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**CITY COUNCIL AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
WEDNESDAY, NOVEMBER 17, 2010, 7:00 P.M.**

Call to Order

Pledge of Allegiance

Invocation – Pastor Hans Weston, Jubilee Family Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Proclamations

Proclaiming November 16, 2010 as "March of Dimes Day" in the City of Grand Junction

Proclaiming November as "Blue Star Mothers Month" in the City of Grand Junction

Certificates of Appointment

To the Forestry Board

To the Planning Commission/Zoning Board of Appeals

To the Riverfront Commission

Council Comments

Citizen Comments

***** CONSENT CALENDAR *****

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

Action: Approve the Minutes of the November 1, 2010 Regular Meeting

2. **Setting a Hearing on an Ordinance Amending the Zoning and Development Code to Allow Duplexes in the B-1 Zone District** [File # RZN-2010-260] [Attach 2](#)

A proposed amendment to the Grand Junction Municipal Code to allow Two Family Dwellings (duplexes), upon approval of a Conditional Use Permit, in the B-1 (Neighborhood Business) zone district in anticipation of future residential development.

Proposed Ordinance Amending Section 21.04.010 Use Table, to Allow Two Family Dwellings, with Approval of a Conditional Use Permit, in the B-1 Zone District

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 29, 2010

Staff presentation: Tim Moore, Public Works and Planning Director

3. **CDBG Subrecipient Contract for the Gray Gourmet Project within the Community Development Block Grant (CDBG) 2010 Program Year** [File #CDBG 2010-02] [Attach 3](#)

The Subrecipient Contract formalizes the City's award of \$20,500 to St. Mary's Foundation Gray Gourmet program allocated from the City's 2010 CDBG Program as previously approved by Council.

Action: Authorize the City Manager to Sign the Subrecipient Contract with the St. Mary's Foundation Gray Gourmet Program for the City's 2010 Program Year Funds

Staff presentation: Kristen Ashbeck, Senior Planner/CDBG Administrator

4. **Amendment to Action Plan for 2010 Community Development Block Grant (CDBG) Program Year and Amended Subrecipient Contract for the Grand Valley Catholic Outreach Project within the 2010 CDBG Program Year** [File #CDBG 2009-06 and 2009-09] [Attach 4](#)

Amend the City's Action Plan for CDBG Program Year 2010 to reallocate a portion of funds not expended from the Hawthorne Park Restroom/Shelter project to be used towards the Grand Valley Catholic Outreach project and amend the existing Subrecipient Contract between the City and Grand Valley Catholic Outreach to reflect the \$15,000 additional funds.

Action: 1) Approve the Amendment to the City's CDBG Consolidated Plan 2010 Action Plan to Reflect the Reallocation of Funds from Project 2009-06 (Hawthorne Park Restroom/Shelter) to Project CDBG 2009-09 to remodel the Grand Valley Catholic Outreach soup kitchen building; and 2) Authorize the City Manager to Sign the Amended Subrecipient Contract with Grand Valley Catholic Outreach for the City's 2010 CDBG Program Year

Staff presentation: Kristen Ashbeck, Senior Planner/CDBG Administrator

5. **2011 Mesa County Animal Services Agreement** [Attach 5](#)

The City of Grand Junction has an ongoing, annually renewable agreement with Mesa County for animal control services within the City limits. This year's Agreement is based upon actual service figures and costs that occurred during the County's fiscal year which runs from July 1 through June 30. The actual costs for animal control services during that time period was \$671,406.00. The City's share of that cost is 43.6%, or \$292,733.00.

Action: Authorize the Mayor to Sign the 2011 Agreement between Mesa County and the City of Grand Junction Pertaining to Animal Services

Staff presentation: John Shaver, City Attorney

6. **Financial Audit Services Contract** [Attach 6](#)

This contract request is to hire a firm to perform the annual independent audit of the City's financial statements for the 2010 fiscal year and express an opinion as to the compliance of those statements with generally accepted accounting principles that apply to government entities.

Action: Authorize the City Purchasing Division to Sign a Contract for Financial Audit Services with Chadwick, Steinkirchner, Davis & Co., P.C. in the Amount of \$27,900

Staff presentation: Jodi Romero, Financial Operations Manager

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

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

- 7. **Public Hearing - CB&G Rezone, Located at 531 Maldonado Street** [File #RZ-2010-114] [Attach 7](#)

Request to amend Comprehensive Plan from Residential Medium (4 – 8 du/ac) to Commercial and rezone 2.38 +/- acres located at 531 Maldonado Street from R-8, (Residential – 8 du/ac) to C-1, (Light Commercial) zone district in anticipation of future commercial development.

Ordinance No. 4443—An Ordinance Amending the Comprehensive Plan from Residential Medium (4-8 DU/AC) to Commercial and Rezoning from R-8 (Residential – 8 DU/AC) to C-1 (Light Commercial) for the CB & G Rezone, Located at 531 Maldonado Street

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4443

Staff presentation: Scott D. Peterson, Senior Planner

- 8. **Public Hearing – Assessments for Alley Improvement District ST-10** [Attach 8](#)

Improvements to the following alley have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 11th to 12th, between Belford Avenue and North Avenue

Ordinance No. 4444—An Ordinance Approving the Assessable Cost of the Improvements Made In and for Alley Improvement District No. ST-10 in the City of Grand Junction, Colorado, Pursuant to Ordinance No. 178, Adopted and

Approved the 11th Day of June, 1910, as Amended; Approving the Apportionment of Said Cost to Each Lot or Tract of Land or Other Real Estate in Said Districts; Assessing the Share of Said Cost Against Each Lot or Tract of Land or Other Real Estate in Said Districts; Approving the Apportionment of Said Cost and Prescribing the Manner for the Collection and Payment of Said Assessment

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication of Ordinance No. 4444

Staff presentation: Tim Moore, Public Works and Planning Director

9. **Contract for Downtown Uplift – Main Street Phase II Construction** [Attach 9](#)

This is the contract award for the complete reconstruction of three blocks of Main Street between 4th Street and 7th Street. This phase of the project will provide replacement of deteriorated sidewalks, waterlines, storm drains, and brick planters. In addition, amenities will be added for the beautification to include replacement of dying trees, installation of water features, play areas, shade shelters and drinking fountains. With the exception of the water line replacement, the project is being funded by the Downtown Development Authority with design and project oversight provided by the City.

Action: Authorize the Purchasing Division to Enter into a Contract with Sorter Construction, Inc. for the Downtown Uplift-Main Street Phase II Project in the Amount of \$2,888,562.10

Staff presentation: Tim Moore, Public Works and Planning Director
Jay Valentine, Assistant Financial Operations Manager

10. **Non-Scheduled Citizens & Visitors**

11. **Other Business**

12. **Adjournment**

Attach 1
Minutes

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

November 1, 2010

The City Council of the City of Grand Junction convened into regular session on the 1st day of November, 2010 at 7:02 p.m. in the City Auditorium. Those present were Councilmembers Bonnie Beckstein, Bruce Hill, Tom Kenyon, Gregg Palmer, Bill Pitts, Sam Susuras, and Council President Teresa Coons. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons called the meeting to order. Councilmember Hill led the Pledge of Allegiance followed by Invocation by Pastor Ron Lee, New Vision Assembly of God Church.

Proclamations

Proclaiming November as "Hospice and Palliative Care Month" in the City of Grand Junction

Proclaiming the Friday after Thanksgiving as "Blue Band Friday" in the City of Grand Junction

Proclaiming November as "National Runaway Prevention Month" in the City of Grand Junction

Proclaiming November 11th as "A Salute to All Veterans 2010" in the City of Grand Junction

Proclaiming November as "Pancreatic Cancer Awareness Month" in the City of Grand Junction

Appointments

Councilmember Susuras moved to re-appoint Kamie Long and appoint Shirley Nilsen for three year terms to expire November 2013, appoint Teddy Hildebrant as the alternate member for a three year term to expire November 2013, and appoint Steve Watson to an unexpired term to until November 2012, all to the Forestry Board. Councilmember Hill seconded the motion. Motion carried.

Councilmember Kenyon moved to appoint Stacy Kolegas to the Riverfront Commission for an unexpired term until July 2012. Councilmember Palmer seconded the motion. Motion carried.

Councilmember Hill moved to appoint Lyn Benoit to the Planning Commission and appoint Gregory Williams as 1st alternate to the Planning Commission/Zoning Board of Appeals for terms to expire October 2013. Councilmember Susuras seconded the motion. Motion carried.

Certificates of Appointments

Christian Mueller was present to receive his Certificate of Appointment to the Grand Junction Housing Authority.

Council Comments

Councilmember Palmer said it is ironic that the Council is recognizing citizens serving the community and cancer awareness in proclamations this evening because he only knows a few eight year old girls and one is Delaney, an eight year old girl who was just diagnosed with cancer. The Grand Mesa Little League and a large group of parents just had a fundraiser for Delaney and raised \$7,000. He expressed his appreciation to the community as the community repeatedly comes together and he thinks this is great.

Councilmember Susuras said he is very gratified and excited at the quality of applicants that are received to serve on the volunteer boards.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Pitts moved for acceptance and approval and then read the Consent Calendar Items #1 through #2. Councilmember Hill seconded the motion. Motion carried by roll call vote.

1. Minutes of Previous Meeting

Action: Approve the Minutes of the October 18, 2010 Regular Meeting

2. **Setting a Hearing on the CB&G Rezone, Located at 531 Maldonado Street**
[File #RZ-2010-114]

Request to amend Comprehensive Plan from Residential Medium (4 – 8 du/ac) to Commercial and rezone 2.38 +/- acres located at 531 Maldonado Street from R-8, (Residential – 8 du/ac) to C-1, (Light Commercial) zone district in anticipation of future commercial development.

Proposed Ordinance Amending the Comprehensive Plan from Residential Medium (4-8 DU/AC) to Commercial and Rezoning from R-8 (Residential – 8 DU/AC) to C-1 (Light Commercial) for the CB & G Rezone, Located at 531 Maldonado Street

Action: Introduction of a Proposed Ordinance and Set a Hearing for November 15, 2010

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Free Holiday Parking Downtown

The Downtown Partnership and Development Authority have requested free parking in the downtown area again this year during the holiday shopping season. City Staff recommends Free Holiday Parking in all of downtown, including the first floor of the Rood Avenue parking structure, with the exception of government office areas and shared revenue lots.

Jodi Romero, Financial Operations Manager, presented this item on behalf of the Downtown Development Authority and the Downtown Partnership. She explained that this is the same request received last year from the downtown merchants to provide free parking for the holiday season. The free meters will be marked with the red Season Greetings bags.

Councilmember Beckstein was pleased it was coming forward again as it will boost downtown shopping.

Councilmember Pitts moved to authorize vacating parking enforcement at all designated, downtown, metered spaces and signed parking from Thanksgiving to New Year's Day, except loading, no parking, handicapped, and unbagged meter spaces surrounding government offices and in shared revenue lots. Free metered spaces will be clearly designated by covering the meters with the well-known "Seasons Greetings-Free Parking" red plastic bag. Councilmember Beckstein seconded the motion. Motion carried by roll call vote.

Public Hearing - Bookcliff Vet Rezone, Located at 564 29 Road [File #RZ-2010-118]

A request to rezone 2.071 acres, located at 564 29 Road, from R-8 (Residential – 8 dwelling units per acre) to MXG-3 (Mixed Use General Form District – 3 stories).

The public hearing was opened at 7:33 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He noted that this is a request for mixed use on a site previously used by a veterinary clinic. The site is just south of Graff Dairy. In February, the City and the County adopted the Comprehensive Plan. The concept of mixed used opportunity corridor was introduced and one such corridor is along 29 Road. The intent is to allow mixed use. (When the Zoning and Development was subsequently adopted, a new zone district called a Form District was created.) The property is currently designated residential medium. The opportunity corridor is considered an overlay district. The property has been vacant for over three years. The existing commercial use has been abandoned. The request is for mixed use with a maximum of three stories. The possible types of uses are a variety. The Planner and the Planning Commission find that the requests meet the criteria of the Zoning and Development Code. Two additional criteria are required for the mixed form use – that it meet the intent of the Comprehensive Plan and that it be compatible with the surrounding uses. There is already commercial in the area. This is the first form district request. There was no opposition at the Planning Commission meeting.

Councilmember Palmer asked if there are other form districts with additional stories. Mr. Rusche said there is a five and eight story option. However in this area, two stories is the tallest building. That is why three stories is considered the maximum.

Councilmember Palmer asked about the criteria of mixed use when putting such a building in a residential area.

Mr. Rusche said 29 Road is appropriate due to the improvements to 29 Road making it a primary connector in the community. During the Comprehensive Plan discussions, this neighborhood in particular was targeted for such additional opportunities. There is a minimum depth of 150 feet. This is an alternative to a higher impact or corridor commercial zoning.

Public Works and Planning Director Tim Moore listed all the corridors that were identified for this type of development.

Councilmember Palmer voiced concern about curb cuts and more activity. He asked if there is an attempt to balance those curb cuts and the traffic.

Public Works and Planning Director Moore said they will be watching that and applying the TEDs standards and there may be issues that have to be balanced.

Councilmember Pitts asked if there is a restriction of three stories to that area or can that be expanded. Mr. Rusche said this zoning is limited to three stories. Additional stories would require a rezone.

City Manager Kadrach clarified if another applicant came forward and asked for more stories, the answer is yes they could request that, especially if this building is built to three stories because then there would be compatibility.

The applicant, Dale Beede, 2682 Amber Way, stated the rezone started because an accounting firm wanted to lease space in the existing building. There are no pending development plans. He complimented the professionalism of Planner Brian Rusche.

There were no public comments.

The public hearing was closed at 7:50 p.m.

Councilmember Hill complimented Mr. Rusche on his presentation and interpretation of this request. He said this is what was intended, flexibility in these corridors. He will support the rezone request.

Councilmember Pitts said he is excited about the mixed use proposal. The idea that a mixed use could be used on this corridor is great. He will support it.

Councilmember Palmer asked about MXG and the number of stories. Mr. Rusche said the MX applies to the mixed use and there are a wide variety of uses. The G implies the form, in this case general. The third part is the number of stories and that is the maximum 3, 5, or 8.

Councilmember Palmer noted, in the past, Council has been careful about mixing commercial and residential. This type of zoning encourages it, so this is a new concept. Sometimes residents object to commercial in a residential area.

Councilmember Susuras said the Planning Commission recommended approval and that 29 Road is identified as an opportunity corridor.

Ordinance No. 4442—An Ordinance Rezoning the Property Located at 564 29 Road (Bookcliff Vet) from R-8 (Residential-8 Dwellings Units per Acre) to MXG-3 (Mixed Use General Form District-3 Stories)

Councilmember Kenyon moved to approve Ordinance No. 4442 and ordered it published. Councilmember Hill seconded the motion.

Councilmember Beckstein said she is gratified that this example is coming forward as it meets the Council's goal of having neighborhood services to help mitigate cross town traffic.

Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 7:59 p.m.

Stephanie Tuin, MMC
City Clerk



Date: November 9, 2010

Author: Greg Moberg

Title/ Phone Ext: Planning

Supervisor, Ext. 4023

Proposed Schedule:

1st Reading: November 17, 2010

2nd Reading: November 29, 2010

Attach 2
Ordinance Amending the Zoning and Development Code

CITY COUNCIL AGENDA ITEM

Subject: Amendment to the 2010 Zoning and Development Code, Codified as Title 21 of the Grand Junction Municipal Code.

File # : RZN-2010-260

Presenters Name & Title: Greg Moberg, Planning Supervisor
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Executive Summary:

A proposed amendment to the Grand Junction Municipal Code to allow Two Family Dwellings (duplexes), upon approval of a Conditional Use Permit, in the B-1 (Neighborhood Business) zone district in anticipation of future residential development.

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

The proposed amendment furthers the following goals and policies of the Comprehensive Plan:

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

Policy 3B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy 5C: Increasing the capacity of housing developers to meet housing demand.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Policy: 7A. In making land use and development decisions, the City and County will balance the needs of the community.

Action Requested/Recommendation:

Consider Proposed Ordinance and Set a Public Hearing for November 29, 2010.

Board or Committee Recommendation:

N/A.

Background, Analysis and Options:

Pursuant to Section 21.02.140(c)(3) of the Grand Junction Municipal Code (GJMC), an application for a text amendment to the Zoning and Development Code shall address in writing the reasons for the proposed amendment.

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the GJMC, to implement the Comprehensive Plan. The update included changes to the Use Table (Section 21.04.010). Under the new Code, many uses that had previously required a Conditional Use Permit (CUP) were made uses by right in certain zone districts. Also, uses that could possibly be considered a hindrance in implementing the Comprehensive Plan were eliminated from certain zone districts.

Under the former Code, a *Two Family Dwelling* was a use that was allowed in the B-1 zone district with a CUP. In the updated Code, single family detached dwellings are allowed with a CUP in the B-1 zone district. The single family residential use was considered consistent with the commercial designation of the Comprehensive Plan because a structure housing such a use could be easily converted to commercial with few or no alterations and minor impacts to surrounding property owners. Multifamily residential remained a use by right in the B-1 zone. The multifamily use was considered to be consistent with the Comprehensive Plan. Two family dwellings were eliminated, however, as that use was considered inconsistent.

Recently the City has been in contact with a potential developer who proposes to develop two family dwellings in a B-1 zone district in a Neighborhood Center in the City. Staff believes that two family dwellings can serve as a buffer or transition between potential commercial development in the B-1 zone district and adjacent single family residential neighborhoods. In addition, allowing two family dwellings in a B-1 zone district will in fact serve the goals and policies of the Comprehensive Plan as described above.

Therefore it is requested that City Council approve an ordinance which would amend the Use Table to allow *Two Family Dwellings*, with approval of a Conditional Use Permit, in the B-1 zone district.

FINDINGS OF FACT/CONCLUSIONS:

Upon review of RZN-2010-260, Title 21 Amendment, the following findings of fact and conclusions has been determined:

1. The requested amendment is consistent with the goals and policies of the Comprehensive Plan as noted in this report;
2. The reasons for the requested amendment have been provided in writing and are sound; and
3. The Code should be amended in accordance with the proposed ordinance.

Financial Impact/Budget:

N/A

Legal and other issues:

Planning and Legal staff will be available to discuss the proposed Ordinance.

Previously presented or discussed:

N/A

Attachments:

Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 21.04.010 USE TABLE, TO ALLOW TWO FAMILY DWELLINGS, WITH APPROVAL OF A CONDITIONAL USE PERMIT, IN THE B-1 ZONE DISTRICT.

Recitals:

After public notice and public hearing as required by the Charter and Ordinances of the City, the City Council of the City of Grand Junction approved the proposed amendment to the 2010 Zoning and Development Code because the proposed amendment will implement the vision, goals and policies of the Comprehensive Plan and is in the best interest of the City and its inhabitants.

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

Section 21.04.010 is amended to revise the following table:

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.	
RESIDENTIAL																									
Household Living – residential occupancy of a dwelling unit by a “household”	Business Residence												A	A	A	A	A	A	A	A	A			See GJMC 21.03.090	21.04.030(i)
	Rooming/Boarding House							A	A	A	A	A	A	A											
	Two Family Dwelling				A	A	A	A	A			A	C												
	Single-Family Detached	A	A	A	A	A	A	A				A	C	C			A								
	Multifamily						A	A	A	A	A	A	A	A	A				A	A					
	Accessory Dwelling Unit	A	A	A	A	A	A	A	A				A		A										

All other provisions of Section 21.04.010 shall remain in full force and effect.

INTRODUCED on first reading the _____ day of _____, 2010 and ordered published.

PASSED and ADOPTED on second reading the _____ day of _____, 2010 and ordered published.

ATTEST:

President of the City Council

City Clerk



Date: November 3, 2010
Author: Kristen Ashbeck
Title/ Phone Ext: Senior Planner
x1491
Proposed Schedule: 11/17/2010
2nd Reading NA

Attach 3
CDBG Subrecipient Contract for Gray Gourmet

CITY COUNCIL AGENDA ITEM

Subject: CDBG Subrecipient Contract for the Gray Gourmet Project within the Community Development Block Grant (CDBG) 2010 Program Year
File # CDBG 2010-02
Presenters Name & Title: Kristen Ashbeck, Senior Planner/CDBG Administrator

Executive Summary:

The Subrecipient Contract formalizes the City’s award of \$20,500 to St. Mary’s Foundation Gray Gourmet program allocated from the City’s 2010 CDBG Program as previously approved by Council.

How this action item meets City Council Comprehensive Plan Goals and Policies:

The projects funded through the 2010 CDBG grant year allocation will include steps towards the City’s Comprehensive Plan Goals as listed below:

Goal 12: Goods and Services that Enhance a Healthy, Diverse Economy

The CDBG projects discussed below provide services that enhance our community including improved services for elderly persons.

Action Requested/Recommendation:

Authorize the City Manager to Sign the Subrecipient Contract with the St. Mary’s Foundation Gray Gourmet Program for the City’s 2010 Program Year Funds.

Board or Committee Recommendation: NA

Financial Impact/Budget: 2010 CDBG Program Year Funds

Legal issues: NA

Other issues: None

Previously presented or discussed:

City Council discussed and approved the allocation of CDBG funding for this project at its May 17, 2010 meeting.

Background, Analysis and Options:

CDBG 2010-03 St. Mary's Foundation Gray Gourmet Program: CDBG funds will be used towards the purchase of food for the preparation of 8,200 meals serving 32 person for 253 serving days in a one year period, an increase of 5 percent over the number of persons projected to be served in 2010.

Attachments:

1. Exhibit A, Subrecipient Contract – St. Mary's Foundation Gray Gourmet

**2010 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS WITH
ST. MARY'S FOUNDATION FOR THE GRAY GOURMET PROGRAM
EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay subject to the Subrecipient Agreement St. Mary's Foundation for the Gray Gourmet Program (Gray Gourmet) \$20,500 from its 2010 Program Year CDBG Entitlement Funds for the purchase of food for the Gray Gourmet program. The general purpose of the entire program and this project is to meet the nutritional needs of a growing population of low to moderate income and frail elderly persons.
2. Gray Gourmet certifies that it will meet the CDBG National Objective of low and moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low and moderate income persons in Grand Junction, Colorado.
3. The Gray Gourmet Program (Gray Gourmet) prepares meals at a central kitchen located at 551 Chipeta Avenue in downtown Grand Junction. Volunteers then pick up the meals and deliver them to the homes of designated participants 5 days a week to low to moderate income, frail elderly who live in the City limits of Grand Junction. It is understood that the City's grant of \$20,500 in CDBG funds shall be used to help purchase food for the preparation of 8,200 meals serving 32 person for 253 serving days in a one year period, an increase of 5 percent over the number of persons projected to be served in 2010.
4. This project shall commence upon the full and proper execution of the 2010 Subrecipient Agreement and the completion of all appropriate environmental, Code, permit review and approval and compliance. The project shall be completed on or before December 31, 2011.
5. The revenue for the entire annual program is as follows:

City of Grand Junction CDBG	\$ 20,500
Area Agency on Aging	\$251,582
State of Colorado	\$107,783
USDA	\$ 56,968
Meal Receipts	\$214,941
Other Local Cash/Grants	\$ 39,052
TOTAL BUDGET	\$690,826
6. The Gray Gourmet estimates that the total number of clients served by the program will be 541 unduplicated persons during the period of a year, 90% of which reside with the City limits of Grand Junction.

_____ St. Mary's Foundation
_____ City of Grand Junction

7. The City of Grand Junction shall monitor and evaluate the progress and performance of Gray Gourmet to assure that the terms of this agreement are being satisfactorily met in accordance with City and other applicable monitoring and evaluating criteria and standards. Gray Gourmet shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. Gray Gourmet 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 when the project is completed.
9. Gray Gourmet understands that the funds described in the Agreement are received by the City of Grand Junction from the US Department of Housing and Urban Development under the Community Development Block Grant Program. Gray Gourmet 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 Agreement. Gray Gourmet shall provide the City of Grand Junction with documentation establishing that all local and federal CDBG requirements have been met.
10. 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.
11. A formal project notice will be sent to Gray Gourmet once all funds are expended and a final report is received.

_____ St. Mary's Foundation
_____ City of Grand Junction



Date: November 3, 2010

Author: Kristen Ashbeck

Title/ Phone Ext: Senior Planner
x1491

Proposed Schedule: 11/17/2010

Attach 4

Amendment to Action Plan for 2010 CDBG Program Year to Catholic Outreach

CITY COUNCIL AGENDA ITEM

Subject: Amendment to Action Plan for 2010 Community Development Block Grant (CDBG) Program Year and Amended Subrecipient Contract for the Grand Valley Catholic Outreach Project within the 2010 CDBG Program Year
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File # : CDBG 2009-06 and 2009-09
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Presenters Name & Title: Kristen Ashbeck, Senior Planner/CDBG Administrator
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Executive Summary: Amend the City's Action Plan for CDBG Program Year 2010 to reallocate a portion of funds not expended from the Hawthorne Park Restroom/Shelter project to be used towards the Grand Valley Catholic Outreach project and amend the existing Subrecipient Contract between the City and Grand Valley Catholic Outreach to reflect the \$15,000 additional funds.

How this item relates to the Comprehensive Plan Goals and Policies: The Grand Valley Catholic Outreach Soup Kitchen remodel project funded through a 2010 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 Grand Valley Catholic Outreach Soup Kitchen project will improve the facilities that serve and enhance the lives of the low income and homeless persons of our community.

Action Requested/Recommendation: 1) Approve the Amendment to the City's CDBG Consolidated Plan 2010 Action Plan to Reflect the Reallocation of Funds from Project 2009-06 (Hawthorne Park Restroom/Shelter) to Project CDBG 2009-09 to remodel the Grand Valley Catholic Outreach soup kitchen building; and 2) Authorize the City Manager to Sign the Amended Subrecipient Contract with Grand Valley Catholic Outreach for the City's 2010 CDBG Program Year

Previously Presented or Discussed: N/A

Background, Analysis and Options:

Plan Amendment:

The City developed a Consolidated Plan and a 2010 Action Plan as part of the requirements for use of CDBG funds under its status as an entitlement city. The 2010 Action Plan included funding allocations for the City of Grand Junction and Grand Valley Catholic Outreach. The proposed amendments to these projects are described below.

2010 ACTIVITIES AFFECTED

Project 2010-06. The 2010 Action Plan granted \$158,000 to the City of Grand Junction Parks and Recreation Department to construct a new combined restroom and shelter building in Hawthorne Park located at 400 Gunnison Avenue in downtown Grand Junction. The project has been bid, a contractor hired and construction has started. Total construction cost is estimated at \$143,000, leaving \$15,000 surplus CDBG funds.

Project 2010-09. Another 2010 CDBG project, the Grand Valley Catholic Outreach (GVCO) program office/soup kitchen remodel, was granted \$73,725 in 2010 CDBG funding. The project entails complete replacement of the roof, including insulation. The project was advertised for bid and the bids for the project were well over the original construction budget. Therefore, GVCO is requesting an amendment to the 2010 CDBG Program Year budget to reallocate \$15,000 of the surplus funds from the City's Hawthorne Park project to the GVCO roof project.

Amended Subrecipient Contract:

GVCO is considered a "subrecipient" to the City. The City will "pass through" a portion of its 2010 Program Year CDBG funds to GVCO but the City remains responsible for the use of these funds. The contract with GVCO 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 2010 funds was approved by Council at its October 5, 2009 meeting but must be amended to allow for inclusion of the additional 2010 funds. Exhibit A of the amended contract (attached) contains the specifics of the project and how the funds will be used by GVCO.

Financial Impact/Budget: 2010 CDBG Budget

Legal issues: None

Other issues: None

Attachments:

2. Grand Valley Catholic Outreach Soup Kitchen Location Map
3. Amendment as Advertised for Public Comment
4. Letter from Grand Valley Catholic Outreach Requesting Additional Funds
5. Exhibit A, Amended Subrecipient Contract – GVCO

ATTACHMENT 1



Location of Grand Valley Catholic Outreach Soup Kitchen
245 South 1st Street

ATTACHMENT 2 Page 1

USER PROJECT

ORIGINAL PROJECT 2009-06

Project Title Hawthorne Park Restroom Replacement
Description The City will construct a new combined restroom/shelter facility in Hawthorne Park.
Project ID 2009-06
Activity Capital Construction

Funding

Community Development (CDBG)	\$158,000
Homeless (ESG)	\$ 0
Housing (HOME)	\$ 0
HIV/AIDS (HOPWA)	\$ 0
Other Funding	\$ 0
TOTAL	\$158,000

Prior Funding \$ 0

Eligibility

Type of Recipient Local Government - Municipality
Performance Complete construction of new restroom/shelter facility
Location Type Address
400 Gunnison Avenue

USER PROJECT

AMENDED PROJECT 2009-06

Project Title Hawthorne Park Restroom Replacement
Description The City will construct a new combined restroom/shelter facility in Hawthorne Park.
Project ID 2009-06
Activity Capital Construction

Funding

Community Development (CDBG)	\$143,000
Homeless (ESG)	\$ 0
Housing (HOME)	\$ 0
HIV/AIDS (HOPWA)	\$ 0
Other Funding	\$ 0
TOTAL	\$143,000

Prior Funding \$ 0

Eligibility

Type of Recipient Local Government - Municipality
Performance Complete construction of new restroom/shelter facility
Location Type Address
400 Gunnison Avenue

ATTACHMENT 2 Page 2

USER PROJECT ORIGINAL PROJECT 2009-09

Project Title Grand Valley Catholic Outreach (GVCO)
Soup Kitchen Remodel

Description GVCO will replace the roof, including new insulation on the main program office/soup kitchen.

Project ID 2009-09

Activity Capital Construction – Remodel

Funding

Community Development (CDBG) \$73,725

Homeless (ESG) \$ 0

Housing (HOME) \$ 0

HIV/AIDS (HOPWA) \$ 0

Other Funding \$ 0

TOTAL \$73,725

Prior Funding \$ 0

Eligibility

Type of Recipient Private Non-Profit

Performance Complete remodel project to replace the roof on the soup kitchen building

Location Type Address

245 South 1st Street

USER PROJECT AMENDED PROJECT 2009-09

Project Title Grand Valley Catholic Outreach (GVCO)
Soup Kitchen Remodel

Description GVCO will replace the roof, including new insulation on the main program office/soup kitchen.

Project ID 2009-09

Activity Capital Construction – Remodel

Funding

Community Development (CDBG) \$88,725

Homeless (ESG) \$ 0

Housing (HOME) \$ 0

HIV/AIDS (HOPWA) \$ 0

Other Funding \$ 0

TOTAL \$88,725

Prior Funding \$ 0

Eligibility

Type of Recipient Private Non-Profit

Performance Complete remodel project to replace the roof on the soup kitchen building

Location Type Address

245 South 1st Street

ATTACHMENT 3



Grand Valley Catholic Outreach

245 S. First Street
Grand Junction, Colorado 81501
970-241-3658

October 13, 2010

Kristen Ashbeck
City of Grand Junction
Community Development Block Grant
250 North 5th Street
Grand Junction, CO 81501

Dear Kristen:

As you know from the architect the bid for the reroofing of Grand Valley Catholic Outreach came in at \$159,800 which is \$65,315 above what we had originally believed to be the cost. You strongly suggested we work with an architect in getting specific plans for the job and so we did. His roofing expert examined the area and determined the specifications that went out to bid. The difference between our original estimates and the bid amount refers directly to the architect's instance that 1" of insulation as originally proposed by roofers would be totally inadequate. Hence the difference between our original figures and the quote is directly related to increased insulation – from 1" to 5". Since Catholic Outreach will be serving the community for many years to come it seems only wise to do an adequate job now that will have long term effects.

If you discover any unspent funds in CDBG dollars that can be directed toward this project we will be very grateful. It is our intent to find some way to get this job done so that the leaks that continue to multiply can be totally eliminated.

Thanks you for all your efforts with this project.

Sincerely,


Sr. Karen Bland, OSB
Executive Director

ATTACHMENT 4

**2010 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
GRAND VALLEY CATHOLIC OUTREACH**

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$88,725.00 from its 2010 Program Year CDBG Entitlement Funds for the remodeling of the program office and soup kitchen located at 245 South 1st Street in Grand Junction, Colorado ("Property" or "the Property"). The general purpose of the project is to replace the roof and install a new cooling system on the main program office and soup kitchen building. The primary outreach services housed in the building include the soup kitchen, the food and clothing bank and financial aid services.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.208(a)). It shall meet this objective by providing the above-referenced services to low/moderate income and homeless persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. The project consists of capital construction/improvement to the building at 245 South 1st Street. 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. The property is owned by Grand Valley Catholic Outreach, which will continue to operate the facility. It is understood that the City's grant of \$88,725 in CDBG funds shall be used only for the interior improvements described in this agreement. Costs associated with any other elements of the project or costs above the grant amount shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2010 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2011.
5. The project budget for the improvements to the 245 South 1st Street facility to be funded with CDBG is as listed below.

• Roof Replacement	\$110,000
• Commercial Size Swamp Cooler	\$ 3,725
TOTAL PROJECT COST	\$113,725*

*Maximum CDBG contribution shall be \$88,725. Balance provided by GVCO/other sources.
6. The GVCO facility served 81,337 persons in 2009-2010 and expects the number to increase to 85,404 in 2010-2011.
7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and

evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

9. The Subrecipient 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 when the project is completed.
10. During a period of five (5) years following the date of completion of the project the use of the Property improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient 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, the Subrecipient must reimburse the City a prorated share of the City's \$88,725 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Property shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the US Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City 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 the Subrecipient once all funds are expended and a final report is received.

_____ GVCO

_____ City of Grand Junction



Date: November 5, 2010
 Author: John Shaver
 Title/ Phone Ext: x1506
 Proposed Schedule: Wednesday,
November 17, 2010
 2nd Reading (if applicable):

Attach 5
2011 Mesa County Animal Services Agreement

CITY COUNCIL AGENDA ITEM

Subject: 2011 Mesa County Animal Services Agreement
File # (if applicable):
Presenters Name & Title: John Shaver, City Attorney

Executive Summary:

The City of Grand Junction has an ongoing, annually renewable agreement with Mesa County for animal control services within the City limits. This year's Agreement is based upon actual service figures and costs that occurred during the County's fiscal year which runs from July 1 through June 30. The actual costs for animal control services during that time period was \$671,406.00. The City's share of that cost is 43.6%, or \$292,733.00.

How this item relates to the draft 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.

The joint City-County program to provide animal services to the citizens of Grand Junction will contribute towards a safe and healthy community.

Action Requested/Recommendation:

Authorize the Mayor to Sign the 2011 Agreement between Mesa County and the City of Grand Junction Pertaining to Animal Services.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

Prior to 1983 the City provided Animal Control Services through the Police Department. In 1983 the City agreed to combine forces with Mesa County for Animal Control

services. Since that time the City and County have contracted for Mesa County Animal Services to provide services to the City.

The City pays the County a percentage of the Mesa County Animal Services' budget based upon the City's percentage of total calls for service.

In previous years the amount owed to the County by the City was based upon anticipated levels of use rather than actual calls for service delivered. It was not uncommon for the County to credit the City with funds that were left over after the actual service levels were determined.

Payments will be made to the County on a quarterly basis in the amount of \$73,183.00.

Financial Impact/Budget:

In the 2011 budget process, the Police Department budgeted **\$295,000.00** for animal control services, the City share of the City-County program.

Legal issues:

The City Attorney has reviewed and approved the form of the Agreement.

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

2011 Agreement Pertaining to Animal Services

**AGREEMENT
BETWEEN MESA COUNTY AND THE CITY OF GRAND JUNCTION
PERTAINING TO ANIMAL SERVICES.**

The City of Grand Junction, ("City") and Mesa County ("County") have determined that Mesa County shall provide animal services within the City. Those services will be pursuant to the City's home rule powers and under the provisions of §29-1-201, et. seq., C.R.S. as amended. This Agreement, dated _____, 2010, is intended to provide the basis for animal services for the year January 1, 2011 through December 31, 2011.

AGREEMENT

(1) The City has adopted Chapter 6, Article III & IV of the Grand Junction Code of Ordinances, ("Code" or "the Code") for the control of animals within the City. The City hereby agrees to provide the County with the authority necessary to administer and enforce City regulations ("Code"), relating to animal control, within the City.

(2) The County agrees to enforce the Code as now codified and hereafter amended, in accordance with its provisions, consistent with proper enforcement practice and on a uniform basis throughout the City.

(3) During the term hereof, the City will pay to the County, Two Hundred Ninety Two Thousand, Seven Hundred Thirty-Three and 00/100, (\$292,733.00). One-fourth of that amount, Seventy-Three Thousand, One Hundred Eighty-Three and 00/100, (\$73,183.00) shall be paid quarterly. All fines and shelter/impoundment revenues derived from enforcement under this Agreement shall be paid to the County as additional consideration for the services rendered.

(4) The consideration paid by the City to the County is sufficient to support this Agreement and the same is determined as follows:

a. Mesa County's actual expenses for animal services from July 1, 2009 through June 30, 2010, along with 2009 Mesa County OMB Circular A-87 Cost Allocation Plan numbers shall be reduced by actual revenues from July 1, 2009 through June 30, 2010. The resulting amount represents the cost of the overall, combined City-County animal services program. The City and County recognize and acknowledge that the County will occasionally incur capital expenditures related to the County facilities, equipment and/or tooling utilized in providing the services referenced in this Agreement. The only capital expenditures that would be permitted in the formula identified in paragraph (4)c. hereof are capital expenditures that have been agreed to in writing by both the City and County prior to such costs for capital expenditures actually being expended.

b. As part of this Agreement, the County's dispatch and patrol stops are logged within a database. The percentage of animal services attributable to the City is calculated from this data after administrative stops have been deleted.

c. Multiplying the Cost of the Program by the percentage of the workload attributable to enforcement activity within the City yields an amount representing the cost of providing service to the City. The resulting figure is the amount due Mesa County under this Agreement for providing animal control services in 2011.

Listed below is the 2011 calculation:

\$ 678,209.00	personnel expenditures 7/1/09 to 6/30/10
\$ 208,405.00	operating expenditures 7/1/09 through 6/30/10
\$ 163,957.00	2009 Mesa County OMB Circular A-87 Cost Allocation Plan
\$ 0.00	Capital expenditures
\$ 379,165.00	revenues from 7/1/09 through 6/30/10
\$ 671,406.00	cost of city-county program
X 43.6	City's percentage of Animal Control Responses 7/1/09 through 6/30/10
\$ 292,733.00	contract amount due Mesa County in 2010.
\$ 73,183.00	QUARTERLY PAYMENTS DUE Mesa County. Contract amount divided by four (4) quarterly payments.

(5) The County shall provide animal services pursuant to this Agreement during those hours best suited, as determined by the County, for enforcement. The County shall provide a standby system for all other hours. In situations that cannot be handled solely by the County, the Grand Junction Police Department may be called by the County to assist.

(6) The County will select and supervise the personnel providing animal services under this Agreement. Mesa County shall provide to the City, all necessary or required reports on the activities of the animal services officers.

(7) Enforcement actions arising out of or under the Code shall be prosecuted

in the Grand Junction Municipal Court. The City agrees to reasonably cooperate with the County in enforcement and prosecution activities.

(8) The County shall be liable and legally responsible for any claims or damages arising from the County's negligent performance of its duties under this Agreement. The City shall be liable and legally responsible for any claims or damages arising under this Agreement for other than the County's negligent performance of its duties.

(9) This Agreement shall terminate upon six months' written notice of intent to terminate, or on December 31, 2011 if the parties to this Agreement enter into a new agreement for the provision of animal control services in the succeeding year as set forth below. Notice to terminate, if issued, shall be sent to the appropriate signatory of this Agreement by certified mail.

(10) It shall be the responsibility of the County to provide the City with a proposed animal services Agreement for 2012 services no later than November 1, 2011. After review of the proposed Agreement will, on or before December 1, 2011, either issue a preliminary acceptance of the proposed Agreement or a written notice of termination of the existing Agreement and a statement of the City's intention not to enter into the proposed Agreement for animal services in the succeeding calendar year.

(11) If preliminary acceptance has been given, the proposed Agreement shall not become effective until expiration of the then existing Agreement and until signed by the parties. The City's preliminary acceptance may be withdrawn at any time prior to signing of the Agreement by notification of termination being sent to the County as specified in paragraph 9. If preliminary acceptance is withdrawn by a notice of termination, the City will pay for, and the County will provide, animal services for six (6) months from the date of the notice of termination.

(12) The terms and rates for the six (6) months service continuation period after notice of termination shall be those agreed to by the parties in the 2011 Agreement, unless the six months extends beyond December 31, 2011, in which case the remainder of the six months shall be controlled by the terms and rates of the proposed Agreement, which shall be effective during the service period following December, 2011 until the completion of the six months termination period.

(13) If terms and conditions of the proposed Agreement are not accepted by the parties in the form of a signed written Agreement, on or before December 31, 2011, the provision of animal services to the City shall cease June 30, 2012.

Attest:

CITY OF GRAND JUNCTION

City Clerk:

Mayor:

Date:_____

Date_____

Attest:

COUNTY OF MESA

County Clerk:

Board of County Commissioners
Chairperson:

Date:_____

Date:_____



Date: 10/27/2010

Author: Scott Hockins

Title/ Phone Ext: Purchasing

Supervisor/1484

Proposed Schedule: _____

November 17, 2010

Attach 6
Financial Audit Services Contract

CITY COUNCIL AGENDA ITEM

Subject: Financial Audit Services Contract
File # (if applicable):
Presenters Name & Title: Jodi Romero, Financial Operations Manager

Executive Summary:

This contract request is to hire a firm to perform the annual independent audit of the City's financial statements for the 2010 fiscal year and express an opinion as to the compliance of those statements with generally accepted accounting principles that apply to government entities.

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.

The financial audit is an assurance that the City's financial statements are relevant, accurate, complete and internal controls are maintained.

Action Requested/Recommendation:

Authorize the City Purchasing Division to Sign a Contract for Financial Audit Services with Chadwick, Steinkirchner, Davis & Co., P.C. in the Amount of \$27,900.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

Financial audits are required and add credibility to the City's financial statements by providing an independent and transparent accounting review. Creditable statements ensure grant eligibility and the City's credit rating when issuing debt. The auditor is responsible for ensuring that the City's financial statements conform to the requirements for the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA). As part of performing the audit, the firm will be available as necessary during the year for advice and discussion

on accounting, standards interpretation, and internal control matters concerning the City.

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of accounting firms. The following four firms responded:

FIRM	LOCATION	FEES
Chadwick, Steinkirchner, Davis & Co., PC	Grand Junction, CO	\$27,900
Hinton, Burdick, Hall & Spilker, PLLC	St. George, UT	\$44,500
Eide Bailly, LLP	Golden/Grand Junction, CO	\$45,000
Bondi & Co., LLC	Denver, CO	\$53,000

After review, Chadwick, Steinkirchner, Davis & Co., PC was chosen based on qualifications, prior experience, approach, demonstrated capabilities and fees. The proposed contract will be for one fiscal year with an option for four additional annual renewals.

Financial Impact/Budget:

The fees for the Financial Audit Services are allocated among all City funds.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: November 3, 2010

Author: Scott D. Peterson

Title/ Phone Ext: Senior
Planner/1447

Proposed Schedule: November 1,
2010

2nd Reading: November 17,
2010

**Attach 7
Public Hearing – CB&G Rezone, Located at 531
Maldonado St**

CITY COUNCIL AGENDA ITEM

Subject: CB & G Rezone, Located at 531 Maldonado Street
File #: RZ-2010-114
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

Request to amend Comprehensive Plan from Residential Medium (4 – 8 du/ac) to Commercial and rezone 2.38 +/- acres located at 531 Maldonado Street from R-8, (Residential – 8 du/ac) to C-1, (Light Commercial) zone district in anticipation of future commercial development.

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

By the creation of ordered and balanced growth spread throughout the community, the incorporation of appropriate buffering between existing and different land use types and land use decisions that encourage preservation and appropriate reuse. The proposed request meets with Goals, 3, 6 and 7 of the Comprehensive Plan.

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

Goal 6: Land Use decisions will encourage preservation and appropriate reuse.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Action Requested/Recommendation:

Hold a Public Hearing and Consider Final Passage and Final Publication of a Proposed Ordinance for the CB & G Rezoning.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their October 12, 2010 meeting.

Background, Analysis and Options:

See attached Staff Report.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

First reading of the Ordinance was November 1, 2010.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Proposed Ordinance

BACKGROUND INFORMATION					
Location:		531 Maldonado Street			
Applicants:		CB & G Partnership – Gene Taylor, Owner and Grand River Mosquito Control District, Future Owner			
Existing Land Use:		Vacant lot			
Proposed Land Use:		Future location for Grand River Mosquito Control District			
Surrounding Land Use:	North	Multi-unit commercial/warehouse lease space			
	South	Single-family residential			
	East	Single-family residential			
	West	Railroad tracks/Crosby Avenue			
Existing Zoning:		R-8, (Residential – 8 du/ac)			
Proposed Zoning:		C-1, (Light Commercial)			
Surrounding Zoning:	North	C-1, (Light Commercial)			
	South	R-8, (Residential – 8 du/ac)			
	East	R-8, (Residential – 8 du/ac)			
	West	I-1, (Light Industrial)			
Future Land Use Designation:		Residential Medium (4 – 8 du/ac)			
Zoning within density range?		X	Yes		No

1. **Background:**

The existing property (Lot 10, Block 6, Six and Fifty West Subdivision, Filing No. Two – 2.38 +/- acres) located at 531 Maldonado Street is currently vacant. Grand River Mosquito Control District is currently in the process of purchasing the property in anticipation of developing and relocating their facilities and offices at some point in the future at this location. In order for the Mosquito Control District to utilize the property for commercial purposes, a rezone to C-1, (Light Commercial) would be required.

The current property owner, CB & G Partnership, held a Neighborhood Meeting on August 25, 2010 with six (6) area neighbors attending, both residential and commercial, to discuss the proposed rezone/sale of the property and project. No major objections to the commercial zone designation were raised at the Neighborhood Meeting.

2. Title 21, Section 02.140 and 02.130 of the Grand Junction Municipal Code:

Zone and Comprehensive Plan Amendment requests must meet all of the following criteria for approval:

(1) Subsequent events have invalidated the original premise and findings; and/or

Response: The property is designated Residential Medium (4 – 8 du/ac) on the Comprehensive Plan Future Land Use Map. The C-1 district is not a permitted zone district within the Residential Medium category of the Comprehensive Plan. However, the applicant may request the C-1 zone since the adjacent property to the north (685 W. Gunnison) is presently zoned C-1, Light Commercial. Due to new sections of the Code (Adjacency Rule), the Director has the authority to process Comprehensive Plan amendments with rezone applications.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: This property is a large acreage parcel of land (2.38 +/- acres) adjacent to existing commercial/warehouse and general commercial land uses to the north and east. The use of this property as a commercial land use is a logical extension of this existing commercial designation in this area due its proximity to Crosby/W. Gunnison Avenue and the railroad tracks which could preclude additional residential growth potential.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: There are adequate public and community facilities existing in the area of the proposed rezone request. City water is available in both Maldonado and Crosby Avenue with sewer available in Maldonado.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The proposed rezone request is a logical extension of the adjacent existing C-1 zone located to the north, thus meeting Goal #3 of the Comprehensive Plan in creating an ordered and balanced growth and spreading future growth throughout the community and also Goal #6 regarding land use decisions that will encourage preservation and appropriate reuse.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community or area will derive benefits from the proposed rezone by the potential of a commercial development for a parcel of land that has sat vacant for a number of years with an R-8 zone designation.

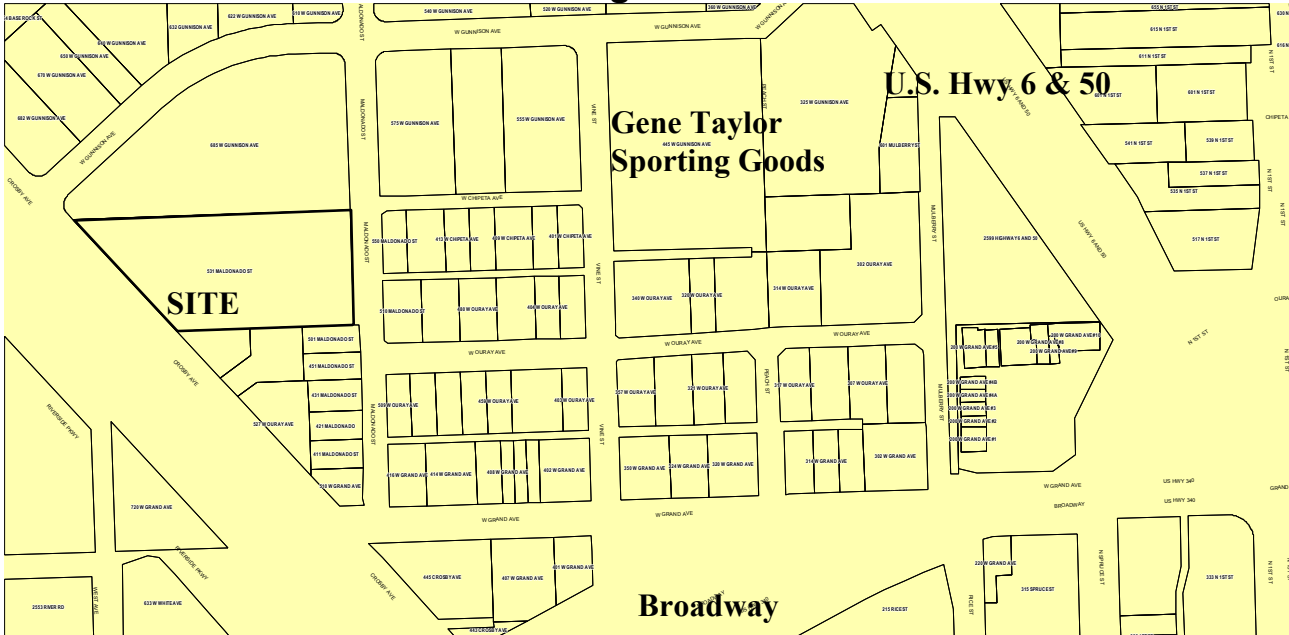
Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property (Commercial).

- a. R-O
- b. B-1
- c. C-2
- d. M-U

The Planning Commission recommends a C-1 zone designation and does not recommend R-O, B-1, C-2 or M-U. If the City Council chooses to approve one of the alternative zone designations, specific alternative findings must be made as to why the City Council is approving an alternative zone designation.

Site Location Map

Figure 1



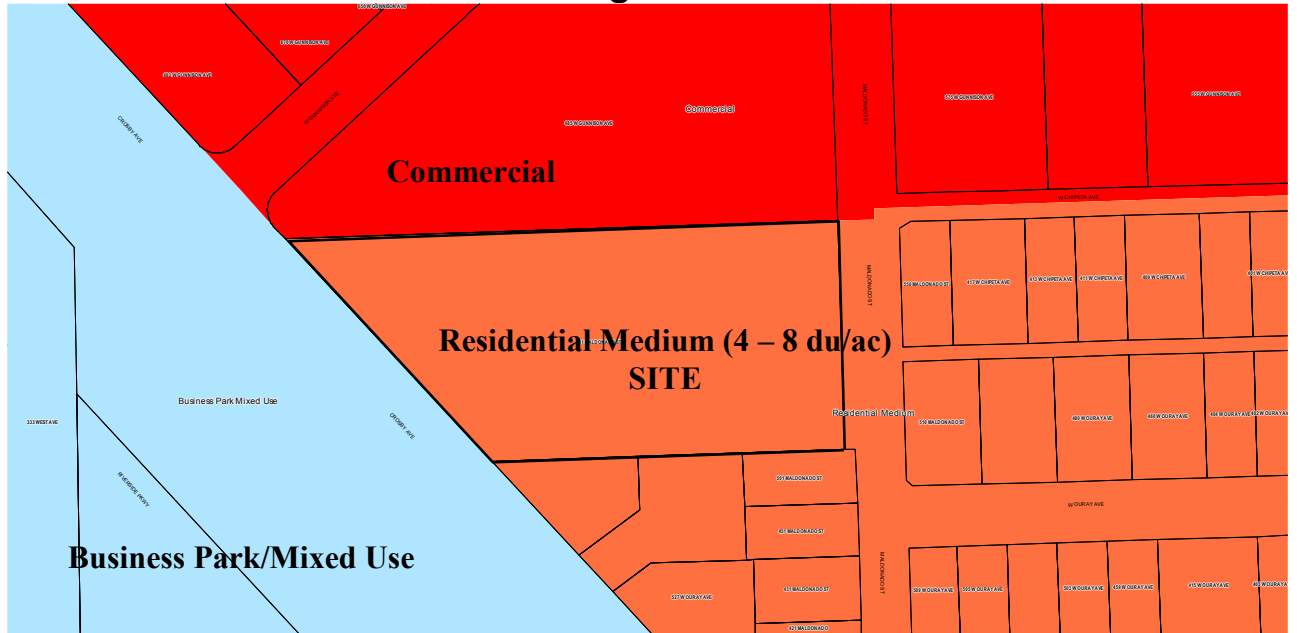
Aerial Photo Map

Figure 2



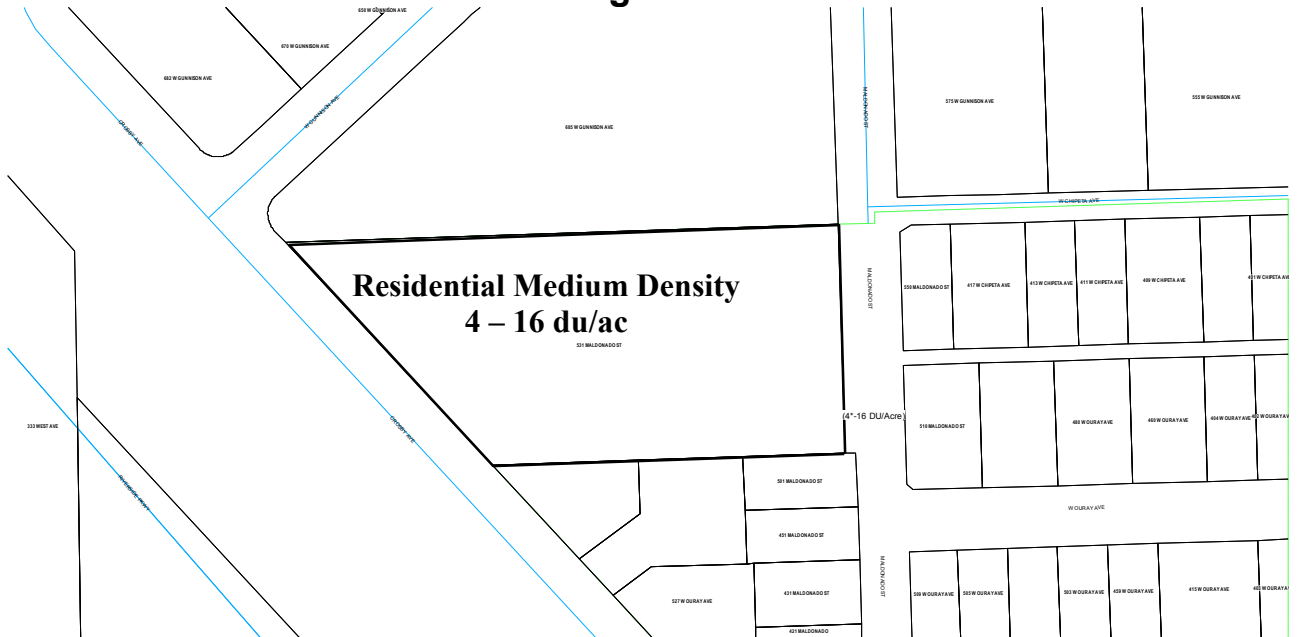
Comprehensive Plan

Figure 3



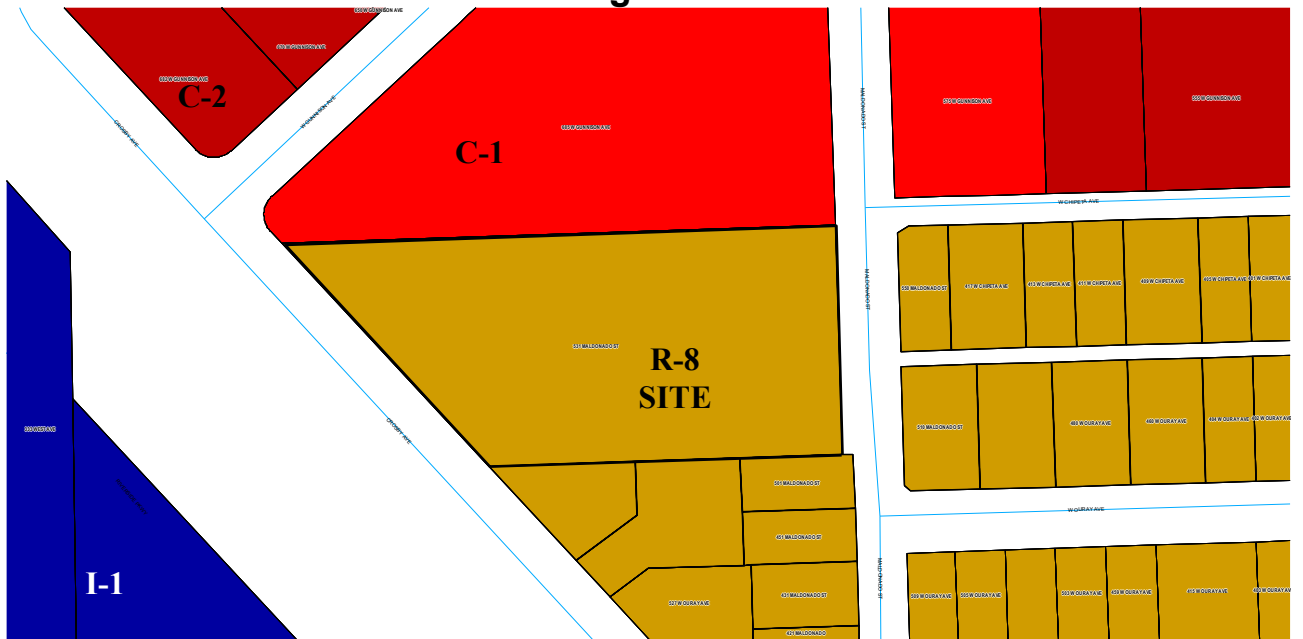
Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FROM RESIDENTIAL
MEDIUM (4 – 8 DU/AC) TO COMMERCIAL AND REZONING
FROM R-8 (RESIDENTIAL – 8 DU/AC) TO C-1 (LIGHT COMMERCIAL)
FOR THE CB & G REZONE**

LOCATED AT 531 MALDONADO STREET

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the Comprehensive Plan designation from Residential Medium (4 – 8 du/ac) to Commercial and rezoning from R-8, (Residential – 8 du/ac) to C-1, (Light Commercial) zone district for the CB & G rezone for the following reasons:

The zone district is an appropriate recommended land use category based on the terms of the Comprehensive Plan and the future land use map. The Comprehensive Plan's goals and policies are generally compatible with the change to Commercial as an appropriate land use considering the surrounding area. The same goals and policies support the zone district of C-1 for the property.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Commercial and the C-1 zone district are in conformance with the stated criteria in the Comprehensive Plan for an Amendment to the Land Use Map and Title 21 Section 02.140 and 02.130 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property shall be designated Commercial on the Comprehensive Plan and rezoned C-1, (Light Commercial):

Lot 10, Block 6, Six and Fifty West Subdivision, Filing No. Two, City of Grand Junction, County of Mesa, State of Colorado.

Introduced on first reading this 1st day of November, 2010 and ordered published.

Adopted on second reading this _____ day of _____, 2010.

ATTEST:

City Clerk

Mayor



Date: November 3, 2010
 Author: Jerod Timothy
 Title/ Phone Ext: 244-1565
 Proposed Schedule: 1st reading
October 4, 2010
 2nd Reading
 (if applicable): 11/17/2010

Attach 8
Public Hearing – Assessments for Alley
Improvement District ST-10

CITY COUNCIL AGENDA ITEM

Subject: Assessment for Alley Improvement District No. ST-10
File # (if applicable):
Presenters Name & Title: Tim Moore, Public Works and Planning Director

Executive Summary:

Improvements to the following alley have been completed as petitioned by a majority of the property owners to be assessed:

- East/West Alley from 11th to 12th, between Belford Avenue and North Avenue

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

Local improvement districts provide a service to citizens seeking to improve their neighborhood and enhance the look and appeal of the City as a whole.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy B: Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities.

Action Requested/Recommendation:

Hold a Public Hearing and Consider Final Passage and Final Publication of a Proposed Ordinance for Alley Improvement District ST-10.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

People's Ordinance No. 33 gives the City Council authority to create improvement districts and levy assessments when requested by a majority of the property owners to be assessed. These alleys were petitioned for reconstruction by more than 50% of the property owners. Assessment rates for alleys are based on percentages of total

assessable costs the City will contribute for three property uses: 85% per abutting foot for residential single-family uses, 75% per abutting foot for residential multi-family uses, and 50% per abutting foot for non-residential uses.

A summary of the process that follows submittal of the petition is provided below. Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

1. √ City Council passes a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
2. √ Council conducts a public hearing and passes a Resolution creating the Improvement District.
3. √ Council awards the construction contract.
4. √ Construction.
5. √ After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
6. √ Council passes a Resolution approving and accepting the improvements, gives notice of a public hearing concerning a proposed Assessing Ordinance, and conducts the first reading of the proposed Assessing Ordinance.
7. ► Council conducts a public hearing and second reading of the proposed Assessing Ordinance.
8. The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

The second reading and public hearing is scheduled for the November 15, 2010 Council meeting. The published assessable costs include a one-time charge of 6% for costs of collection and other incidentals. This fee will be deducted for assessments paid in full by December 20, 2010. Assessments not paid in full will be turned over to the Mesa County Treasurer for collection under a 10-year amortization schedule with simple interest at the rate of 8% accruing against the declining balance.

Financial Impact/Budget:

The total alley construction costs from 11th-12th, Belford to North are summarized below:

Construction Costs:

Assessed to Property Owners
Amount paid by City

\$28,850.81

\$34,960.79

Total Alley Construction

\$63,811.60

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

The First Reading of this proposed Assessing Ordinance was conducted at the October 4, 2010 City Council Meeting.

Attachments:

- 1) Summary Sheets
- 2) Maps
- 3) Assessing Ordinance

ALLEY IMPROVEMENT DISTRICT 11TH STREET TO 12TH STREET BELFORD AVENUE TO NORTH AVENUE



ORDINANCE NO. ____

AN ORDINANCE APPROVING THE ASSESSABLE COST OF THE IMPROVEMENTS MADE IN AND FOR ALLEY IMPROVEMENT DISTRICT NO. ST-10 IN THE CITY OF GRAND JUNCTION, COLORADO, PURSUANT TO ORDINANCE NO. 178, ADOPTED AND APPROVED THE 11TH DAY OF JUNE, 1910, AS AMENDED; APPROVING THE APPORTIONMENT OF SAID COST TO EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; ASSESSING THE SHARE OF SAID COST AGAINST EACH LOT OR TRACT OF LAND OR OTHER REAL ESTATE IN SAID DISTRICTS; APPROVING THE APPORTIONMENT OF SAID COST AND PRESCRIBING THE MANNER FOR THE COLLECTION AND PAYMENT OF SAID ASSESSMENT

WHEREAS, the City Council and the Municipal Officers of the City of Grand Junction, in the State of Colorado, have complied with all the provisions of law relating to certain improvements in Alley Improvement District No. ST-10 in the City of Grand Junction, pursuant to Ordinance No.178 of said City, adopted and approved June 11, 1910, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, and pursuant to the various resolutions, orders and proceedings taken under said Ordinance; and

WHEREAS, the City Council has heretofore caused to be published the Notice of Completion of said local improvements in said Alley Improvement District No. ST-10 and the apportionment of the cost thereof to all persons interested and to the owners of real estate which is described therein, said real estate comprising the district of land known as Alley Improvement District No. ST-10 in the City of Grand Junction, Colorado, which said Notice was caused to be published in The Daily Sentinel, the official newspaper of the City of Grand Junction (the first publication thereof appearing on October 6, 2010, and the last publication thereof appearing on October 8, 2010 and

WHEREAS, said Notice recited the share to be apportioned to and upon each lot or tract of land within said Districts assessable for said improvements, and recited that complaints or objections might be made in writing to the Council and filed with the Clerk within thirty (30) days from the first publication of said Notice, and that such complaints would be heard and determined by the Council at its first regular meeting after the said thirty (30) days and before the passage of any ordinance assessing the cost of said improvements; and

WHEREAS, no written complaints or objections have been made or filed with the City Clerk as set forth in said Notice; and

WHEREAS, the City Council has fully confirmed the statement prepared by the City Engineer and certified by the President of the Council showing the assessable cost of said improvements and the apportionment thereof heretofore made as contained in that certain Notice to property owners in Alley Improvement District No. ST-10 duly published in the Daily Sentinel, the official newspaper of the City, and has duly ordered that the cost of said improvements in said Alley Improvement District No. ST-10 assessed and apportioned against all of the real estate in said District in the portions contained in the aforesaid Notice; and

WHEREAS, from the statement made and filed with the City Clerk by the City Engineer, it appears that the assessable cost of the said improvements is \$30,581.85; and

WHEREAS, from said statement it also appears the City Engineer has apportioned a share of the assessable cost to each lot or tract of land in said District in the following proportions and amounts, severally, to wit:

ALLEY 11TH TO 12TH STREET, BELFORD AVENUE TO NORTH AVENUE		
Tax Schedule No.	Legal Description	Assessment
2945-141-06-001	Lots 1 & 2, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-002	Lots 3 & 4, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-003	Lots 5 & 6, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-004	Lots 7 & 8, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-011	Lots 27 & 28, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-012	Lots 25 & 26, Block 1, City of Grand Junction	\$ 571.87
2945-141-06-013	Lots 23 & 24, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-022	Lots 18 through 22, inclusive, Block 1, City of Grand Junction, except the East 10 for right of way per Book 1100, Page 331	\$ 5,475.59
2945-141-06-023	Lots 29 & 30, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-024	Lots 31 through 34, inclusive, Block 1, City of Grand Junction	\$ 1,905.88
2945-141-06-025	Lots 9 through 12, inclusive, and the West 1/2 of Lot 13, Block 1, City of Grand Junction, except right of way as recorded in Book 1971, Page 926	\$ 4,288.23
2945-141-06-026	The East 1/2 of Lot 13 and all of Lots 14 through 17, Block 1, City of Grand Junction, except the east 10 feet for right of way as recorded in Book 1109, Page 237	\$ 4,999.12

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

Section 1. That the assessable cost and apportionment of the same, as hereinabove set forth, is hereby assessed against all the real estate in said District, and to and upon each lot or tract of land within said District, and against such persons in the portions and amounts which are severally hereinbefore set forth and described.

Section 2. That said assessments, together with all interests and penalties for default in payment thereof, and all cost of collecting the same, shall from the time of final publication of this Ordinance, constitute a perpetual lien against each lot of land

herein described, on a parity with the tax lien for general, State, County, City and school taxes, and no sale of such property to enforce any general, State, County, City or school tax or other lien shall extinguish the perpetual lien of such assessment.

Section 3. That said assessment shall be due and payable within thirty (30) days after the final publication of this Ordinance without demand; provided that all such assessments may, at the election of the owner, be paid in installments with interest as hereinafter provided. Failure to pay the whole assessment within the said period of thirty days shall be conclusively considered and held an election on the part of all persons interested, whether under disability or otherwise, to pay in such installments. All persons so electing to pay in installments shall be conclusively considered and held as consenting to said improvements, and such election shall be conclusively considered and held as a waiver of any and all rights to question the power and jurisdiction of the City to construct the improvements, the quality of the work and the regularity or sufficiency of the proceedings, or the validity or correctness of the assessment.

Section 4. That in case of such election to pay in installments, the assessments shall be payable in ten (10) equal annual installments of the principal. The first of said installments of principal shall be payable at the time the next installment of general taxes, by the laws of the State of Colorado, is payable, and each annual installment shall be paid on or before the same date each year thereafter, along with simple interest which has accrued at the rate of 8 percent per annum on the unpaid principal, payable annually.

Section 5. That the failure to pay any installments, whether of principal or interest, as herein provided, when due, shall cause the whole unpaid principal to become due and payable immediately and the whole amount of the unpaid principal and accrued interest shall thereafter draw interest at the rate of 8 percent per annum until the day of sale, as by law provided; but at any time prior to the date of sale, the owner may pay the amount of such delinquent installment or installments, with interest at 8 percent per annum as aforesaid, and all penalties accrued, and shall thereupon be restored to the right thereafter to pay in installments in the same manner as if default had not been suffered. The owner of any piece of real estate not in default as to any installments may at any time pay the whole of the unpaid principal with interest accrued.

Section 6. That payment may be made to the City Finance Director at any time within thirty days after the final publication of this Ordinance, and an allowance of the six percent added for cost of collection and other incidentals shall be made on all payments made during said period of thirty days.

Section 7. That the monies remaining in the hands of the City Finance Director as the result of the operation and payments under Alley Improvement District No. ST-10 shall be retained by the Finance Director and shall be used thereafter for the purpose of further funding of past or subsequent improvement districts which may be or may become in default.

Section 8. That all provisions of Ordinance No. 178 of the City of Grand Junction, as amended, being Chapter 28 of the Code of Ordinances of the City of Grand Junction, Colorado, shall govern and be taken to be a part of this Ordinance with

respect to the creation of said Alley Improvement District No. ST-10, the construction of the improvements therein, the apportionment and assessment of the cost thereof and the collection of such assessments.

Section 9. That this Ordinance, after its introduction and first reading shall be published once in full in the Daily Sentinel, the official newspaper of the City, at least ten days before its final passage, and after its final passage, it shall be numbered and recorded in the City ordinance record, and a certificate of such adoption and publication shall be authenticated by the certificate of the publisher and the signature of the President of the Council and the City Clerk, and shall be in full force and effect on and after the date of such final publication, except as otherwise provided by the Charter of the City of Grand Junction.

Introduced on first reading this 4th day of October, 2010.

Passed and Adopted on the _____ day of _____, 2010.

Attest:

City Clerk

President of the Council



Date: 10/27/2010
Author: Scott Hockins

Title/ Phone Ext: Purchasing
Supervisor, ext 244-1484

Proposed Schedule: 11/17/2010
2nd Reading
(if applicable): _____

Attach 9
Contract for Downtown Uplift – Main Street Phase II Construction

CITY COUNCIL AGENDA ITEM

Subject: Contract for Downtown Uplift- Main Street Phase II Construction
File # (if applicable):
Presenters Name & Title: Tim Moore, Public Works and Planning Director Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This is the contract award for the complete reconstruction of three blocks of Main Street between 4th Street and 7th Street. This phase of the project will provide replacement of deteriorated sidewalks, waterlines, storm drains, and brick planters. In addition, amenities will be added for the beautification to include replacement of dying trees, installation of water features, play areas, shade shelters and drinking fountains. With the exception of the water line replacement, the project is being funded by the Downtown Development Authority with design and project oversight provided by the City.

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

The Downtown Uplift Project supports the following Goals from the comprehensive plan:

***Goal 4:** Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.*

Reinvestment in the infrastructure of Main Street is an essential component of continued development in the downtown area. The design has specifically addressed the varying economic and social needs for the core of the City by incorporating greater accessibility for all community members, family-friendly features, high-quality amenities, and intentional focus on the needs and desires of merchants and property owners.

***Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.*

The award-winning design of Main Street from the 1960's has served the community well and garnered national attention for its vision. Nearly 50 years

later, many components of the design are worn out, dated, or broken. The iconic urban forest, serpentine street, and Art on the Corner elements have withstood the test of time and are included in the design.

This project compliments the architectural character of the Downtown Area and complies with the guidelines and design standards of the Strategic Downtown Master Plan. This project will incorporate historical lighting, colored concrete surfaces, landscaping, gathering areas, and other furnishings that enhance the cultural and social vitality of Main Street.

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.

This project supports the ongoing Strategic Downtown Master Plan, while adhering to the City of Grand Junction's Transportation Engineering Design Standards and guidelines. This project will continue to maintain mobility to the traveling public as well as direct access to the Downtown Area by ensuring sufficient on-street parking spaces to supplement existing parking lots and garage spaces.

This project emphasizes "walkability" within the Downtown Area by making capital improvements to accessibility, pedestrian crossings and bicycle facilities (e.g. bike lane on streets, bike racks at strategic locations). Downtown entries are provided with landscaped medians and corner bulbouts for pedestrian refuge, and the Wayfinding and Signage Strategy map guidelines will provide the required balance for proper pedestrian and vehicular traffic circulation.

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

Reconstruction of the Downtown Shopping Park will provide a more pedestrian friendly environment, complete with sitting and gathering areas such as small plazas, play areas, water fountains, and performance venues. These improvements combined with a year-round schedule of promotions and special events will boost the energy and economic vigor of our community and region.

Action Requested/Recommendation:

Authorize the Purchasing Division to Enter into a Contract with Sorter Construction, Inc. for the Downtown Uplift- Main Street Phase II project in the Amount of \$2,888,562.10.

Board or Committee Recommendation:

On October 28, 2010 the Downtown Development Authority Board reviewed the bid results and recommends that Council approve Sorter Construction, Inc. with low bid of \$2,888,562.10 for the project.

Background, Analysis and Options:

A formal solicitation was advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA). Five bids were received and from the following firms:

Firm	Location	Amount
Sorter Construction, Inc.	Grand Junction	\$2,888,562.10
FCI Constructors	Grand Junction	\$2,959,783.90
United Companies	Grand Junction	\$3,344,596.72
Concrete Express, Inc.	Denver	\$3,598,579.76
M.A. Concrete Construction, Inc.	Grand Junction	\$3,650,781.89

All of the supplies and materials for this project will be received from West Slope companies. Staff has no reservations regarding Sorter Construction's qualifications or capability to complete this project

Same as in Phase 1, included in the bids received is an incentive amount of up to \$2,500 for each calendar day that final completion (up to \$75,000) earlier than the June 8, 2011 final completion date. Not included in the bid, however included in the bid documents, there are disincentives of \$4,000 per day should the contractor extend over the contract time.

Main Street will be closed to traffic from 4th Street to the west side of 7th Street from January 3, 2011 to June 8, 2011. 5th Street may be closed to traffic up to three consecutive weeks (21 calendar days) for demolition and reconstruction of the 5th Street & Main Street intersection. 5th Street traffic shall be detoured onto Grand Avenue during the period of time when 5th Street is closed.

The project schedule is as follows:

Downtown Uplift Phase II Construction Start.
2011

January 3,

Downtown Uplift Phase II Final Completion and Acceptance
of all work.

June 8, 2011

Financial Impact/Budget:

The total project costs are summarized below:

Project Costs:

Funding Source	Description	Contract Amount
DDA-Tax Increment Fund	Reinvestment into improvement of infrastructure	\$ 2,630,331.10
City - Water Fund	Replacement of main waterline and service line connections to properties	\$ 237,593.00
City - Sewer Fund	Replacement of sewer main and service connections	\$ 20,638.00
	Total:	\$ 2,888,562.10

Adequate funds from the DDA and utility divisions are available for this project.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

October 28, 2010 - Downtown Development Authority Board

Attachments:

N/A