan for June 14, 2010. Councilmember Palmer seconded the motion. Motion carried with Councilmember Kenyon abstaining on the Center for Independence.

Public Hearing—Justice Assistance Grant Application

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice, to apply for an annual grant in the amount of \$65,342. These funds are allocated evenly between Grand Junction Police Department and Mesa County Sheriff's Office and will be used in combination with other funding sources to purchase 800MHz radios. The Bureau of Justice Assistance requires City Council review and to provide an opportunity for public comment, as part of the application process.

The public hearing was opened at 8:09 p.m.

Troy Smith, Deputy Chief of Police, presented this item. This grant is an annual formulation grant that the City receives along with the Mesa County Sheriff's Department. There is an agreement with the Sheriff to use this money to further the 800MHz radio project.

Councilmember Kenyon asked how many more radios are needed. Deputy Chief Smith said they are operational now but more radios are needed for the City's officers and the other agencies. Right now they are sharing equipment and doing the best they can as well as looking for other dollars. There are a number of agencies that have not converted to 800MHz so they continue to look for funding for the conversion.

Councilmember Palmer asked about the status of the infrastructure. Deputy Chief Smith said the valley floor has good 800MHz coverage but the outlying areas still need more coverage. It is estimated that three more towers are needed. The next tower to be constructed will be in the Rabbit Valley area. There is also need in the Uncompahgre Valley and on the Grand Mesa.

Councilmember Susuras asked for clarification on the financial impact statement. Deputy Chief Smith explained that the funds need to be shown as received and then shown as an expense but there is no affect to the City's budget.

There were no public comments.

The public hearing was closed at 8:15 p.m.

Councilmember Kenyon moved to authorize the City Manager to apply for these funds and to manage/disperse \$65,342 in grant funds. Councilmember Hill seconded the motion. Motion carried.

Public Hearing—Marriott Alley Vacation, Located North of Main Street, East of North 3rd Street [File #VR-2009-254]

Request to vacate a portion of the east/west alley between Main Street and Rood Avenue, west of North 3rd Street. The portion of the alley that is requesting to be vacated, if approved, will be incorporated into the landscaping and site circulation of a proposed new hotel.

The public hearing was closed at 8:15 p.m.

Lisa Cox, Planning Manager, presented this item. She described the site, the location, and the request. The City will retain an easement across the property. She asked that the Staff Report and attachments be entered into the record.

Councilmember Palmer asked why just a portion of the alley is being vacated and will that be part of the building envelope? Ms. Cox advised that the other half of the alley has already been vacated. Councilmember Palmer asked about the utilities. Ms. Cox said there are existing utilities and there is no plan to relocate them. The vacated right-of-way will be used for site circulation and will be landscaped but no structure will be built on the right-of-way.

Kevin Reimer, applicant, 225 Main Street, agreed the vacation is for site circulation and there will be landscaping and a swale for stormwater control in that area.

There were no public comments.

The public hearing was closed at 8:20 p.m.

Ordinance No. 4425—An Ordinance Vacating Right-of-Way for a Portion of the Alley Located between Main Street and Rood Avenue West of North 3rd Street (Marriott Hotel)

Councilmember Palmer moved to adopt Ordinance No. 4425 and ordered it published. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing—Comprehensive Plan Amendment to Include the Revised Grand Valley Circulation Plan [File #PLN-2010-030]

Request Comprehensive Plan Amendment revising the Grand Valley Circulation Plan for consistency with the Comprehensive Plan.

The public hearing was opened at 8:21 p.m.

Tim Moore, Public Works and Planning Director, introduced this item. He said the Plan speaks to connectivity in the community and it identifies the links that are missing that would help balance transportation. The Plan alerts future developers and landowners as to what the City would like to see in the community regarding the transportation corridors. Some of the area in the Plan is outside the City limits so this will be presented to Mesa County for adoption as well.

Councilmember Palmer asked if the County will adopt the Plan. Mr. Moore said they will; it is important to have their buy-in.

He then deferred to Engineering Manager Trent Prall for the detail of the changes proposed.

Trent Prall, Engineering Manager, explained that the Plan identifies the blueprint for the community in the next thirty years and helps the City know what is needed when development comes forward. There have been several neighborhood plans that have

been adopted since the last Circulation Plan was adopted and now, with the Comprehensive Plan, an update was needed.

Mr. Prall described the significant changes: the Comprehensive Plan added six square miles to the planning area, there are new areas in the northwest and southeast, H Road is classified as Principal Arterial from 20 Road to the Clifton Interchange, I Road is classified as a major collector from 20 Road to 24 Road and 24 Road to 27 Road and the Whitewater area is been added to the planning area.

Mr. Prall showed the modeling used to develop the Plan, how the roads are working today versus how the increase in traffic will affect the capacities in thirty years. He explained the notes on the Plan that will refer the public to additional information.

Councilmember Hill said he thinks a few pieces are missing; he thinks there will be other connections to I-70. There needs to be more options. There are other points that need pressure relief. Some of the locations where the roadways go over the interstate, the overpasses, are not bicycle and pedestrian-friendly/safe.

Councilmember Beckstein said Grand Valley Regional Transportation Committee (GVRTC) is currently reviewing a traffic plan so perhaps this Plan needs to wait until that Plan is completed.

Public Works and Planning Director Tim Moore said the 2035 Plan is a required Plan by CDOT which includes all of Mesa County and is basically the 30,000-foot view. The Circulation Plan will be uploaded into that Plan. The 2035 Plan is a bigger view. He agreed that additional interchanges with I-70 need to be added into this Plan.

Councilmember Beckstein just wanted to make sure they would not have to revisit this within a year due to the other study in the works.

Public Works and Planning Director Tim Moore said that the 2035 Plan is more of a Multi-modal Plan and looks at other things not looked at in this Plan.

Councilmember Palmer asked for clarification on the model map shown for 2035 that shows failing corridors.

Public Works and Planning Director Tim Moore advised that an older map would have shown a lot of failing corridors. In the last ten years, several projects have been completed that have improved those corridors. The 2035 model is the basis for developing the next capital improvement projects that will avoid those congestion levels.

Councilmember Kenyon asked if that will include a budget evaluation. Public Works and Planning Director Tim Moore said that will be part of the prioritization. Councilmember Kenyon said that no one wants to see the roads be that congested in 2035.

Councilmember Beckstein asked if everything on the wish list for the 2035 model gets built out, would the map be used to try and figure out new roads. Public Works and Planning Director Tim Moore said yes and gave an example of what might happen and the different scenarios they would look at.

Councilmember Coons asked if any of the projects are in the capital projects budget. Public Works and Planning Director Tim Moore said that some of the projects previously discussed were but none of the projects that they are visioning.

There were no public comments.

The public hearing was closed at 8:51 p.m.

Ordinance No. 4426—An Ordinance Amending the Comprehensive Plan of the City of Grand Junction to Include the Revised Grand Valley Circulation Plan

Councilmember Beckstein moved to adopt Ordinance No. 4426 and ordered it published. Councilmember Hill seconded the motion.

Councilmember Hill said from a standpoint of planning and referring to the map, instead of planning for red (failing corridors), the City's objective should be the vision to plan for the green (uncongested corridors).

Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:53 p.m.

Stephanie Tuin, MMC
City Clerk



Date: May 26, 2010
 Author: Belinda White
 Title/ Phone Ext: 1508
 Proposed Schedule: June 2, 2010
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM
Attach 2
Building Inspection and Contractor Licensing Agreement

Subject: Building Inspection and Contractor Licensing Agreement
File # (if applicable):
Presenters Name & Title: John Shaver, City Attorney

Executive Summary:

Requesting approval of a contract for building inspection and contractor licensing services with Mesa County. The agreement has served both the City and County well in the past and the recommended action will provide for the continuation of those services. The contract term is for two years.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Action Requested/Recommendation:

Approval of the Two Year Building Services Agreement between the City and Mesa County

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

None

Financial Impact/Budget:

Fees for services are provided for in the contract. No direct budget impact.

Legal issues:

Approved to form by Legal

Other issues:

None

Previously presented or discussed:

None

Attachments:

Proposed contract

Exhibit A

Exhibit B

Resolution approving the contract.

#MCA _____

CONTRACT FOR BUILDING INSPECTION AND LICENSING SERVICES

THIS CONTRACT is made and entered into as of the _____ day of June 2010 by and between the County of Mesa, Colorado, a governmental entity (hereinafter referred to as "Contractor") and the of City of Grand Junction, a Colorado home rule municipality (hereinafter referred to as "City")

WITNESSETH

WHEREAS, the City desires to engage the services of the Contractor to perform certain work for the benefit of the City; and

WHEREAS, the Contractor desires to perform the work for the City in accordance with the terms and conditions set forth herein;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND THE PROMISES HEREINAFTER SET FORTH, IT IS MUTUALLY AGREED AS FOLLOWS:

1. The services to be provided by the Contractor and the City respectively are as follows in this Contract and in Exhibit A attached hereto and made a part hereof by this reference.
2. Any other work, materials, equipment or machinery not specifically described or expressly covered herein, but which is required or necessary to perform or complete the work which is contemplated, shall be deemed to be, and is, covered by this Contract and shall be provided by the Contractor.
3. The Contractor shall perform work hereunder in accordance with sound and acceptable industry or professional practices and standards and in accordance with all codes, standards, regulations, and laws applicable to the work.
4. The Contractor shall proceed with and accomplish the work contracted hereunder upon receipt of a signed Contract from the City, by and through the City Manager. The Contract Administrator for the Contractor is the Chief Building Official for Mesa County unless otherwise designated in writing. The Contract Administrator for the City shall be the Director of Public Works and Planning, a City appointed Building Official, who shall have all of the powers as authorized by Section 104 of the International Building Code. The Contractor shall act as the City Building Official's Deputy as described in Section 104 of the International Building Code.

5. For the performance by the Contractor under this Contract, the City shall compensate and reimburse the Contractor in accordance with the provisions set forth in Exhibit B attached hereto and made a part hereof by this reference.

6. At its own expense, the City will provide assistance to the Contractor in performing under this Contract see, City provided services in Exhibit A.

7. In the performance of work under this Contract, the Contractor shall be deemed to be, and is, an independent contractor with the authority to control and direct the performance and detail of its work, the City being interested only in the results obtained.

8. Precautions shall be exercised at all times for the protection of all persons and property. The Contractor shall work safely and in accordance with all applicable laws, regulations and codes. Hazards arising from the use of vehicles, machinery and equipment shall be guarded and eliminated in accordance with the highest accepted standards of safety practice. The Contractor shall comply fully with all pertinent Federal, State or Local laws, rules or regulations.

9. This is a personal services contract on the part of the Contractor. This Contract may not be assigned without the prior express written consent of both parties and any attempt to assign this Contract without the prior express written consent of either party shall render the Contract null and void with respect to the attempted assignment/assignee.

10. The Contractor shall retain in strictest confidence all information furnished to the Contractor by the City and the results of the Contractor's work hereunder, except those documents and information that are public information and/or documents and information found on or which are part of the building permit. The Contractor shall disclose such information or reports of its work to the City in a form reasonably required by the City. The form of disclosure shall generally be monthly or at other intervals (quarterly, semi-annually or annually) as determined by the City. Those reports shall contain the number of building permits issued in the City with the following data fields: Permit Number, Date Issued, Type of Permit, Permit Status (open or closed), Address, Parcel Number, Owner, Contractor, Valuation, Description, Total Fees and Fees Paid.

11. This Contract may be terminated at any time during the term of the Contract by either party upon 90 days advance written notice of intent to terminate the Contract.

12. Upon termination or expiration of this Contract, the Contractor shall immediately cease field work, prepare a final report on all work accomplished to that date and deliver to the City the final report and all other licenses, documents, papers, calculations, notes, designs, drawings, maps, reports and other technical papers which have been prepared by the Contractor under the terms of this Contract.

13. This is not an exclusive Contract. The Contractor may, at its sole discretion, contract with other entities for work similar to that to be performed by the Contractor hereunder.

14. The term of this Contract shall be for two (2) years from the date hereof.

15. To the extent authorized by law the Contractor shall indemnify and hold harmless the City, its officers, officials, employees and agents, for any claims or damages, including attorneys' fees, arising from Contractor's negligent and/or willful and wanton performance of its duties hereunder. To the extent authorized by law the City shall indemnify and hold harmless the Contractor, its officers, officials, employees and agents, for any claims or damages, including attorneys' fees, arising from the performance of this Contract other than Contractor's non-negligent and/or non- willful or wanton performance of its duties hereunder.

16. This Contract is and shall be deemed to be performable in the County of Mesa, Colorado, and venue for any disputes out of the performance or non-performance hereunder shall be in the District Court of the County of Mesa, Colorado.

IN WITNESS WHEREOF, the parties have executed this Contract as of the day and year first above written.

THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF MESA, COLORADO

By: _____

Attest:

Janice Ward Rich, Clerk & Recorder

Chief Building Official
Mesa County

CITY OF GRAND JUNCTION

By: _____

Attest:

Stephanie Tuin, City Clerk

EXHIBIT "A"

1. a) Contractor Provided Services: The Contractor shall review permit and license applications and all required documents for content and accuracy. The Contractor shall review building plans and specifications for compliance with the most currently adopted building code. The Contractor shall issue the building permit, provide the required inspections, and issue the Certificate of Occupancy after the final inspection is approved, all in compliance with applicable codes, ordinances, and regulations.

b) City Provided Services: The City shall provide to the Contractor the following items: stationary, forms, envelopes and postage for conducting City related business. If the City does not adopt by ordinance all of the building related codes as are currently adopted and amended by Mesa County or as currently adopted by the State of Colorado, then Contractor may terminate this agreement. The Codes to be enforced in the City will be the Codes presently adopted by Mesa County and any such code hereinafter adopted or amended by Mesa County.

c) The City shall provide a development clearance approval (Planning Clearance) for each building permit to be given to each permit applicant. Contractor shall not issue any permit until the permit applicant delivers the Planning Clearance approved to the Contractor. The Planning Clearance shall state that the City has reviewed the project for compliance with all City zoning and setback requirements, utility taps and driveway locations and found the same to be in compliance and shall grant approval to release a building permit. The Contractor shall verify set-backs as required by the City, at the time of the first foundation inspection. The City shall be responsible to inspect the project site prior to the issuance of a Certificate of Occupancy by the Contractor to ensure compliance with the development clearance approval mentioned above.

_____ Contractor

_____ City

EXHIBIT B

The Contractor shall be reimbursed for services provided under this Contract as follows:

a. The Contractor shall charge permit fees for all work that requires the issuance of a building permit. Those fees shall be payable by the permit applicant at the time of permit issuance. Said fees shall be in accordance with the Contractor's then current standard fee schedule as from time to time adopted or amended by the Contractor in its sole discretion.

b. With prior approval by the City Building Official, services may be provided by the Contractor that are not covered by the fees described in (a) above and shall be charged to the City according to the following schedules.

City Council Meeting	\$20.00 per hour per person
Ordinance Drafting	\$20.00 per hour per person
Public Nuisance inspections and abatement proceedings	\$20.00 per hour per person
Courtesy inspections not requiring a building permit	\$15.00 per inspection
Contractor's Licensing	95% of Fees Collected

_____ Contractor

_____ City

CITY OF GRAND JUNCTION

RESOLUTION NO. __-10

**A RESOLUTION AUTHORIZING A CONTRACT WITH MESA COUNTY FOR
BUILDING INSPECTION AND CONTRACTOR LICENSING SERVICES**

RECITALS:

The City Council of the City of Grand Junction, hereby resolves to enter into a contract with Mesa County, Colorado, for building inspection and contractor licensing services within the City by the County.

The City has previously contracted with the County for such services. The agreement has expired and therefore the contract is being renewed.

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

The agreement with Mesa County Colorado to provide building inspection and contractor licensing services to the City is hereby approved and the City Manager is authorized to sign the agreement.

PASSED AND APPROVED this ____ day of ____ 2010.

President of the Council

Attest:

City Clerk



CITY COUNCIL AGENDA ITEM

**Attach 3
Public Hearing—R and A Subdivision Vacation**

Date: Wednesday, May 19, 2010
Author: Lori V. Bowers
Title/ Phone Ext: Senior Planner
Ext. 4033
Proposed Schedule: Monday,
May 17, 2010
2nd Reading: Wednesday,
June 2, 2010

Subject: R and A Subdivision Vacation, Located Adjacent to 545 Grand Mesa Avenue
File #: VR-2009-231
Presenters Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

Request to vacate an unused portion of the Grand Mesa Avenue Right-of-Way to make the front setback of the existing residence more conforming.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Vacating right-of-way through the public process keeps consistency in the manner we review and determine if there is excess right-of-way. By relieving the City of excess right-of-way we also reduce the cost of maintenance in these areas.

Action Requested/Recommendation:

Hold Public Hearing and
and Consider Final Passage and Final Publication of the Proposed Ordinance

Board or Committee Recommendation:

Planning Commission recommended approval at their meeting on May 11, 2010.

Background, Analysis and Options:

Please see the attached Staff report.

Financial Impact/Budget:

N/A

Legal issues:

Legal had no comments during the review of this item.

Other issues:

There are no other issues.

Previously presented or discussed:

First reading on this request was May 17, 2010.

Attachments:

Figure 1: Site Location Map

Figure 2: Aerial Photo Map

Figure 3: Future Land Use Map

Figure 4: Existing City Zoning Map

Figure 5: Blended Residential Map

Ordinance

BACKGROUND INFORMATION				
Location:		A portion of the Grand Mesa Avenue located adjacent to 545 Grand Mesa Avenue		
Applicant:		Ronald and Angelina Ashley		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Residential		
	South	Residential		
	East	Residential		
	West	Residential		
Existing Zoning:		R-8 (Residential 8 units/ acre)		
Proposed Zoning:		Residential Medium (4-8 units/acre)		
Surrounding Zoning:	North	R-8 (Residential 8 units/ acre)		
	South	R-8 (Residential 8 units/ acre)		
	East	R-8 (Residential 8 units/ acre)		
	West	R-8 (Residential 8 units/ acre)		
Growth Plan Designation:		n.a.		
Zoning within density range?		X	Yes	No

ANALYSIS

1. Background

The applicants, Ronald and Angelina Ashley, have made a request to vacate a portion of the existing Grand Mesa Avenue right-of-way that runs adjacent to their property. The request to vacate this portion of right-of-way will remove excess right-of-way from Grand Mesa Avenue.

The subdivision was created in 1890 and designated 100 feet of right-of-way to Grand Mesa Avenue in anticipation of a major thoroughfare. In 1908 40 feet of right-of-way was vacated through the recording of Moon and Days Add to Orchard Mesa Heights subdivision leaving the total right-of-way 60 feet. The neighborhood has since been fully developed and maintained as residential for over 100yrs. There are no anticipated changes to the classification of the street from a residential street. The minimum street width for a residential street is 52 feet. This allows the applicant to request 8 feet of right-of-way to be vacated as to not impact the right-of-ways' potential capacity. This vacation will also allow the existing structure to meet the required front yard setback of 20 feet. Without the vacation the existing structure has a front yard setback of 18 feet.

This vacation of this portion of right-of-way will allow the applicants to remove responsibility of maintenance and liability from the city.

2. Section 21.02.100 of the Zoning and Development Code

Requests to vacate any public right-of-way or easement must conform to the following:

- a. *The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.*

The minimum street width for a residential street is 52 feet. The total existing right-of-way is 60 feet. This allows the applicant to vacate 8 feet as to not impact the Grand Valley Circulation Plan, Comprehensive Plan and all other policies adopted by the City of Grand Junction and any future growth in the area.

- b. *No parcel shall be landlocked as a result of the vacation.*

No parcel will be landlocked as a result of the vacation.

- c. *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.*

Access will not be restricted to any parcel as a result of this vacation.

- d. *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).*

The vacation will not cause any adverse impacts on the health, safety or welfare of the general community and the quality of public facilities. Services provided to any parcel of land will not be reduced if this portion of right-of-way is vacated because there are no services existing in this portion of right-of-way.

- e. *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.*

No services or public facilities will be inhibited by the vacation of this portion of right-of-way because no services exist in the portion being vacated.

- f. *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The portion of right-of-way being requested to be vacated is in excess and is not expected to be used in the future. The vacation will allow the City to transfer responsibility of the land to the residents adjacent to the right-of-way while not reducing potential right-of-way capacity.

FINDINGS OF FACTS/CONCLUSION

After reviewing the R and A Subdivision Vacation application, VR-2009-231 for the vacation of a portion of the Grand Mesa Avenue right-of-way, the following finding of facts and conclusion has been determined:

- 1.) The request is consistent with the goals and polices of the Comprehensive Plan
- 2.) The review criteria in Section 21.02.100 of the Zoning and Development Code have all been met.

Site Location Map

City Limits

Figure 1



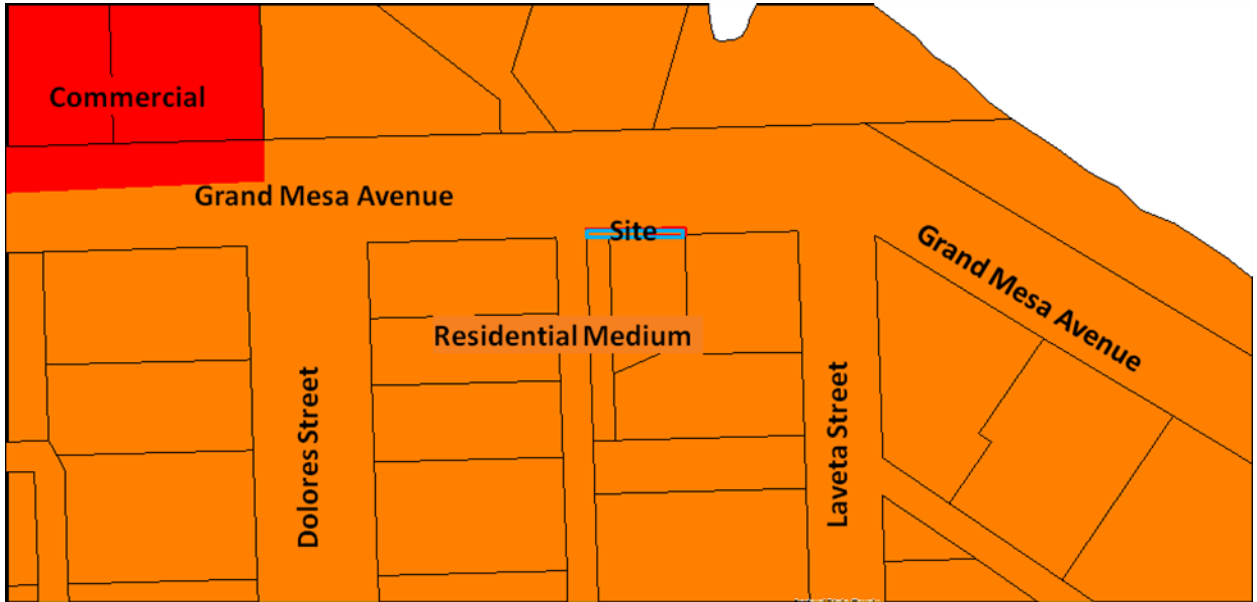
Aerial Photo Map

Figure 2



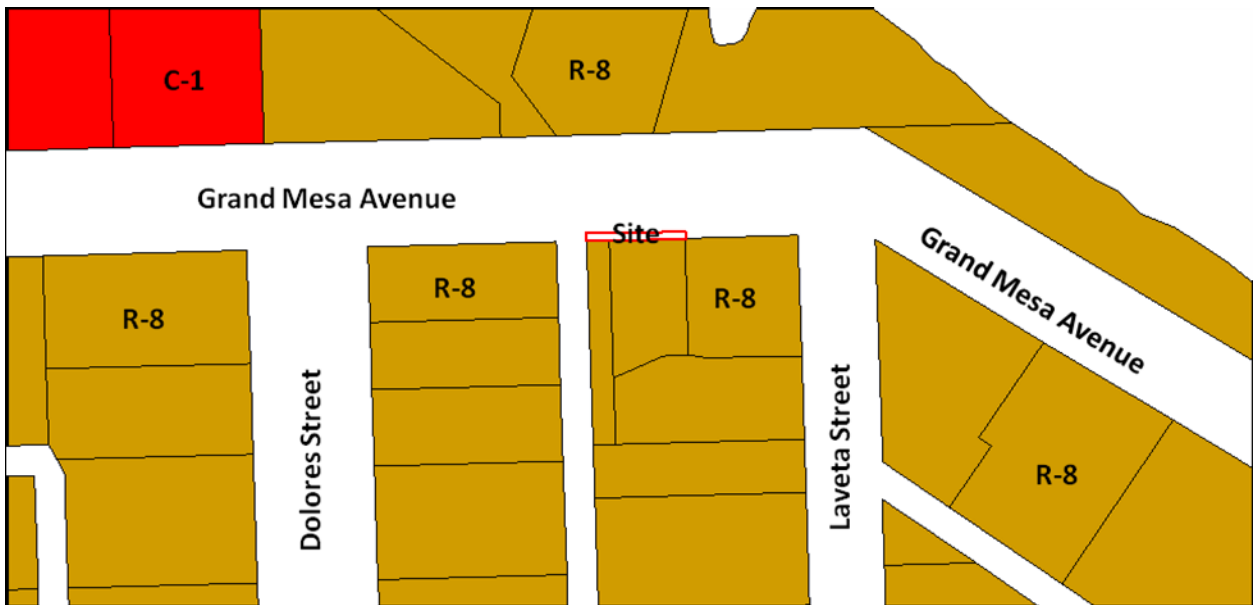
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



Blended Residential Map Figure 5



CITY OF GRAND JUNCTION

ORDINANCE NO. ____

AN ORDINANCE VACATING A PORTION OF THE GRAND MESA AVENUE RIGHT-OF-WAY LOCATED ADJACENT TO 545 GRAND MESA AVENUE FOR R AND A SUBDIVISION

RECITALS:

A request to vacate a portion of the Grand Mesa Avenue Right-of-Way adjacent 545 Grand Mesa Avenue. This request has been made by Ronald and Angelina Ashley.

The City Council finds that the request to vacate the herein described portion of the Grand Mesa Avenue right-of-way is consistent with the Comprehensive Plan and Section 21.02.100 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request on May 11, 2010, found the criteria of the Zoning and Development Code to have been met, and recommends that the vacation be approved as requested.

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

Beginning at the Northeast corner of Lot 3 in Block 3 of ORCHARD MESA HEIGHTS SUBDIVISION recorded at Reception Number 9891 in the Mesa County Clerk and Recorder's Office; thence N89°58'28"W 65.08 feet to the Northwest corner of the East 15 feet of Lot 5 of said ORCHARD MESA HEIGHTS; thence projecting the West line of said East 15 feet N00°17'05"W 8.00 feet; thence S89°58'28"E 65.08 feet; thence on a line projected Northerly on the East line of said Lot 3, S00°17'17"E 8.00 feet to the point of beginning, contains 560 square feet more or less, City of Grand Junction, County of Mesa and State of Colorado, and as depicted on the attached Exhibit B. (There is no Exhibit A).

Basis of Bearing is per the Mesa County Geographic Information System as Measured between the City of Grand Junction monuments located at the intersections of Grand Mesa Avenue and Delores Street and Grand Mesa Avenue and La Veta Street.

Introduced for first reading on this 17th day of May, 2010.

PASSED and ADOPTED this _____ day of _____, 2010.

ATTEST:

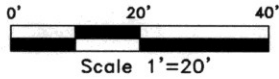
President of City Council

City Clerk

EXHIBIT B

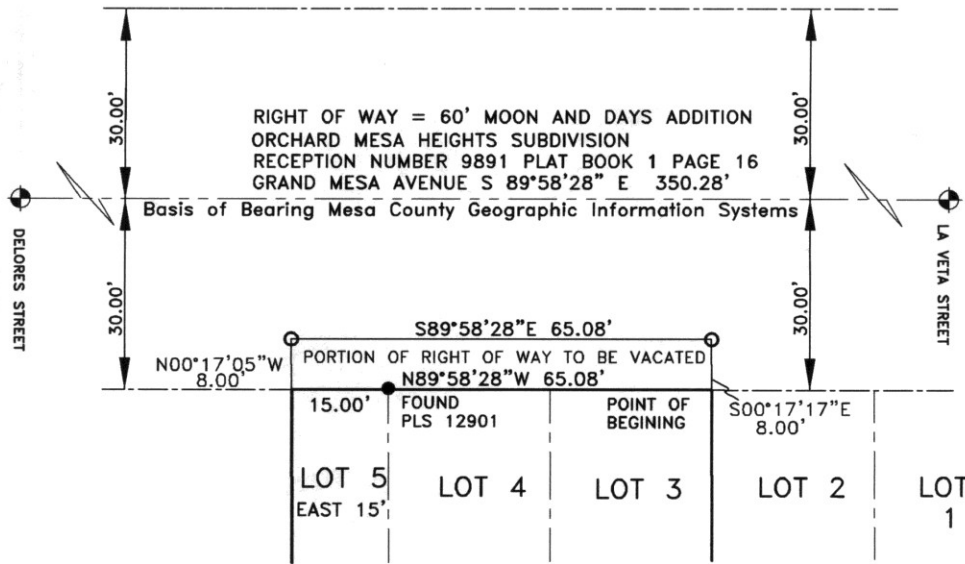


All lineal measurements are in US survey feet.



LEGEND

- FOUND SURVEY MARKER AS DESCRIBED
- ⊕ FOUND CITY MONUMENT
- NO.5 REBAR/CAP L.S. 24943



BLOCK 3
 ORCHARD MESA HEIGHTS SUBDIVISION
 RECEPTION NUMBER 9891



Cecil D. Caster
 Registered Professional Land Surveyor
 P.L.S. Number 24943



Monument Surveying Inc.
 741 Rood Ave.
 Grand Junction, CO 81501
 245-4189 | 03-03-10
 EXHIBIT B Street Vacation
 Grand Mesa Avenue



Date: May 19, 2010
Author: Kristen Ashbeck
Title/ Phone Ext: Senior Planner
x1491
Proposed Schedule: June 2,
2010

CITY COUNCIL AGENDA ITEM
Attach 4
CDBG Amendments

Subject: Amendment to Action Plan for 2009 Community Development Block Grant (CDBG) Program Year and Amended Subrecipient Contract for Project within the 2009 CDBG Program Year
File # : CDBG 2009-05 and 2009-07
Presenters Name & Title: Kristen Ashbeck, Senior Planner

Executive Summary: Amend the City’s Action Plan for CDBG Program Year 2009 to reallocate a portion of funds not expended from the Riverside Task Force Property Acquisition project to be used towards the Garden Village Learning Center project and amend the existing Subrecipient Contract between the City and Housing Resources of Western Colorado to reflect the additional funds.

How this item relates to the Comprehensive Plan Goals and Policies: The Garden Village Learning Center project funded through a 2009 CDBG grant implements steps towards the City’s Comprehensive Plan Goal listed below:

Goal 12: Goods and Services that Enhance a Healthy, Diverse Economy: The Garden Village Learning Center will provide community and educational space within the Garden Village Apartment complex that will enhance our general community and the lives of low and moderate income persons of this development as well as others throughout Grand Junction.

Action Requested/Recommendation: 1) Approve the Amendment to the City’s CDBG Consolidated Plan 2009 Action Plan to Reflect the Reallocation of Funds from Project 2009-05 (Riverside Task Force) to Project CDBG 2009-07 to Construct the Garden Village Learning Center; and 2) Authorize the City Manager to Sign the Amended Subrecipient Contract with Housing Resources of Western Colorado for the City’s 2009 CDBG Program Year

Previously Presented or Discussed: City Council Workshop on May 3, 2010.

Background, Analysis and Options:

Plan Amendment:

The City developed a Consolidated Plan and a 2009 Action Plan as part of the requirements for use of CDBG funds under its status as an entitlement city. The 2009 Action Plan included funding allocations for the Riverside Task Force and Housing Resources of Western Colorado. The proposed amendments to these projects are described below.

2009 ACTIVITIES AFFECTED

Project 2009-05. The 2009 Action Plan granted \$173,201 to the Riverside Task Force (RTF) to acquire an adjacent property, demolish the existing building and finish the site to be used as additional outdoor area/buffer and overflow parking for the Riverside Community Center campus at 552 West Main Street. RTF has acquired the property and is in the process of demolishing the building and finishing the site. This project has approximately \$51,000 remaining in the budget after the acquisition, demolition and finish costs.

Project CDBG-R / 2009-07. Another 2009 CDBG project, the Housing Resources of Western Colorado Garden Village Learning Center, was granted \$91,783 in 2008 CDBG-R (stimulus) and \$8,217 in 2009 CDBG funding. The Learning Center is to be constructed on the site of the existing Garden Village Apartments complex located at 2601 Belford Avenue (see attached map). The new 2,000 square foot building will be used as a community center as well as provide classroom space for self improvement classes for Garden Village as well as other low-moderate income housing residents. The project has been advertised for bid and the bids for the project were well over the original construction budget. Therefore, Housing Resources of Western Colorado is requesting an amendment to the 2009 CDBG Program Year budget to reallocate \$20,000 of the unspent funds from RTF to the Garden Village Learning Center project.

Project Background Provided by Subrecipient

Housing Resources of Western Colorado (HRWC) attributes the shortfall of funding for this project to two factors: difficulty of raising funds in the present economic climate and higher than anticipated construction costs.

With regard to the difficulty of raising funds, HRWC began fundraising for this project in September 2008 and have continued to date. Grants received from seven different funders (including HRWC general funds) are indicated on the attached budget. (Please note that the HRWC Board recently approved an additional \$20,000 for this project.) Applications by HRWC that were rejected throughout the capital campaign included those to: Union Pacific, Gates Foundation, Alpine Bank, Boettcher, Halliburton, and the Helen K. and Arthur E. Johnson Foundation. The two latter applications were listed as pending in the initial CDBG application in March 2009 which were later rejected.

An architect for the Learning Center project was hired in June, 2009 and in early 2010, HRWC began the process of finalizing the design in order to have a better idea of cost for the project. The building was designed recognizing the need for extra durability and heavy use to include masonry walls, durable finishes and a commercial quality mechanical system. HRWC staff had several meetings with the architects in which elements were eliminated from the project that were perceived as unnecessary "extras" such as motorized roller shades and a projection screen. The final design ended up with what HRWC and the architect believed was a very basic design for a 2,000 square foot building for the intended purpose.

After final design was complete in February 2010, HRWC had to make a decision whether or not to place the project out to bid. Comments in the media were frequent about what a favorable time it was to bid construction due to the struggling economy.

This was borne out by construction costs in the HRWC Self Help Housing program, which had experienced decline by approximately 15 percent. In addition, HRWC was concerned about the timeliness of expending the City's CDBG stimulus funds (CDBG-R) which had been allocated for this project and which are due to expire in December 2010. Consequently, the project was put out to bid in mid-March 2010. Both the architect and HRWC were very surprised when the lowest bid came in well over the estimated budget. It is believed that this could be due to several factors including: there is no economy of scale for commercial contractors in working on a 2,000 square foot building; the project bid timing hit the cusp of construction costs beginning to rise again; and the required Federal Davis-Bacon wage rates do have some affect on project costs.

Since receiving the bids from the local contractors in April 2010, HRWC and the architect have been successful in working with the apparent low bidder to trim another \$72,500 from the project budget. HRWC, the architect and the contractor believe that construction costs cannot be further reduced without compromising the integrity of the project. HRWC still finds themselves \$40,000 short on the project, although the Housing Resources Board has now agreed to contribute an additional \$20,000 to the project. HRWC believes it has exhausted other potential resources for the remaining \$20,000.

Amended Subrecipient Contract:

Housing Resources of Western Colorado (HRWC) is considered a "subrecipient" to the City. The City will "pass through" a portion of its 2009 Program Year CDBG funds to HRWC but the City remains responsible for the use of these funds. The contract with HRWC outlines the duties and responsibilities of each party/program and is used to ensure that the subrecipient complies with all Federal rules and regulations governing the use of these funds. The contract for the initial 2009 funds was approved by Council at its October 5, 2009 meeting but must be amended to allow for inclusion of the additional 2009 funds. Exhibit A of the amended contract (attached) contains the specifics of the project and how the money will be used by HRWC.

Financial Impact/Budget: 2009 CDBG Budget

Legal issues: None

Other issues: None

Attachments:

1. Garden Village Learning Center Location Map
2. Amendment as Advertised for Public Comment
3. HRWC Project Budget for Garden Village Learning Center
4. Exhibit A, Amended Subrecipient Contract – HRWC

ATTACHMENT 1



Location of Proposed Learning Center at Garden Village Apartments
2601 Belford Avenue

ATTACHMENT 2 Page 1/4

USER PROJECT

ORIGINAL PROJECT 2009-05

Project Title Riverside Task Force (RTF)
Property Acquisition, Demolition and Site Finish

Description RTF will acquire at least one adjacent property, demolish the existing structure and finish the site in order to expand the community center campus.

Project ID --
Local ID 2009-05

Activity Acquisition/Capital Construction

Funding

Community Development (CDBG)	\$173,201
Homeless (ESG)	\$ 0
Housing (HOME)	\$ 0
HIV/AIDS (HOPWA)	\$ 0
Other Funding	\$ 0
TOTAL	\$173,201

Prior Funding \$ 0

Eligibility

Type of Recipient Private Non-Profit

Performance Acquire property and complete demolition and site finish

Location Type Address

552 West Main Street

ATTACHMENT 2 Page 2/4

USER PROJECT

AMENDED PROJECT 2009-05

Project Title Riverside Task Force (RTF)
Property Acquisition, Demolition and Site Finish

Description RTF will acquire one adjacent property, demolish the existing structure and finish the site in order to expand the community center campus.

Project ID --
Local ID 2009-05

Activity Acquisition/Capital Construction

Funding

Community Development (CDBG)	\$153,201
Homeless (ESG)	\$ 0
Housing (HOME)	\$ 0
HIV/AIDS (HOPWA)	\$ 0
Other Funding	\$ 0
TOTAL	\$153,201

Prior Funding \$ 0

Eligibility

Type of Recipient Private Non-Profit

Performance Acquire property and complete demolition and site finish

Location Type Address

552 West Main Street

ATTACHMENT 2 Page 3/4

USER PROJECT

ORIGINAL PROJECT 2009-07

Project Title Housing Resources of Western Colorado (HRWC)
Garden Village Learning Center

Description HRWC will construct a 2,000 square foot community and learning center on the site of the existing Garden Village Apartment complex.

Project ID --

Local ID 2009-07

Activity Acquisition/Capital Construction

Funding

Community Development (CDBG) \$8,217

Homeless (ESG) \$ 0

Housing (HOME) \$ 0

HIV/AIDS (HOPWA) \$ 0

Other Funding \$ 0

TOTAL \$8,217

Prior Funding \$ 0

Eligibility

Type of Recipient Private Non-Profit

Performance Complete building

Location Type Address

2601 Belford Avenue

ATTACHMENT 2 Page 4/4

USER PROJECT

AMENDED PROJECT 2009-07

Project Title Housing Resources of Western Colorado (HRWC)
Garden Village Learning Center

Description HRWC will construct a 2,000 square foot community and learning center on the site of the existing Garden Village Apartment complex.

Project ID --

Local ID 2009-07

Activity Acquisition/Capital Construction

Funding

Community Development (CDBG) \$28,217

Homeless (ESG) \$ 0

Housing (HOME) \$ 0

HIV/AIDS (HOPWA) \$ 0

Other Funding \$ 0

TOTAL \$28,217

Prior Funding \$ 0

Eligibility

Type of Recipient Private Non-Profit

Performance Complete building

Location Type Address

2601 Belford Avenue

ATTACHMENT 3

**2008 Real Estate Development Application
Worksheet A: Sources and Uses of Funds**

Please provide information in the bold outlined boxes only. Excel will automatically compute the remaining cells.

Name of Organization: **Housing Resources of Western Colorado**
 Name of Project: **Garden Village Resident Services Building**

Number of Residential Units:
 Total Commercial square footage:
 Total Residential square footage:
 Total square footage:

SECTION 1. USES OF FUNDS	Residential Development Cost	Per Unit Cost	Commercial Development Cost	Per Foot Cost	Total Development Cost (TDC)	% TDC	Dev. Cost Per Ft.
A. Acquisition Costs							
1. Land (including liens, taxes, etc.)		#DIV/0!		0	0	0%	0
2. Buildings		#DIV/0!		0	0	0%	0
Subtotal Acquisition	0	#DIV/0!	0	0	0	0%	0
B. Hard Costs							
1. New construction		#DIV/0!	293,000	147	293,000	83%	147
2. Rehabilitation/ renovation		#DIV/0!		0	0	0%	0
3. Historic rehabilitation/renovation		#DIV/0!		0	0	0%	0
4. Site preparation/demolition		#DIV/0!		0	0	0%	0
5. Parking per space: <input type="text"/>		#DIV/0!		0	0	0%	0
6. Site improvements		#DIV/0!		0	0	0%	0
7. Other construction costs (specify): General Conditions/Overhead/Profit		#DIV/0!	23,638	12	23,638	7%	12
8. Construction contingency		#DIV/0!	7,307	4	7,307	2%	4
Subtotal Construction	0	#DIV/0!	323,945	162	323,945	92%	162
C. Related Costs							
Consultant Services & Management							
1. Architect/engineering		#DIV/0!	20,000	10	20,000	6%	10
2. Legal fees		#DIV/0!		0	0	0%	0
3. Surveys		#DIV/0!		0	0	0%	0
4. Project management		#DIV/0!		0	0	0%	0
5. Environmental review		#DIV/0!		0	0	0%	0
6. Cost certification/audit		#DIV/0!		0	0	0%	0
7. Other (specify): Tap fees/insurance		#DIV/0!	8,555	4	8,555	2%	4
Subtotal Consultant Services & Management	0	#DIV/0!	28,555	14	28,555	8%	14
Financing Costs							
8. Construction financing fees		#DIV/0!		0	0	0%	0
9. Permanent financing fees		#DIV/0!		0	0	0%	0
10. Points		#DIV/0!		0	0	0%	0
11. Appraisals		#DIV/0!		0	0	0%	0
12. Mortgage recording fees		#DIV/0!		0	0	0%	0
13. Title insurance		#DIV/0!		0	0	0%	0
14. Credit enhancement fees		#DIV/0!		0	0	0%	0

15. Loan interest during construction		#DIV/0!		0	0	0%	0
16. Capital needs assessment		#DIV/0!		0	0	0%	0
17. Other (specify):		#DIV/0!		0	0	0%	0
<i>Subtotal Financing Costs</i>	0	#DIV/0!	0	0	0	0%	0
Carrying Costs to Occupancy							
18. Insurance during construction		#DIV/0!		0	0	0%	0
19. Property taxes during construction		#DIV/0!		0	0	0%	0
20. Utilities to occupancy		#DIV/0!		0	0	0%	0
21. Security		#DIV/0!		0	0	0%	0
22. Building permits		#DIV/0!		0	0	0%	0
23. Performance guarantees		#DIV/0!		0	0	0%	0
24. Marketing Projected lease-up term: <input type="text"/> months		#DIV/0!		0	0	0%	0
25. Loan interest during lease-up/sales		#DIV/0!		#DIV/0!		0%	0
26. Reserves during development		#DIV/0!		0	0	0%	0
27. Other (specify):		#DIV/0!		0	0	0%	0
<i>Subtotal Carrying Costs to Occupancy</i>	0	#DIV/0!	0	0	0	0%	0
Occupancy/Resident Services							
28. Resident organizing & training		#DIV/0!		0	0	0%	0
29. Relocation		#DIV/0!		0	0	0%	0
30. Resident support services		#DIV/0!		0	0	0%	0
31. Other (specify): Computer Equipment		#DIV/0!		0	0	0%	0
<i>Subtotal Occupancy/Resident Services</i>	0	#DIV/0!	0	0	0	0%	0
Reserves							
32. Replacement reserves		#DIV/0!		0	0	0%	0
33. Operating reserves		#DIV/0!		0	0	0%	0
34. Other (specify):		#DIV/0!		0	0	0%	0
<i>Subtotal Reserves</i>	0	#DIV/0!	0	0	0	0%	0
Syndication Costs							
35. Legal		#DIV/0!		0	0	0%	0
36. Accounting/Audit		#DIV/0!		0	0	0%	0
37. Syndication fee		#DIV/0!		0	0	0%	0
38. Bridge loan fee		#DIV/0!		0	0	0%	0
39. Bridge loan interest		#DIV/0!		0	0	0%	0
40. Partnership management fee		#DIV/0!		0	0	0%	0
41. Other (specify):		#DIV/0!		0	0	0%	0
<i>Subtotal Syndication Costs</i>	0	#DIV/0!	0	0	0	0%	0
Sponsor Overhead & Administration							
Developer Fees							
Related Cost Contingency							
Subtotal Related Costs	0	#DIV/0!	28,555	14	28,555	8%	14
Total Development Costs (TDC)	0	#DIV/0!	352,500	176	352,500	#DIV/0!	176

SECTION 2. SOURCES OF FUNDS

For network organization-owned real estate (Section A - D) or homeownership development (section B-E), identify all sources of financing.

A. Permanent funding for network organization-owned real estate development projects

1. Loans/deferred financing	Loan Amount	Interest Rate	Amort. in Years	Loan Monthly Pmt	Note any specific conditions related to financing (i.e., points, variable interest, etc.)
Source of Loan					
Subtotal Loans	-			\$0	

2. Grants	Grant Amount	Note any specific conditions related to Grant (i.e., rent limitations, % affordable, etc.)
Source of Grant		
NWA (committed)	150,000	
City of Grand Junction (committed)	100,000	
Goodwin (committed)	10,000	
El Pomar (committed)	10,000	
Coors (committed)	15,000	
Bank of the West (committed)	7,500	
Subtotal Grants	292,500	

3. Equity	Equity Amount	Note any specific conditions related to Equity (i.e., repayment out of cash flow, upon sale, etc.)
Source of Equity		
Housing Resources (committed)	20,000	
Subtotal Equity	20,000	

Total Sources of Permanent Funds 312,500

B. Summary of Sources

The Sources and Uses balance:
 The Sources and Uses do not balance:

The shortfall is:

Briefly, explain how you intend to balance the Sources and Uses:

C. Predevelopment Phase Funding

Briefly, describe any predevelopment funding: (answer: who, amount, when, and any special conditions)

N/A

D. Construction Phase Financing

Briefly, explain construction financing: (answer: who, amount, when, and any special conditions)

n/A

E. All Homeownership Permanent Phase Financing

Name of source(s):		Loan	Interest	Monthly	Subsidies	Notes
		Amounts	Rate	Amortization	Payment	
First mortgage/s						
Second mortgage/s						
All other mortgages						
Principal writedown/s						
Buyers' down payments						
Down-payment assistance						
Other (specify):						

Not yet identified

\$ -				0	

Total Sources of Permanent Funds

\$ -

ATTACHMENT 4

**2009 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
HOUSING RESOURCES OF WESTERN COLORADO**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay to Housing Resources of Western Colorado (HRWC) \$28,217 from its 2009 Program Year CDBG Entitlement Funds for construction of a new 2,000 square foot learning center on the grounds of the Garden Village Apartment complex at 2601 Belford Avenue that is owned by GVAH, LP and operated by Housing Resources of Western Colorado, General Partner. The learning center will be used as a community center for the residents of Garden Village as well as provide accessible office and classroom space for self improvement classes such as budgeting, financial management and homebuyer education. The classes may also be available to residents of other low-income housing complexes in Grand Junction. The classes and available equipment in the learning center would provide families with the tools they need to better educate themselves and graduate to more gainful employment and more independent living situations.
2. HRWC certifies that it will meet the CDBG National Objective of low/moderate limited clientele benefit (570.208(a)(2)). It shall meet this objective by providing the above-referenced services to low/moderate income families in Grand Junction, Colorado.
3. The entire project consists of site/foundation preparation, community center/classroom construction, site finish and interior finish. The site and existing building are owned by GVAH Limited Partnership (of which HRWC is the managing general partner), and HRWC will continue to operate the housing complex and the new learning center. It is understood that the City's grant of \$28,217 in CDBG funds shall be used only for the construction of the items listed above; but primarily the interior finish of the project. Costs associated with the other elements of the project or costs over the \$28,217 grant amount will be paid for by other funding sources obtained by HRWC.
4. This project shall commence upon the full and proper execution of the 2009 Subrecipient Contract and the completion of any appropriate land use and environmental review and amendment of the land lease with the City. The project shall be completed on or before December 31, 2010.

____ HRWC
____ City of Grand Junction

6. At a minimum, HRWC estimates that it will provide services to the 230 residents of the Garden Village Apartments as well as an unknown amount of residents from other low income housing complexes in Grand Junction when the learning center project is completed and in full operation.
7. The City of Grand Junction shall monitor and evaluate the progress and performance of HRWC to assure that the terms of this contract are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. HRWC shall cooperate with the City relating to such monitoring and evaluation.
8. HRWC shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted once the project is completed.
9. During a period of five (5) years following the date of completion of the project the use or planned use of the property improved may not change unless 1) the City determines the new use meets one of the National Objectives of the CDBG Program, and 2) HRWC provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If HRWC decides, after consultation with affected citizens that it is appropriate to change the use of the property to a use which the City determines does not qualify in meeting a CDBG National Objective, HRWC must reimburse the City a prorated share of the City's \$28,217 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, the only City restrictions on use of the property shall be as stated in a lease between HRWC and the City.
10. HRWC understands that the funds described in the Contract are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. HRWC shall meet all City of Grand Junction and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Contract. HRWC shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to HRWC once all funds are expended and a final report is received.

_____ HRWC
_____ City of Grand Junction



Date: 04-26-2010
 Author: Terry Franklin
 Title/ Phone Ext: Deputy Director
USS 1495
 Proposed Schedule: June
2, 2010
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM

**Attach 5
 Water Treatment Facility Solar Project Proposal**

Subject: Water Treatment Facility Solar Project Proposal
File # (if applicable):
Presenters Name & Title: Greg Trainor, Director, Utilities, Streets and Facilities Terry Franklin, Deputy Director, Utilities, Streets and Facilities Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

Staff will present a proposal from Sunsense, Inc. to install a 100.815 kilowatt photovoltaic solar system at the Water Treatment Facility.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Completing this solar energy project reduces energy consumption allowing the water enterprise to maintain a lower service rate to customers.

Action Requested/Recommendation:

Authorize the City Purchasing Division to Enter into a Contract with Sunsense, Inc. in the Amount of \$503,034 for the Completion of the Water Treatment Facility Solar Project.

Board or Committee Recommendation:

The CORE (Conserving Our Resources Efficiently) committee recommends proceeding with the solar project as an energy performance measure. CORE has identified specific measures to make the Water Treatment Facility as efficient as possible.

Background, Analysis and Options:

In December of 2009 the City issued a Statement of Qualifications (SOQ) to select a firm or individual interested in partnering with the City to complete Xcel Energy’s Solar Rewards Medium Program application for a ground mounted photovoltaic solar system capable of producing 100 kW of electricity at the Water Treatment Facility. The City expected the developer to be able to design, install and if necessary finance the project.

The City received 13 proposals from prospective companies interested in working with us on a project. Proposals were received from both in-state and out of state companies. Three proposals were submitted by companies on the Western Slope with only one local company submitting a proposal. Sunsense Inc. out of Carbondale Colorado was selected to work with the City for this project. Through a competitive solicitation process in 2009, Sunsense recently won the low bid and completed solar projects at Two Rivers Convention Center and the Visitor and Convention Bureau as part of the City's our recent energy efficiency upgrades project. Because of the strength of their SOQ and their recent low bid awards, the City asked that Sunsense submit an application on the City's our behalf to Xcel Energy to build a photovoltaic system sized at 100.815 kW. On January 21, 2010, the City received notification from Xcel Energy that the City was offered a rebate of \$200,000 and a Renewable Energy Credit (REC) of \$0.10 per kilowatt hour (kWh) produced if the City chooses to move forward with the project. Renewable Energy Credits from Xcel Energy are currently at \$0.055 per kilowatt Hour.

On February 2, 2010, the City signed a Professional Services Agreement for an amount not to exceed \$5,000 for Sunsense to complete infrastructure layout, design specifications, product specifications, timelines, energy production estimates and cost guidelines and parameters including rebate and incentive analysis.

Financial Impact/Budget:

The funds to complete this project have not been budgeted in the 2010 Water Fund capital projects fund. There are currently adequate funds in the Water Enterprise fund to cover project. \$200,000 of the total project cost will be covered by rebates from Xcel Energy.

Total Project Costs	\$503,034
Rebates	<u>\$200,000</u>
Net Project Cost less Xcel Rebate	\$303,034
20 Year Xcel REC Payments (Revenue)	<u>\$295,708</u>
Net Project Cost less REC Revenue	\$ 7,326
20 Year Value of Energy Savings	<u>\$167,597</u>
20 Year Net Project Savings	-\$160,271

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This was presented to the City Council at their May 3, 2010 workshop.

Attachments:

N/A



Date: 5/21/10
 Author: D. Paul Jagim
 Title/ Phone Ext: Project Engineer
/ 244-1542
 Proposed Schedule: June 2,
2010.
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM

**Attach 6
 Contract Amendment #5 for Engineering Services
 for the 29 Road and I-70B Interchange Project**

Subject: Contract Amendment #5 for Engineering Services for the 29 Road and I-70B Interchange Project
File # (if applicable): N/A
Presenters Name & Title: Tim Moore, Public Works and Planning Director

Executive Summary:

This amendment will add scope of work to the original engineering services contract for the 29 Road and I-70B Interchange Project to include part-time construction inspection services during the upcoming Interchange Phase.

How this item relates to the Comprehensive Plan Goals and Policies:

This design services contract amendment is necessary in order to complete the 29 Road and I-70B Interchange Project. The 29 Road and I-70B project supports the following Goals from the Comprehensive Plan.

Goal 1: *To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.*

The project represents a collaborative effort between the City and County to construct a section of infrastructure identified in the plan as a key component of the Regional Transportation Plan and as a Mixed Use Opportunity Corridor.

Goal 3: *The Comprehensive Plan will create order and balanced growth and spread future growth throughout the community.*

The project will establish a transportation corridor essential to the implementation of land uses identified in the Comp Plan, such as the Neighborhood and Village Centers in the Pear Park and Orchard Mesa areas.

Goal 9: *Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water, and natural resources.*

The Regional Transportation Plan identifies this project as a critical component of the transportation network. The traffic model prepared by the Regional Transportation Planning Office estimates that vehicular traffic counts will be 29,790 vehicles per day in the year 2030. This significant improvement in traffic flow will reduce vehicle miles traveled, thereby improving air quality, and conserving natural resources.

The project encourages multi-modal use of the corridor by including bike lanes and sidewalks in the street section. It will also create a more efficient bus route connecting residential areas with the North Avenue commercial center and service providers such as the Mesa County Work Force Center.

The new “grade-separated” crossing of the Union Pacific Railroad tracks will result in safety and efficiency improvements for rail freight traffic by reducing vehicle and pedestrian traffic at existing “at-grade” crossings.

Action Requested/Recommendation:

Authorize the City Purchasing Division to Amend the Engineering Services Contract for the 29 Road and I-70B Interchange Project with Jacobs Engineering (formerly Carter and Burgess) for a Total Fee of \$3,107,378 thereby increasing the Contract by \$131,400.

Board or Committee Recommendation:

NA

Background, Analysis and Options:

To assist the City with the technical engineering requirements for the 29 Rd & I-70B project, the City entered into an engineering services contract with Carter & Burgess in 2005. The original contract included work necessary to complete the preliminary design of the project. As the project advanced and conditions became known, several contract amendments, including one for the final design, have been approved by City Council. These contract amendments are as follows:

- Contract Amendment #1, August 4, 2005. Work necessary for an Environmental Assessment required by the CDOT 1601 Interchange approval process.
- Contract Amendment #2, May 17, 2007. Final Design services.
- Contract Amendment #3, January 26, 2009. Expanded scope of Final Design services.
- Contract Amendment #4, January 15, 2010. Limited construction services including additional design items required by CDOT and the UPRR.

With the approval of contract Amendment #5, Jacobs Engineering will provide part-time construction inspection services during the upcoming Interchange Phase. The majority of construction inspection, construction engineering and management, will be performed by City and County Engineering staff, however, certain phases of the bridge

construction will require more structural-related inspection services that goes beyond what the City or County has the capacity to provide.

The inspection services provided by Jacobs Engineering will be part-time in nature, utilized only during certain phases of the bridge construction when additional structural-related inspection is needed. It is anticipated that the total amount of inspection services provided by the Consultant will be equivalent to approximately 8 months of full-time work by one inspector.

Because the 29 Road project costs are being shared equally between the City and Mesa County, the County's Public Works Director and project staff have been consulted on this amendment and have recommended that the City proceed with Contract Amendment #5.

Financial Impact/Budget:

The total cost of this contract amendment is \$131,400, which will be split by the City and County. The City's share of the cost is \$65,700. The City funds for this contact amendment are included in the \$4.965 million budgeted for the 29 Road project in 2010.

Legal issues:

The City Attorney's office has reviewed the final version of Contract Amendment #5 and recommends approval.

Other issues:

None

Previously presented or discussed:

This item has not previously been considered.

Attachments:

None



Date: 5/21/10
 Author: D. Paul Jagim
 Title/ Phone Ext: Project Engineer
/ 244-1542
 Proposed Schedule: June 2,
2010.
 2nd Reading
 (if applicable): _____

CITY COUNCIL AGENDA ITEM

**Attach 7
 Contract for Construction Materials Testing
 Services for the 29 Road and I-70B Interchange
 Project**

Subject: Contract for Construction Materials Testing Services for the 29 Road and I-70B Interchange Project
File # (if applicable): N/A
Presenters Name & Title: Tim Moore, Public Works and Planning Director

Executive Summary:

This technical services contract with Ground Engineering Consultants, Inc. will provide Quality Assurance Materials Testing Services for the 29 Road and I-70B Interchange Phase Project. The total cost of this contract is \$103,864, which will be split by the City and County. The City’s share of the cost is \$51,932.

How this item relates to the Comprehensive Plan Goals and Policies:

This design services contract amendment is necessary in order to complete the 29 Road and I-70B Interchange Project. The 29 Road and I-70B project supports the following Goals from the Comprehensive Plan.

Goal 1: *To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.*

The project represents a collaborative effort between the City and County to construct a section of infrastructure identified in the plan as a key component of the Regional Transportation Plan and as a Mixed Use Opportunity Corridor.

Goal 3: *The Comprehensive Plan will create order and balanced growth and spread future growth throughout the community.*

The project will establish a transportation corridor essential to the implementation of land uses identified in the Comp Plan, such as the Neighborhood and Village Centers in the Pear Park and Orchard Mesa areas.

Goal 9: *Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water, and natural resources.*

The Regional Transportation Plan identifies this project as a critical component of the transportation network. The traffic model prepared by the Regional Transportation Planning Office estimates that vehicular traffic counts will be 29,790 vehicles per day in the year 2030. This significant improvement in traffic flow will reduce vehicle miles traveled, thereby improving air quality, and conserving natural resources.

The project encourages multi-modal use of the corridor by including bike lanes and sidewalks in the street section. It will also create a more efficient bus route connecting residential areas with the North Avenue commercial center and service providers such as the Mesa County Work Force Center.

The new “grade-separated” crossing of the Union Pacific Railroad tracks will result in safety and efficiency improvements for rail freight traffic by reducing vehicle and pedestrian traffic at existing “at-grade” crossings.

Action Requested/Recommendation:

Authorize the City Purchasing Division to Sign a Technical Services Contract in the Amount of \$103,864, with Ground Engineering Consultants, Inc. for QA Materials Testing Services for the 29 Road and I-70B Interchange Phase Project

Board or Committee Recommendation:

NA

Background, Analysis and Options:

Quality Assurance (QA) materials testing services for the City’s capital improvements construction projects, are typically performed by City Engineering staff. However, because of the size of the 29 Road and I-70B project, additional testing capacity is necessary for this project.

A request for proposals was issued on May 12, and 5 proposals were received by the City’s Purchasing Division on May 24, 2010.

Because 29 Road project costs are being shared equally between the City and Mesa County, the County’s Public Works Director and project staff have also reviewed the proposals for testing services that were received by the City. County staff agrees with the recommendation to sign a contract with Ground Engineering Consultants, Inc.

Financial Impact/Budget:

The 29 Road and I-70B Interchange Project is being jointly funded by the City and Mesa County. The City funds for the geotechnical engineering are included in the \$4.965 million budgeted for the 29 Road project in 2010.

Legal issues:

None.

Other issues:

None

Previously presented or discussed:

This item has not previously been considered.

Attachments:

None