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**CITY COUNCIL AGENDA
MONDAY, MAY 16, 2011
250 NORTH 5TH STREET
6:30 P.M. – PLANNING DIVISION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

Call to Order
(7:00 P.M.)

Post Colors/Pledge of Allegiance – Grand Junction Police Department/Mesa County Sheriff Combined Honor Guard
Invocation – Pastor Ken Vanderhorst, New Life 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.]

Presentation

Presentation of Appreciation Plaque to Outgoing President of the Council Teresa Coons

Proclamations

Proclaiming May 15 through May 21, 2011 as “Police Week” in the City of Grand Junction

Proclaiming the Week of May 15 through May 21, 2011 as “Emergency Medical Services Week” in the City of Grand Junction

Council Comments

Citizen Comments

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

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

1. **Public Hearing—CDBG 2011 Program Year Funding Requests** [File #2010 CDBG] [Attach 1](#)

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2011 Program Year. The City will receive an estimate of \$328,569 for the 2011 program year.

Action: 1) Receive Public Input on the Use of the City's 2011 CDBG Funds and Consider the CDBG City Council Workshop Recommendations of Funding for the 2011 Program Year; and 2) Set a Public Hearing for Adoption of the 2011 One-Year Action Plan for June 13, 2011

Staff presentation: Tim Moore, Public Works and Planning Director
Kristen Ashbeck, Senior Planner

2. **Grant from Colorado Association of Chiefs of Police to Fund the Interface with COPLINK and the New World Records Management System** [Attach 2](#)

The Colorado Association of Chiefs of Police has granted the Grand Junction Police Department \$108,810 in funding. This is a pass through of federal funds to establish information sharing networks throughout the State of Colorado. These funds are to be used to create the interface between the COPLINK system and the New World Records Management System.

Action: Authorize the City Manager to Accept and Expend these Grant Funds

Staff presentation: John Camper, Chief of Police

3. **Homeland Security Grant Award for Total Containment Vessel** [Attach 3](#)

The Northwest All Hazards Emergency Management Region (NWAHEMR) will purchase the City of Grand Junction Police Department Bomb Squad a Total Containment Vessel (TCV) valued at \$290,000. The TCV will greatly enhance the regional bomb team's capacity to respond to incidents involving high explosives and will increase citizen and officer safety. This specialty law enforcement equipment was purchased with Homeland Security dollars passed through the State of Colorado.

Action: Authorize the City of Grand Junction Police Department Bomb Squad to Receive this Piece of Equipment, which will be Purchased by the Northwest All Hazards Region with Homeland Security and 21st Judicial District Forfeiture Board funds

Staff presentation: John Camper, Chief of Police

- 4. **Public Hearing—An Ordinance Amending Title 21 of the Grand Junction Municipal Code, Concerning Language to Grant an Extension for the Recording of Subdivisions** [File # ZCA-2011-632] [Attach 4](#)

These text amendments to Sections 21.02.070(u)(4), 21.020.070(a)(8)(ii), 21.020.070(r)(6) and 21.020.070(s)(4)(iv) of the Grand Junction Municipal Code, are made to revise Code language to grant an extension for the recording of subdivisions.

Ordinance No. 4467—An Ordinance Amending Certain Sections of Title 21 of the Grand Junction Municipal Code Concerning the Recording of Subdivisions

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4467

Staff presentation: Lisa Cox, Planning Manager

***** END OF ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

***** CONSENT CALENDAR ***®**

- 5. **Minutes of Previous Meeting** [Attach 5](#)

Action: Approve the Minutes of the May 2, 2011 Regular Meeting

- 6. **Council Assignments for 2011-2012** [Attach 6](#)

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

Resolution No. 24-11—A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions and Organizations

®Action: *Adopt Resolution No. 24-11*

Staff presentation: City Council

7. **Ratify the Purchase of PVC Pipe and Fittings** [Attach 7](#)

Ratify the purchase of PVC pipe supply from Grand Junction Pipe and Supply Company in the amount of \$113,579.76.

Resolution No. 25-11— A Resolution Authorizing and Ratifying the Emergency Purchase of Poly Vinyl Chloride (PVC) Pipe and Fittings

®Action: *Adopt Resolution No. 25-11*

Staff presentation: Jay Valentine, Assistant Financial Operations Manager

8. **Setting a Hearing on the Carroll Rezone, Located at 1220 and 1240 Cannell Avenue** [File #RZN-2011-665] [Attach 8](#)

Request to rezone 0.35 +/- acres located at 1220 and 1240 Cannell Avenue from R-8, (Residential – 8 du/ac) to R-O, (Residential Office) zone district in anticipation to develop and/or market the properties as mixed use office and/or multi-family residential.

Proposed Ordinance Rezoning the Carroll Rezone from R-8 (Residential – 8 du/ac) to R-O, (Residential Office), Located at 1220 Cannell Avenue and 1240 Cannell Avenue

Action: *Introduction of a Proposed Ordinance and Set a Public Hearing for June 1, 2011*

Staff presentation: Lori V. Bowers, Senior Planner

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

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

10. **Other Business**

11. **Adjournment**



Date: May 4, 2011
 Author: Kristen Ashbeck
 Title/ Phone Ext: Senior Planner/244-1491
 Proposed Schedule:
Hearing May 16, 2011
Action Plan Hearing – June 13, 2011

Attach 1
Public Hearing – CDBG 2011 Program Year Funding Requests

CITY COUNCIL AGENDA ITEM

Subject: Public Hearing – CDBG 2011 Program Year Funding Requests
File #: 2010 CDBG
Presenters Name & Title: Tim Moore, Public Works and Planning Director Kristen Ashbeck, Senior Planner

Executive Summary: City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2011 Program Year. The City will receive an estimate of \$328,569 for the 2011 program year.

How this item relates to the Comprehensive Plan Goals and Policies:
 The projects proposed for CDBG funding meet the following goals of the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and special needs populations.

Action Requested/Recommendation:

- 1) Receive public input on the use of the City’s 2011 CDBG funds and consider the CDBG City Council Workshop recommendations of funding for the 2011 Program Year; and 2) Set a public hearing for adoption of the 2011 One-Year Action Plan for June 13, 2011.

Board or Committee Recommendation: NA

Background, Analysis and Options: CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City’s 2011 Program Year will begin September 1, 2011. Applications for funding were solicited and received by the City in April. The City has received \$540,308 in grant requests. The City will receive an estimated \$328,569 for the 2011 program year. Attached is a summary of the applications for 2011 funding.

Financial Impact/Budget: Estimated 2011 CDBG appropriation - \$328,569.

Summary of Recommended Funding: On May 2, 2011 City Council met in a workshop to discuss the funding requests and recommended funding ten projects as shown in the summary below and on the attached spreadsheet of funding requests.

PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
Program Administration	\$30,000	NA
GV Catholic Outreach	\$50,000	\$2,967,397
Business Incubator Center	\$50,000	\$61,665
GJ Housing Authority	\$101,198	\$1,536,231
Mesa Develop Services	\$10,000	\$127,300
Homeward Bound	\$30,000	\$12,000
Center for Independence	\$30,000	\$2,500
Strong Family, Safe Kids	\$9,371	\$6,513
Senior Companion Program	\$8,000	\$240,077
Foster Grandparent Program	\$10,000	\$246,333

Total Allocation: \$328,569

Total Funds Leveraged: \$5,200,016

Legal issues: NA

Other issues: NA

Previously presented or discussed: On May 2, 2011 City Council met in a workshop and recommended funding the ten projects listed above.

Attachments:

- A. Summary of 2010 Funding Requests
- B. CDBG Evaluation Criteria
- C. 2010 CDBG Program Year Schedule
- D. History of CDBG Projects 1996-2009
- E. Spreadsheet of 2009 Funding Requests

**ATTACHMENT A
SUMMARY OF 2011 FUNDING REQUESTS**

1. Program Administration

The City will allocate 2011 CDBG funds for general administration of the program and a portion of staff salary.

**Funds Requested: \$30,000
Recommended Funding: \$30,000**

2. Grand Valley Catholic Outreach (GVCO) – St. Martin Place Appliances and Equipment

GVCO is developing 16 apartment units in downtown Grand Junction to house homeless veterans. The project will start construction in May 2011. GVCO is requesting funding to purchase the major appliances, swamp coolers, mailboxes and bicycle racks for the units which are CDBG-eligible expenditures. GVCO has received CDBG funding in the past: 1996-1999 - \$73,131 lease assistance for the Day Center; 2000 – \$130,000 Purchase of Day Center; 2001 – \$10,000 Transitional Housing Services; 2002 – \$50,000 Soup Kitchen Equipment; and 2010 – \$88,725 Soup Kitchen Roof Replacement. All funds have been expended and the projects closed out except for the roof project which is underway and expected to be completed in May 2011.

**Total Project Cost: \$3,017,397
Funds Requested: \$60,835
Recommended Funding: \$50,000**

FUNDING CONCERNS: None

3. Business Incubator Center (BIC) Downtown Economic Gardening

CDBG funds would be used towards development of a Downtown location for Economic Gardening and Co-working space. Economic Gardening is an entrepreneur-centered economic growth strategy that focuses on supporting second-stage companies. Co-working is a style of work which involves a shared working environment, often times an office or conference area, yet independent activity. BIC would rent a downtown building and finish it to be used for this program. CDBG funds would be used for rent of a downtown building, office remodel and start-up costs. The Business Incubator Center has never received CDBG funds.

**Total Annual Program Cost: \$111,665
Funds Requested: \$50,000
Recommended Funding: \$50,000**

FUNDING CONCERNS: None

4. Grand Junction Housing Authority (GJHA) Courtyard Apartments

GJHA recently purchased the 27-unit Courtyard Apartments complex at 2910 Bunting Avenue and is in the process of rehabilitating the units and upgrading the site. CDBG funding is requested to upgrade the stairways and railings to meet current Building Code. GJHA has received CDBG funding in the past: 1998 - \$330,000 purchase Lincoln Apartments; 1999 – \$205,000 purchase homeless shelter; 2002 – \$41,720 Linden Pointe Apartments pre-development costs; 2003 - \$335,450 Linden Pointe infrastructure; 2005 - \$127,500 Bookcliff property acquisition; 2006 - \$178,630 Village Park property acquisition; and 2009 - \$100,000 Walnut Park Apartments infrastructure, landscaping and parking. All funds have been expended and the projects closed out except for Walnut Park which is expected to be completed in May 2011.

Total Project Cost: \$1,637,429
Funds Requested: \$118,698
Recommended Funding: \$101,198

FUNDING CONCERNS: None

5. Mesa Developmental Services (MDS) Group Home and Program Building Infrastructure Upgrades

MDS operates 15 group homes in Mesa County for adults with developmental disabilities, ten of which are within the City limits. Most of the homes are older and periodically in need of upgrades and/or remodeling to accommodate the physical needs of the residents. In addition, MDS operates five buildings that provide program services to people with developmental disabilities, many of which are conducted at the main office located at 950 Grand Avenue. MDS is requesting funds to upgrade furnaces at 3 group homes, a boiler at one group home, replacement of windows with energy efficient windows at one group home and upgrade HVAC for a portion of the main program office. MDS has received CDBG funding in the past: 1998 - \$200,000 for group home rehabilitation; 2001 – \$40,000 accessibility features for a new group home; and 2009 - \$40,000 energy efficiencies and upgrades for group homes. All funds have been expended and projects closed out.

Total Project Cost: \$137,300
Funds Requested: \$45,000
Recommended Funding: \$10,000

FUNDING CONCERNS: None

6. HomewardBound of the Grand Valley Homeless Shelter Bathroom Remodel

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 are requested to remodel the men's and women's bathrooms to include new toilets, sinks, showers (including 1 accessible) and flooring. HomewardBound has received CDGB funding in the past: 2002 - \$10,000 purchase bunk beds; 2007 - \$40,000 screen wall; 2009 - \$21,071 purchase van; and 2010 - \$6,000 shelter

repairs and improvements. All funds have been expended and projects closed out with the exception of the repairs that are underway and expected to be completed within the next few months.

Total Project Cost: \$42,000
Funds Requested: \$35,000
Recommended Funding: \$30,000

FUNDING CONCERNS: None

7. Hilltop Community Resources, Inc. Latimer House Rehabilitation

Hilltop's Latimer House located at 1003 Main Street is the only program in Mesa County to offer a continuum of services for victims of domestic violence and sexual assault and manages the only domestic violence safehouse. CDBG funds are requested to replace flooring in many areas of the facility, replace furnishings in bedrooms and living areas and replace cabinets, shelving and storage containers in the children's playrooms. Hilltop has received CDBG funding in the past: 2004 - \$50,000 main program office energy improvements and 2007 - \$24,547 daycare/family center remodel.

Total
Program Cost: \$13,057
Funds Requested: \$9,381
Recommended Funding: \$ 0

FUNDING CONCERNS: None

8. Center for Independence (CFI) Vocational Center Kitchen Remodel

CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. One of the programs provided by CFI is culinary job training to teach cooking, food preparation, meal planning, nutrition, supervision and teamwork life skills. CDBG funds would be used to upgrade the kitchen to address Health Department standards, make it wheelchair-friendly and provide a new food pantry. CFI has received CDBG funding in the past: 2003 - \$20,000 purchase a van; 2008 - \$9,500 to upgrade electrical service in the kitchen; and 2010 - \$34,100 energy improvements. All funds have been expended and projects closed out with the exception of the energy improvements project that has a small balance left to spend.

Total Project Cost: \$32,500
Funds Requested: \$30,000
Recommended Funding: \$30,000

FUNDING CONCERNS: None

9. Strong Families, Safe Kids (SFSK) Parenting Place Improvements

SFSK provides a multitude of programs that serve low-income and other families with special needs, while providing a safe non-threatening environment addressing prenatal education, parenting classes and information, and child abuse prevention. SFSK recently purchased the property at 1505 Chipeta Avenue for its program office and is in the process of rehabilitating and

remodeling the buildings to meet their needs. CDBG funds are requested for energy efficiencies on one of the buildings. This organization has never received CDBG funding.

Total Project Cost: \$15,884
Funds Requested: \$15,884
Recommended Funding: \$9,371

FUNDING CONCERNS: Project will need approval by the Colorado Historical Society to replace the windows in the building since it could be considered historic. Since only 59% of families served live in the City limits, only 59% of the total project costs can be funded with CDBG.

10. Mesa Youth Services, Inc. (Partners) WCCC Day Use Area

The Western Colorado Conservation Corps (WCCC) operated under Partners provides employment and educational experience for youth ranging in age from 14 to 25. Members 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. In 2010, the program employed 160 local youth and young adults. CDBG funds would be used to remodel a portion of their facility at 2818-1/2 North Avenue to include an upgraded kitchen, bath and laundry facilities. Partners has received CDBG funding in the past: 2001 - \$15,000 landscaping and parking for Partners office; 2005 - \$15,000 purchase van for Partners; 2008 - \$100,000 purchase WCCC program building; and 2010 - \$17,000 purchase van for WCCC. All funds have been expended and projects closed out.

Total Project Cost: \$36,062
Funds Requested: \$26,586
Recommended Funding: \$ 0

FUNDING CONCERNS: None

11. St. Mary's Hospital Senior Companion Program

The Senior Companion Program enables low to moderate income active seniors to assist other low income frail, elderly persons so that these persons can continue to live at home rather than in an assisted living facility. In 2010, services were provided to 152 clients, using 51 senior volunteers. CDBG funds would be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home and for travel to provide other services to the client. The Senior Companion Program has received CDBG funding for this same purpose in 2003, 2004, 2007 and 2009. All funds have been expended and projects closed out.

Total Project Cost: \$248,077
Funds Requested: \$12,000
Recommended Funding: \$8,000

FUNDING CONCERNS: None

12. St. Mary’s Hospital 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 serving 1,650 children. The Foster Grandparent Program has received CDBG funding for this same purpose in 2003, 2004, 2007 and 2010. All funds have been expended and projects closed out except for the 2010 grant which has a 25% balance remaining.

Total Project Cost: \$256,333
Funds Requested: \$12,000
Recommended Funding: \$10,000

FUNDING CONCERNS: None

13. Audio Information Network of Colorado (AIN)

Funds would support audio information services that provide access to ink print materials not otherwise available to Grand Junction’s blind, visually impaired, and print-handicapped citizens. The number of people served is directly related to the amount of funding received. AIN has 30 listeners in Grand Junction and is proposing to add 10 more listeners in the coming year. AIN has received CDBG funding in 2004 (\$4,500) and in 2007 (\$4,500). All funds have been expended and the projects closed out.

Total Program Cost: \$64,669
Funds Requested: \$12,300
Recommended Funding: \$ 0

FUNDING CONCERNS: Past applications stated that 12 new listeners would be provided services but the numbers suggest that only 2 new listeners are added each year.

14. Riverside Educational Center (REC) After School Programming Expansion

The general purpose of the REC program is to provide qualifying K-12th grade students facing academic and financial challenges an after-school tutoring and enrichment program. REC currently operates in the old Riverside School located at 552 West Main Street in Grand Junction but is proposing to expand services and utilize portions of the adjacent Dual Immersion Academy. CDBG funds would be used for additional hires/staff time to expand the tutoring program. REC received CDBG funding in 2008 to pay for 2 Americorps volunteers to assist with the program.

Total Project Cost: \$25,116
Funds Requested: \$12,558
Recommended Funding: \$ 0

FUNDING CONCERNS: Salaries are not an eligible CDBG expense.

15. City of Grand Junction North 17th Street Sidewalk Construction

The developer of the proposed University Village Apartments asked about the use of City CDBG funds for the public sidewalk required along North 17th Street

adjacent to the proposed development. The neighborhood is CDBG-eligible and there is no sidewalk along the east side of the street from the proposed development south to Walnut Avenue. Therefore, this proposed project would provide 800 linear feet of curb, gutter and sidewalk from the north end of the proposed development, along the Walnut Park Apartments to Walnut Avenue.

Total Project Cost: \$70,066
Recommended Funding: \$ 0

FUNDING CONCERNS: None

ATTACHMENT B
GRAND JUNCTION 2011 CDBG PROGRAM YEAR SCHEDULE

March 1-April 8	PUBLIC REVIEW of Analysis of Impediments to Fair Housing Study
Tuesday, March 1	PUBLIC MEETING 2011 CDBG Program Year Grant Applications Available
Friday April 1	DEADLINE for Grant Applications
April 5-8	STAFF REVIEW of Applications
By April 22	STAFF REPORT for Council Workshop
Monday, May 2	CITY COUNCIL WORKSHOP Review Consolidated Plan, Analysis of Impediments and applications and staff analysis. Make recommendations on which projects to fund for 2011
Monday, May 16	CITY COUNCIL PUBLIC HEARING City Council reviews workshop recommendations and makes decision on which projects to fund for 2011 Program Year
June 6 – July 7	30-Day PUBLIC REVIEW of Consolidated Plan and 2011 Annual Action Plan
Monday, June 13	PUBLIC HEARING BEFORE CITY COUNCIL Adoption of the Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and 2011 Action Plan
July 11	SUBMIT Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and 2011 Annual Action Plan to HUD 45-day review period required
August 31	RECEIVE HUD APPROVAL
September 1	BEGIN 2011 Program Year BEGIN CONTRACTS WITH SUBRECIPIENTS

ATTACHMENT C CDBG EVALUATION CRITERIA

Applications for CDBG funding will be judged by the following criteria:

- Proposed project meets national Objectives, is an eligible project and meets Consolidated Plan goals
- Agency capacity and ability to complete the project – history of performance, staff level and experience, financial stability
- Amount requested
- Request by applicant is consistent with agency needs

CDBG NATIONAL OBJECTIVES

The mission of the CDBG program is the “development of viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.” Therefore, projects funded must address one or more of the following national objectives:

- Benefits low and moderate income persons
- Eliminates or prevents slum or blight
- Address an urgent community need (usually a natural disaster)

GRAND JUNCTION PRIORITIES 2006 FIVE YEAR CONSOLIDATED PLAN

The Grand Junction City Council maintains a commitment to use CDBG funds for facilities, services, and infrastructure that directly benefits low-income households in Grand Junction. The 5-Year Consolidated Plan outlines the following five priorities for the expenditure of CDBG funds.

- Need for non-housing community development infrastructure
- Need for affordable housing
- Needs of the homeless
- Needs of special needs populations and other human services
- Neighborhood programs

ATTACHMENT D

CDBG PROJECTS BY PROGRAM YEAR 1996-2010

1996 PROGRAM YEAR – All Projects Completed

- Habitat for Humanity Property Acquisition - \$80,000
- Catholic Outreach Homeless Day Center - \$30,000
- Program Administration - \$44,000
- GJHA Lincoln Apartments Property Acquisition - \$330,000

1997 PROGRAM YEAR – All Projects Completed

- Catholic Outreach Homeless Day Center - \$10,000
- Marillac Clinic Elevator and Program Costs - \$90,000
- South Avenue Reconstruction - \$330,000
- Program Administration - \$47,000

1998 PROGRAM YEAR – All Projects Completed

- Catholic Outreach Homeless Day Center - \$17,131
- Colorado West Mental Health Transitional Living Center - \$25,000
- Salvation Army Hope House Shelter - \$25,000
- Mesa Developmental Services Group Home Rehabilitation - \$200,000
- Elm Avenue Sidewalk - \$157,869
- Program Administration - \$44,000

1999 PROGRAM YEAR – All Projects Completed

- GJHA Homeless Shelter Acquisition - \$205,000
- Catholic Outreach Homeless Day Center - \$16,000
- Salvation Army Hope House Shelter - \$25,000
- Riverside Drainage Improvements - \$200,000
- Program Administration - \$26,000

2000 PROGRAM YEAR – All Projects Completed

- Catholic Outreach Day Center Acquisition - \$130,000
- Energy Office Linden Building Rehabilitation - \$55,000
- Riverside Drainage Improvements - \$200,000
- Head Start Classroom/Family Center - \$104,000

2001 PROGRAM YEAR – All Projects Completed

- The Energy Office – Housing Acquisition - \$200,000
- Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic Dental Expansion - \$200,000
- Mesa County Partners Activity Center Parking/Landscaping - \$15,000
- Mesa Developmental Services Group Home Improvements - \$40,000

5,000

2002 Program Year – All Projects Completed

- Catholic Outreach Soup Kitchen Remodel - \$50,000
- Western Region Alternative to Placement Program Costs - \$10,000
- Homeward Bound Bunk Beds for Homeless Shelter - \$10,000
- Western Slope Center For Children Remodel - \$101,280

- GJHA Affordable Housing Pre-development/ costs - \$41,720
- Bass Street Drainage Improvements \$205,833
- Program Administration - \$50,000

2003 Program Year – All Projects Completed

- Riverside School Historic Structure Assessment - \$4,000
- Riverside School Roof Repair - \$15,000
- Center For Independence Purchase 4-passenger Accessible Van - \$20,000
- Western Region Alternative to Placement Program Costs - \$7,500
- The Tree House Teen Bistro Rehabilitation and Americorp Volunteer - \$20,000
- Gray Gourmet Program - \$5,050
- Foster Grand Parents Program - \$5,000
- Senior Companion Program - \$5,000
- GJHA Linden Pointe Infrastructure - \$335,450

2004 Program Year – All Projects Completed

- Program Administration - \$20,000
- Five-Year Analysis of Impediments to Fair Housing Study - \$15,000
- Gray Gourmet Program - \$10,000
- Foster Grand Parents Program - \$7,000
- Senior Companion Program - \$8,000
- Radio Reading Services of the Rockies - \$4,500
- Mesa County Health Dept Purchase Equipment - \$5,000
- Riverside School Roof Repair/Rehabilitation - \$47,650
- Senior Center Masterplan Study – \$20,000
- Hilltop Community Resources Energy Improvements - \$50,000
- Housing Resources Permanent Supportive Housing - \$50,000
- Hope Haven Roof Replacement - \$7,500
- Riverside Sidewalk Improvements - \$50,000
- Grand Avenue Sidewalk Improvements - \$60,000

2005 Program Year – All Projects Completed

- Program Administration \$25,000
- Salvation Army Adult Rehab Program - \$25,000
- Mesa County Partners Purchase 12-passenger Van - \$15,000
- GJHA Bookcliff Property Acquisition - \$127,500
- Housing Resources Install Handicap Lift at 8-plex for Homeless Veterans - \$30,000
- Ouray Avenue Storm Drain Enlargement - \$172,644

2006 Program Year – All Projects Completed

- Program Administration - \$69,656
- GJHA Village Park Property Acquisition - \$178,630
- Orchard Mesa Drainage Improvements - \$100,000

2007 Program Year – All Projects Completed

- Program Administration - \$4,808
- Audio Information Network of Colorado - \$4,500
- Center for Enriched Communication - \$7,181
- Gray Gourmet Program - \$20,500

- Foster Grandparent Program - \$10,000
- Senior Companion Program - \$10,000
- Hilltop Daycare/Family Center Remodel - \$24,547
- Homeless Shelter Screen Wall - \$40,000

2008 Program Year – All Projects Completed

- Senior Multiuse Campus Study - \$80,000
- Riverside Educational Center – Americorps Personnel - \$5,000
- Gray Gourmet Program - \$20,500
- Riverside Task Force Acquisition - \$220,900
- Partners W CO Conservation Corps Acquisition - \$100,000
- Center for Independence Vocational Center Remodel - \$9,500
- Melrose Park Restroom Replacement - \$108,201
-

2009 Program Year

- CDBG Program Administration - \$30,000 (completed)
- HomewardBound Van Purchase - \$21,071 (completed)
- Senior Companion Program - \$12,000 (completed)
- GJHA Walnut Park Apartments - \$100,000 (80% completed)
- Riverside Task Force Acquisition/Clearance - \$105,574 (completed)
- MDS Group Home Remodel - \$40,000 (completed)
- HRWC Garden Village Learning Center - \$120,000 (completed)
- W Slope Center for Children Main Program Building Remodel - \$65,000 (completed)
- Dual Immersion Academy Slope Stabilization/Landscaping - \$56,714 (85% completed)

2010 Program Year

- CDBG Program Administration - \$60,000 (50% completed)
- Gray Gourmet Program - \$20,500
- Foster Grand Parent Program - \$12,000
- Partners Western CO Conservation Corps Ban Purchase - \$17,000 (completed)
- Counseling and Education Center - \$6,682 (partially expended)
- Hawthorne Park Restroom Replacement - \$140,000 (completed)
- HomewardBound Shelter Repairs and Improvements - \$6,000
- Center for Independence Energy Improvements - \$34,100
- Grand Valley Catholic Outreach Soup Kitchen Remodel - \$88,725

Project Number	Agency	Project Title	Grant Request	Funding Limitations and Additional Information	Consolidated Plan Priority	Council Workshop Recommend
1	City of Grand Junction	Program Administration	\$30,000	Administration funds to cover general program administration costs and a portion of staff salary.	Admin/Plan	\$30,000
2	Grand Valley Catholic Outreach	St Martin Place Appliances and Equipment	\$60,835	Grant funds will be used to purchase appliances for 16 units and outdoor amenities for the entire development	Public Infrastructure and Human Services - Homeless	\$50,000
3	Business Incubator Center	Downtown Economic Gardening	\$50,000	Funds for building rent and office finish to start a Downtown Economic Gardening and Co-working space for second-stage start-ups.	Micro Enterprise Economic Development	\$50,000 2011 only – no multi-year commitment
4	GJ Housing Authority	Courtyard Apartments	\$118,698	Rehabilitation of 27-unit complex recently purchased by GJHA to include upgrading stairways and railings to Code.	Housing	\$101,198
5	Mesa Developmental Services	Group Home and Program Building Infrastructure Upgrades	\$45,000	Upgrade furnaces at 3 group homes, a boiler at one group home and upgrade HVAC for a portion of the main program office.	Housing and Human Services – Disabled	\$10,000
6	Homeward Bound of the Grand Valley	Homeless Shelter Bathroom Remodel	\$35,000	Remodel of men's and women's bathrooms to include new toilets, sinks, showers (including 1 accessible) and flooring.	Homeless	\$30,000
7	Hilltop Community Resources, Inc.	Latimer House Rehabilitation	\$9,381	Grant funds for floor coverings and furnishings at domestic violence shelter.	Emergency Housing	\$ 0
8	Center for Independence	Vocational Center Kitchen Remodel	\$30,000	Project to upgrade kitchen to address Health Department standards, make it wheelchair-friendly and provide a new food pantry.	Public Infrastructure and Human Services – Disabled	\$30,000
9	Strong Families, Safe Kids	Parenting Place Improvements	\$15,884	Project to improve energy efficiency for building at 516 N. 15 th Street including windows, roof, furnace and insulation. Since only 59% of families serve live in City limits, CDBG can only fund 59% of the project.	Public Infrastructure and Human Services	\$9,371
10	Mesa Youth Services (Partners)	WCCC Day Use Area	\$26,586	Remodel of main program building for Western CO Conservation Corps to include upgraded kitchen, bath and laundry facilities.	Human Services - Youth	\$ 0
11	St. Mary's Hospital	Senior Companion Program	\$12,000	Grant funds to provide mileage reimbursement for volunteer travel	Human Services - Elderly	\$8,000
12	St. Mary's Hospital	Foster Grandparent Program	\$12,000	Grant funds to provide mileage reimbursement for volunteer travel	Human Services - Elderly	\$10,000
13	Audio Information Network of Colorado	GJ Audio Information Services	\$12,300	Proposing to add 12 new persons in GJ. In the past, they have only added 4 per year with less funding	Human Services - Disabled	\$ 0

Project Number	Agency	Project Title	Grant Request	Funding Limitations and Additional Information	Consolidated Plan Priority	Council Workshop Recommend
14	Riverside Educational Center	After School Programming Expansion	\$12,558	Request is for funds to pay salaries, which is not an eligible CDBG expense.	Public Infrastructure in Low-Mod Income Neighborhood	\$ 0
15	City of Grand Junction	North 17 th Street Sidewalk Construction	\$70,066	Provide new sidewalk along the east side of North 17 th Street between Walnut Avenue and the new low-mod income housing development to the north.	Public Infrastructure	\$ 0
			Total Request \$540,308			Total Recommended \$328,569

TOTAL FUNDS REQUESTED: \$540,308

TOTAL FUNDS AVAILABLE: \$328,569

COUNCIL WORKSHOP RECOMMENDED FUNDING: \$328,569



Date: 05-04-11
 Author: Troy Smith
 Title/ Phone Ext: Deputy Chief:
3563
 Proposed Schedule: _____ May
16, 2011

 2nd Reading

Attach 2
Grant from Colorado Assoc. of Chiefs of Police

CITY COUNCIL AGENDA ITEM

Subject: Grant from Colorado Association of Chiefs of Police to Fund the Interface between COPLINK and the New World Records Management System
File # (if applicable):
Presenters Name & Title: John Camper, Chief of Police

Executive Summary:

The Colorado Association of Chiefs of Police has granted the Grand Junction Police Department \$108,810 in funding. This is a pass through of federal funds to establish information sharing networks throughout the State of Colorado. These funds are to be used to create the interface between the COPLINK system and the New World Records Management System.

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

This grant will assist in the accomplishment of **Goal 11**, providing priority public safety services to the community. The COPLINK system allows for the sharing of criminal justice information and robust analysis, which lead to the identification of suspects and rapid apprehension of criminals.

Action Requested/Recommendation:

Authorize the City Manager to Accept and Expend these Grant Funds.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

As the County has upgraded to New World Records Management, a new interface must be implemented in order for COPLINK to access the data. COPLINK allows for the sharing of criminal justice records throughout the State of Colorado. As a result of the implementation of this system, participating law enforcement agencies share criminal justice records in a single state-wide data sharing system. Large amounts of

information exist in compartmentalized and disparate law enforcement records managements systems across the State of Colorado. This information, when properly combined and stored in a database warehouse, through the COPLINK system, allows the data to be analyzed using analytical software tools, which greatly enhance the ability of investigators and analysts to better connect the dots in criminal and terrorism investigations. This practical information sharing database can be accessed Statewide by all law enforcement agencies, and is critical to improve the quality of life for the citizens of the State of Colorado. With access to the COPLINK system, law enforcement has the capability to identify and apprehend key individuals involved in crimes through link analysis.

Financial Impact/Budget:

This grant will cover the cost of this interface.

Legal issues:

None.

Other issues:

NA

Previously presented or discussed:

The COPLINK system was installed in Mesa County in the summer of 2008 and has proven to be an outstanding tool for Law Enforcement.

Attachments:

None



Date: 05-04-11
 Author: Troy Smith
 Title/ Phone Ext: Deputy Chief of Police 3563
 Proposed Schedule: May 16, 2011

 2nd Reading

Attach 3
Homeland Security Grant

CITY COUNCIL AGENDA ITEM

Subject: Homeland Security Grant Award for Total Containment Vessel
File # (if applicable):
Presenters Name & Title: John Camper, Chief of Police

Executive Summary:

The Northwest All Hazards Emergency Management Region (NWAHEMR) will purchase the City of Grand Junction Police Department Bomb Squad a Total Containment Vessel (TCV) valued at \$290,000. The TCV will greatly enhance the regional bomb team’s capacity to respond to incidents involving high explosives and will increase citizen and officer safety. This specialty law enforcement equipment was purchased with Homeland Security dollars passed through the State of Colorado.

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

The addition of this piece of important safety equipment has been part of our public safety planning and will enable improved public safety service delivery to our local community and to the region. This grant will assist in the accomplishment of **Goal 11**, providing priority public safety services to the community.

Action Requested/Recommendation:

Authorize the City of Grand Junction Police Department Bomb Squad to Receive this Piece of Equipment, which will be Purchased by the Northwest All Hazards Region with Homeland Security and 21st Judicial District Forfeiture Board funds

Board or Committee Recommendation:

The 21st Judicial District Forfeiture Board unanimously approved the contribution of \$40,000 towards this purchase in an effort to take advantage of the Homeland Security grant funds and obtain this important piece of equipment.

Background, Analysis and Options:

The Grand Junction Police Department Bomb Squad (GJPDBS) is another example of the City's provision of regional services. GJPDBS serves 13 Western Colorado Counties with an approximate population of 388,072, and covering 28,686 miles. It is the only specially trained bomb and explosive devices team between Denver, CO to the East, Salt Lake City, UT to the West, Boise, ID to the North and Farmington, NM to the South. The Team consists of 3 Police Officers from the Grand Junction Police Department and 3 firefighters/EMTs from the Grand Junction Fire Department.

The GJPDBS, by virtue of its agreement with the Federal Bureau of Investigation (FBI), is the primary response entity for explosive and Weapons of Mass Destruction related requests for service in the Northwest region of Colorado and in Eastern Utah. The GJPDBS is accredited by the FBI, and supported, when necessary, by both the FBI and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF).

In 2009, the team responded to over 50 calls for service. These included found deteriorating explosives, bombings in Aspen, military ordinance, as well as, suspicious packages.

A TCV will allow specially trained members of the GJPDBS to safely detonate, or transport and detonate, explosive devices. The TCV has the capability to properly contain both biological and chemical hazards present within an IED. This particular vessel contains a sampling system that will allow GJPDBS to identify any biochemical hazards that might exist. In addition, the vessel also has the capability to decontaminate itself after detonation.

In 2009, the Department of Homeland Security Office of Bomb Prevention performed an assessment of the GJPDBS' vulnerabilities and response capabilities as required by the Homeland Security's Target Capabilities List. The lack of access to a TCV was identified as a need within the region and identified as a critical deficiency in regards to the squad's IED response capabilities. Currently the closest units are at the Jefferson County Sheriff's Office, 234 miles East, about a 4 ½ hour drive, and the Salt Lake City Bomb Squad, 284 miles West, about a 6 hour drive.

Financial Impact/Budget:

NWAHEMR has negotiated the \$290,000 purchase price with the only vendor in the United States. Homeland Security grant dollars will fund \$250,000 of the purchase and the remaining \$40,000 of the purchase price will be paid by the 21st Judicial District Forfeiture Board.

The City would own the equipment, but only be responsible for maintenance costs of the trailer, not the replacement of the unit.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:





Date: May 6, 2011
Author: Lisa Cox
Title/ Phone Ext: Planning Manager/ Ext: 1448
Proposed Schedule:
1st Reading: May 2, 2011
2nd Reading: May 16, 2011

Attach 4
Public Hearing – Amending Title 21 of the Grand Junction Municipal Code

CITY COUNCIL AGENDA ITEM

Subject: Text Amendments to Title 21 of the Grand Junction Municipal Code, Concerning Language to Grant an Extension for the Recording of Subdivisions
File # (if applicable): ZCA-2011-632
Presenters Name & Title: Lisa Cox, Planning Manager

Executive Summary:

These text amendments to Sections 21.02.070(u)(4), 21.020.070(a)(8)(ii), 21.020.070(r)(6) and 21.020.070(s)(4)(iv) of the Grand Junction Municipal Code, are made to revise Code language to grant an extension for the recording of subdivisions.

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

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Policy 6A: In making land use and development decisions, the City and County will balance the needs of the community.

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

The proposed Code amendment supports the vision and goals of the Comprehensive Plan by protecting of the City's interests by ensuring that developments meet the requirements of current Code and the Comprehensive Plan while being flexible enough to allow for extensions of time for projects to be completed in a serious economic downturn.

Action Requested/Recommendation:

Hold a Public Hearing to Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Ordinance.

Board or Committee Recommendation:

The Planning Commission voted to recommend approval of the proposed amendments at its April 12, 2011 meeting with the following findings of fact and conclusions:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

Background, Analysis and Options:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code. City Council has requested that staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning Code. The following proposed amendments enhance the effectiveness of the Zoning Code.

The Zoning and Development Code provides that a preliminary subdivision plan approval is good for two years unless extended. The granting of extensions by the Director and/or by the decision-making body requires a finding of good cause.

The City has received and processed several requests in the past year to extend the approval for Preliminary Plans. Many of the requests have cited the downturn in the local economy and housing market as the reason to extend the subdivision approval. It is questionable whether an economic downturn satisfies the requirement of a finding of good cause, because it applies to everyone equally, is not project-specific, and does not address whether or not the project can reasonably be completed with a given time. If the City, as a matter of policy, desires to make accommodations to developers because of the state of the economy in general by extending subdivision approvals, such a policy should be reflected in the Code.

Staff therefore proposes amendments to Section 21.02.070 concerning extensions of time for preliminary subdivision plan approvals and approvals of final plats which we believe to be protective of the City's interests in ensuring the developments meet the requirements of current Code and the Comprehensive Plan while being flexible enough to allow for extensions of time for projects to be completed in a serious economic downturn.

Financial Impact/Budget:

There are no anticipated financial or budget impacts.

Legal issues:

The proposed amendment has been reviewed and is supported by the Legal Division.

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING CERTAIN SECTIONS OF TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE CONCERNING THE RECORDING OF SUBDIVISIONS

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, also known as Title 21 of the Grand Junction Municipal Code of Ordinances.

Staff makes the following proposals in an effort to maintain the effectiveness of the Zoning Code.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.02.070(u)(4) is amended as follows. (Amendatory language is shown by underline or strikethrough)

- (4) If the applicant does not complete all steps in preparation for recording a final plat within two years of approval of the preliminary subdivision plan, the preliminary subdivision plan shall require another review and processing as per this section and shall then meet all the required current code regulations at that time. One extension of 12 months may be granted by the Director ~~for good cause~~ so long as the plan is consistent with the Comprehensive Plan and current zoning requirements. ~~Any aAdditional extensions must~~ may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements. ~~The Planning Commission must find good cause for granting the extension.~~

All other provisions of Section 21.02.070(u) shall remain in full force and effect.

Section 21.020.070(a)(8)(ii) is amended as follows. (Amendatory language is shown by underline or strikethrough)

(ii) The Director may extend the permit for up to 180 more days if the applicant proves he/she can complete the project in conformance with currently adopted codes and policies, except the Director may grant one extension of 12 months for a preliminary subdivision or unrecorded final plat, in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(a)(8) shall remain in full force and effect.

Section 21.020.070(r)(6) is amended as follows. (Amendatory language is shown by underline or strikethrough)

(6) Validity. The applicant may propose a development phasing schedule at the time of application for a preliminary subdivision plan for consideration by the Director. In the absence of an approved phasing schedule, a preliminary subdivision plan approval shall be valid for only two years, during which the applicant shall obtain final plat approval for all or a portion of the property. If a part of the property in the preliminary subdivision plan is final platted within two years, the preliminary subdivision plan approval shall be automatically renewed for an additional one year following the recording of each final plat, unless the Director notifies the applicant, in writing, to the contrary. The applicant shall plat the entire property included in the preliminary subdivision plan within six years of the initial plan approval date. After six years, approval of unplatted portions of the preliminary subdivision plan shall be considered void unless an extension is requested and approved by the decision-making body in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(r) shall remain in full force and effect.

Section 21.02.070(s)(4)(iv) regarding approval of final plats shall be amended as follows (Amendatory language is shown by underline or strikethrough):

(iv) Form of Final Action. The form of final approval by the Director shall be the recording of the plat as provided in subsection (u) of this section. If the Director approves the final plat, then the applicant's surveyor or engineer shall then make any changes necessary or required to comply with final approval conditions. The plat shall then be recorded within two years of action by the Director or as directed in the approved phasing plan/development schedule, subject to extensions granted in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(s)(4) shall remain in full force and effect.

INTRODUCED on first reading the 2nd day of May, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Attach 5
Minutes

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

May 2, 2011

The City Council of the City of Grand Junction convened into regular session on the 2nd day of May 2011 at 7:01 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Jim Doody, Tom Kenyon, Laura Luke, Bill Pitts, Sam Susuras, and Council President Teresa Coons. Also present were City Manager Laurie Kadrach, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Coons welcomed the new Councilmembers joining them at the dais.

Council President Coons took note that under the subject of Economic Development, the New York Times published a list of most risky and least risky communities in the United States and Grand Junction is the fifth least risky community to live in with the other top five all being in Oregon.

Proclamations/Recognitions

Proclaiming May 7, 2011 as “National Train Day” in the City of Grand Junction

Proclaiming May 14, 2011 as “Grand Junction Letter Carriers Stamp Out Hunger Day” in the City of Grand Junction

Election of Mayor and Mayor Pro Tem/Administer Oaths of Office

Councilmember Susuras nominated Councilmember Kenyon for President of the Council/Mayor of the City of Grand Junction for 2011/2012. Councilmember Doody seconded the nomination.

Councilmember Boeschstein nominated Council President Coons for President of the Council/Mayor of the City of Grand Junction for 2011/2012. Councilmember Luke seconded the nomination.

There were no other nominations.

A vote was called. Councilmember Kenyon was elected as President of the Council/Ex Officio Mayor for 2011/2012. Councilmembers Doody, Kenyon, Pitts, and Susuras voted for Councilmember Kenyon. Councilmembers Boeschstein, Luke, and Council President Coons voted for Council President Coons.

Councilmember Luke nominated Councilmember Doody as President of the Council Pro Tem/Mayor Pro Tem for the City of Grand Junction for 2011/2012. There was no second.

Councilmember Susuras nominated Councilmember Pitts as President of the Council Pro Tem/Mayor Pro Tem for the City of Grand Junction for 2011/2012. Councilmember Doody seconded the nomination.

Councilmember Kenyon nominated Councilmember Susuras as President of the Council Pro Tem/Mayor Pro Tem for the City of Grand Junction for 2011/2012. There was no second.

Councilmember Pitts was elected as President of the Council Pro Tem/Ex Officio Mayor Pro Tem for 2011/2012 by unanimous vote.

City Clerk Stephanie Tuin administered the oath of office to both Council President Pro Tem Pitts and Council President Kenyon.

New seats were taken and the meeting continued.

Council President Tom Kenyon expressed appreciation to Outgoing Council President Coons and thanked her for her service. He said she exemplified leadership and great work.

Council Comments

Councilmember Jim Doody noted the national news and thought it was a great day to be an American.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Susuras moved to approve and then read the Consent Calendar Items #1 through #9. Councilmember Pitts asked that Item #9 be moved to individual consideration and then seconded the motion. Councilmember Susuras amended his motion to exclude Item #9. Motion carried by roll call vote. Item #9 was moved to individual consideration.

1. Minutes of Previous Meeting

Action: Approve the Minutes of the April 18, 2011 and April 20, 2011 Regular Meetings and the Minutes from the April 20, 2011 Special Session

2. Setting a Hearing on the Hatch Annexation, Located at 2063 S. Broadway [File # ANX-2011-698]

A request to annex 4.39 acres, located at 2063 S. Broadway. The Hatch Annexation consists of five (5) parcels. There is no public right-of-way contained within this annexation area.

a. Referral of Petition, Setting a Hearing and Exercising Land Use Jurisdiction

Resolution No. 20-11—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Hatch Annexation, Located at 2063 S. Broadway

Action: Adopt Resolution No. 20-11

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado Hatch Annexation, Approximately 4.39 Acres, Located at 2063 S. Broadway

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 13, 2011

3. Setting a Hearing on an Ordinance Amending Title 21 of the Grand Junction Municipal Code, Concerning Language to Grant an Extension for the Recording of Subdivisions [File # ZCA-2011-632]

These text amendments to Sections 21.02.070(u)(4), 21.020.070(a)(8), 21.020.070(r)(6) and 21.020.070(s)(4) of the Grand Junction Municipal Code, are made to revise Code language to grant an extension for the recording of subdivisions.

Proposed Ordinance Amending Certain Sections of Title 21 of the Grand Junction Municipal Code Concerning the Recording of Subdivisions

Action: Introduction of Proposed Ordinance and Set a Hearing for May 16, 2011

4. Somerville Ranch Irrigation Efficiency Project

Request to enter into a contract with the Natural Resources Conservation Service (NRCS) under the Environmental Quality Incentives Program (EQIP) to install underground pipe and gated surface pipe to improve the irrigation efficiency at the City-owned Somerville Ranch. This would be a partnership between the City, Howard and Janie Van Winkle (Somerville Ranch lessee) and the NRCS.

Action: Authorize the Utilities, Street Systems, and Facilities Director to Sign a Conservation Program Contract with the Natural Resources Conservation Service (NRCS)

5. **Persigo Wastewater Treatment Plant Dissolved Air Flootation Specialty Equipment Purchase**

This request is for the purchase of Dissolved Air Flootation (DAF) system equipment for the Persigo Wastewater Treatment Plant (WWTP). Based on previous process improvement evaluation studies at the WWTP, Staff has identified the need to improve the plant system for solids handling. This change will allow Operators at the WWTP to optimize solids handling throughout the entire WWTP, and during winter months when current plant processes are reaching design capacity.

Action: Authorize the Purchasing Division to Execute a Contract with World Water Works, Inc. for the Purchase of a Dissolved Air Flootation Unit for the Persigo WWTP DAF Project in the Amount of \$400,000

6. **Outdoor Dining Lease Amendment for Dynamic Adventures Limited DBA Le Rouge Restaurant, Located at 317 Main Street**

Dynamic Adventures Limited DBA Le Rouge Restaurant is requesting an additional area to be added to the existing Outdoor Dining Lease for an area measuring 23 feet by 7.83 feet (180 square feet). Le Rouge currently leases 8.67 feet by 25.4 feet (220 square feet) directly in front of the property located at 317 Main Street. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their licensed premise and allow alcohol sales in these areas totaling 400 square feet. *(This section was revised post-meeting to reflect actual measurements. ST)*

Resolution No. 21-11—A Resolution Amending the Lease of Sidewalk Right-of-Way to Dynamic Adventures Limited DBA Le Rouge Restaurant

Action: Adopt Resolution No. 21-11

7. **Airport Improvement Program Grant for the Acquisition of Snow Removal Equipment**

AIP-47 is a grant for \$456,041.00 for the acquisition of Snow Removal Equipment to help ensure the safe operation of the Grand Junction Regional Airport. The Supplemental Co-sponsorship Agreement is required by the FAA as part of the grant acceptance by the City.

Action: Authorize the Mayor and City Attorney to Sign the Original FAA AIP-47 Grant Documents for acquisition of Snow Removal Equipment at the Grand Junction Regional Airport and Authorize the City Manager to Sign the Supplemental Co-sponsorship Agreements for AIP-47

8. **Sale of Property Described as Lot One of the Parkway Viaduct Subdivision, Located at 1554 Independent Avenue**

The City has entered into a contract with Paul Horbetz for the sale of the real property located at 1554 Independent Avenue.

Resolution No. 22-11—A Resolution Authorizing the Sale by the City of Grand Junction, Colorado, of Certain Real Property Located at 1554 Independent Avenue; Ratifying Actions Heretofore Taken in Connection Therewith (Lot 1, Parkway Viaduct Subdivision)

Action: Adopt Resolution No. 22-11

9. **Peppermill Lofts Fee Request** [File #SPR-2009-068]

A request to have the City pay certain development fees for Peppermill Lofts, a proposed multi-family development, consisting of 48 units, located at 2823 North Avenue and 497 and 491 28 ¼ Road.

MOVED TO INDIVIDUAL CONSIDERATION

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Peppermill Lofts Fee Request [File #SPR-2009-068]

A request to have the City pay certain development fees for Peppermill Lofts, a proposed multi-family development, consisting of 48 units, located at 2823 North Avenue and 497 and 491 28 ¼ Road.

Neighborhood Services Manager Kathy Portner presented this item. She described the history of the site and how this developer came forward with an idea that fit into the North Avenue Corridor Plan. She described the proposal to build four structures with apartments. The developer has requested assistance with the payment of some of the development fees for a total of \$167,366.

Councilmember Pitts asked about the time frame for the project to start. Ms. Portner said the applicant can answer but she believes it will be in the next thirty to sixty days.

Councilmember Susuras asked about the project being financed by HUD and how this will be restricted for low income buyers. Ms. Portner deferred that question to the applicant.

Neighborhood Services Manager Portner added that the addition of multi-housing will add to the diversity of housing needed in the community.

Councilmember Boeschenstein lauded the plan and was pleased to see residential on North Avenue, noting it will help with the redevelopment of North Avenue. He asked

about a park or payment in lieu of. Ms. Portner said the applicant will be paying park fees in lieu of a park with the nearest parks being Columbine and Rocket Parks.

Ted Ciavonne, representing the applicant, addressed the City Council with regard to the fee request. During the last two years, the Comprehensive Plan has been adopted and the North Avenue Corridor Plan was adopted. This plan was modified to meet those Plans including consolidating curb cuts and additional streetscape. Mr. Ciavonne described the difficulty with demolition and site clearing and other expenses associated with the project. The closing will take place in the next fifteen to thirty days. The outstanding fees are the only issue; the project has weathered the economic downturn and went through the HUD financing. He noted the deteriorating corridor of North Avenue.

Councilmember Doody asked about the water tap fee being low. Mr. Ciavonne responded that there are some credits for the existing businesses.

Tim Moore, Public Works and Planning Director, confirmed that sewer taps have increased and there is a large credit for the water tap from the existing car wash. Councilmember Doody asked for confirmation that the General Fund will be where the funds come from as the water and sewer funds are enterprise funds that will need to remain whole.

City Manager Kadrich noted that is a clarification that should be made for the community. It is not a fee waiver, it is actually a co-sponsorship of this project by the City for economic development. Therefore, a transfer from reserve funds would be made to cover those fees.

Councilmember Susuras asked for an explanation of how HUD oversees this project since it is a HUD financed project.

Bruce Millyard, 828 Quail Run, representing Northvin, LLC., the developer, said there are various programs within HUD. This particular one being used is 201B and in that there are market rents. He will have to submit a market study of rents to help determine rent prices for the project. This project was designed to be on the lower scale of rents because that is where the need is in the City. This project is also ENERGY STAR rated which will make utilities considerably lower for the occupants which equates to lower rent rates. A one bedroom unit will rent for about \$550 per month and a two bedroom will rent for about \$700 per month.

Council President Kenyon asked City Attorney Shaver if there was a need for a public hearing on this item. Mr. Shaver responded there was no need as it is for Council to deliberate. The money is there, it is as the City Manager described, from the fund balance.

Councilmember Coons said that this project has previously gone before the Economic and Community Development Committee and was favored because it has fallen into the Master Plan by helping to develop the North Avenue Corridor and providing economic stimulus to the community. The Economic and Community Development Committee has recommended approval.

Councilmember Pitts stated that, although it sounds good, he appreciated having an explanation on where the funds are going to come from.

Councilmember Susuras moved to approve the request for the City to pay the development fees in the amount of \$167,366 for the Peppermill Lofts Apartments. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Commission on Arts and Culture's Grant Recommendations Supporting Arts and Cultural Events and Projects for 2011

The Commission on Arts and Culture recommendations are for grant awards to local non-profit organizations to support arts and cultural events, projects, and programs in Grand Junction, which are expected to reach an audience of over 250,000 citizens and visitors and help promote employment, education, exhibit, and sales opportunities for many artists, musicians, and non-profit sector employees in our community.

Rob Schoeber, Parks and Recreation Director, introduced this item and the Commission on Arts and Culture Chair Gisella Flannigan.

Dr. Flannigan reported on the Commission's art grant program. She first provided a brief history of the program and the economic benefit including the leverage the grants provide. The arts and culture truly benefit the community and she thanked the Council for their continued support.

Councilmember Coons thanked the Commission on Arts and Culture for their good work as she has had many comments that the arts and culture is one reason people move here.

Councilmember Boeschstein added that supporting the arts also supports economic development.

Council President Kenyon said he sat in on the last meeting where the Art on the Corner Committee presented and he agreed that this program provides jobs and an economic boost for the community. The Committee is looking at expanding the program.

Councilmember Coons moved to approve recommendations from the Commission on Arts and Culture for grants to help with the cultural events and arts projects. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Contract with the Colorado Department of Transportation and the Union Pacific Railroad to Furnish and Install Traffic Safety Features at the River Road Spur, East of Railroad Boulevard

A contract with CDOT and UPRR for the installation of flashing lights, gates, bells, constant warning circuitry, and new control cabinet at railroad milepost 453.56, located on River Road east of Railroad Boulevard. Traffic control for the crossing consists only of the required signing installed by the railroad, which is an advance railroad warning sign and a cross-buck railroad sign at the crossing. The request is to design and construct flashing lights, gates and a concrete grade crossing.

Tim Moore, Public Works and Planning Director, presented this item. This item combines resources of the Colorado Department of Transportation and the Union Pacific Railroad. He displayed a site map as to the location of the improvements as well as photos of the current crossing. The plan is to install a full safe crossing with gates and lights. The City will be responsible for the traffic control and restriping the road for an approximate cost of \$20,000. The Railroad plans to begin the improvements in the fall.

Councilmember Doody asked who maintains this road. Mr. Moore said, at this location, the City is responsible.

Councilmember Doody asked about the railroad spur at the CoorsTek plant. Mr. Moore said the City upgraded it as part of the Riverside Parkway project. The Railroad will maintain the crossing; the City maintains the road.

Councilmember Pitts asked about the intersection onto I-70B off of River Road. Mr. Moore said there are plans in the long term to improve that intersection.

Councilmember Susuras asked Mr. Moore to elaborate on the funding. Mr. Moore explained the Railroad grant funding and that it is matched with the State of Colorado funding. Since the project won't begin until fall, the cost may go up slightly but there is funding to cover that increase.

Resolution No. 23-11—A Resolution Authorizing the City Manager to Sign a Contract with the Colorado Department of Transportation and the Union Pacific Railroad for the Installation of Rail Crossing Warnings at the Railhead Spur (Railroad Milepost 453.56) in the City of Grand Junction

Councilmember Doody moved to adopt Resolution No. 23-11. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Public Hearing—Hyre Heights Rezone, Located at 2674 F Road [File # RZN-2011-643]

Request to rezone 0.64 acres located at 2674 F Road from R-4, (Residential – 4 du/ac) to MXG-3 (Mixed Use General Form District – 3 stories) zone district.

The public hearing was opened at 8:01 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The property is within walking distance of St. Mary's primary campus. There are a number of medical providers in that general area as well as other multi-family housing. The Comprehensive Plan designates this area as an area for a "center" and is suitable for a form district zoning. The applicant wants to convert the existing residence into another use. That change would require additional administrative review and any new structures would have to conform with the new zone district. Mr. Rusche said the request does meet the criteria of the Grand Junction Municipal Code and is consistent with the goals and policies of the Comprehensive Plan.

Councilmember Coons asked what uses will be allowed in this zone district. Mr. Rusche said residential, institutional, commercial, and limited industrial uses are allowed as listed in the Code and would be allowed in the form district.

Councilmember Boeschstein asked how the parcel will access Patterson Road. Mr. Rusche said it will use its existing access. The parking lot adjacent may be an opportunity for shared access and it accesses 26 ¾ Road. This would be encouraged. The access is not regulated; there is no median on Patterson.

Councilmember Boeschstein asked about the Planned Zone for the adjacent parcel. Mr. Rusche said it is part of the general St. Mary's Plan.

Public Works and Planning Director Tim Moore responded to Councilmember Boeschstein's question about an access control plan onto Patterson. Mr. Moore agreed additional access is discouraged if there is another alternative.

Councilmember Pitts asked about the three-story building in the form district. Mr. Rusche said that could be constructed but the applicant plans to use the existing residence which will be non-conforming. They can do that for an interim period. The three story building in a form district would usually be commercial on the bottom floor and residential on the top floors; that is what would be envisioned for a form district. This request is to just change the zoning at this time.

Councilmember Susuras said there is concern in the neighborhood that there will be a three story building built immediately. He asked the Planner to explain the process. Mr. Rusche said it would be reviewed administratively and would include review of the site plan which includes the form of the building, utility connections, how many parking spaces, landscaping, etc. before they could construct such a building.

Susan Madison, 1010 Rico Court, said she lives within a half mile of the project and expressed opposition. It conflicts with the previous item as it gets rid of housing in the community. She has experienced firsthand a fatality at the ATM location and a curb cut was removed because of it. St Mary's is using that as a foot path to get to their other locations. She felt there is enough business in the area. She then asked Council to deny the request.

Lori Garrison, 608 View Point Drive, adjacent to the property in question, said the property is a peninsula in a residential area. That property only has 100 feet along Patterson Road. It sits up where the residential properties sit. This will tower over the ranch residential properties if a three story building is added. The mixed use could bring entertainment in that area. She would be opposed to having a bar and loud music in that area. She complimented the new Master Plan (Comprehensive Plan). She would like to see more of a buffer. She does not have problem with an office or a medical building but does not want to see mixed use for this area.

Georgia Meacham, 615 View Point Drive, asked the Council to look at the property before they make a decision. There are three properties that face Patterson Road. There is already a rezoning at 7th and Patterson. She feared it will all be commercial. They are trying to protect their old neighborhood.

Todd Eriksen, 604 View Point Drive, said he would hate to see an apartment complex be built there.

Laura Bishop, speaker for her parents at 612 View Point Drive, said a three story building will not be good for the area. She was concerned about bright lights at night.

Jean Bray, 608 Rico Way, requested that Council decline the rezone.

Jean Parotty, 604 Rico Way, lives in the original house. They moved there in 1983 and have seen a huge impact on Patterson Road. It is hard to get out. This would add more traffic.

Steve Meacham, 615 View Point Drive, said that there are some areas that have sat there for a long time and development will occur at some point but it abuts to some nice neighborhoods. He asked what is appropriate for a buffer for a three story building and questioned the possibility that it does not even have to come back to Council.

Mary Munro, 617 View Point Drive, has lived there for 28 years. The property was part of the Kellogg Farm and it is a very special neighborhood with very low turnover of neighbors. They strongly recommend that it not be rezoned in this manner. They are concerned with the traffic; it is difficult to get out onto Patterson Road. The neighborhood wants to retain the peace and tranquility.

Bill Bush, 619 View Point Drive, has lived there since 1968. He also did not want to see this passed.

Georgia Meacham, 615 View Point Drive, encouraged the whole area to be planned comprehensively.

Kenneth Allen, 603 View Point Drive, has lived there 61 years. He asked what the plan is for accessibility. He said there doesn't need to be another Northern Way-like subdivision.

Mark Madison, 1010 Rico Court, has a business across Patterson. He is opposed based on neighborhood integrity. This development would need to have a curb cut on Patterson Road. As far as the planning for this area, he thought a very broad brush was used. Additional traffic and congestion is not needed in the area. This is only 6/10 of an acre so it doesn't fit a commercial development. A fit would be R-4 and redevelop as a residential district. It is not a good argument to say it can't be sold because it borders Patterson as it was there when the current owner bought it.

There were no other public comments.

The public hearing was closed at 8:38 p.m.

Council President Kenyon asked Mr. Rusche to address the curb cuts. Mr. Rusche deferred to the Public Works and Planning Director.

Public Works and Planning Director Tim Moore said it will depend on the site plan. Accessing side streets will be the preferred approach. If not, a restricted access to Patterson Road would be likely.

Councilmember Boeschstein said generally curb cuts are discouraged. Mr. Moore agreed but they would allow access to the property, perhaps restricted to right-in and right-out.

Brian Rusche, Senior Planner, identified the length of the mixed use opportunity corridor which then allows for a form district. A rezone to a form district must meet the Code criteria and then two other criteria: how it would fit in the community and the lot depth. The applicant can request this particular zone. Each request per district would have to come individually to Council.

Councilmember Susuras asked if the applicant considered Residential Office zone district.

Mr. Rusche said they did but that zone district does limit the type of office and has size limitations. He would have to ask the applicant, who was present, if they are interested in that zone designation.

Councilmember Pitts said he has a problem with the request for the zoning. There are a number of uses allowed without further input from the City Council or the Planning Commission. He would rather see an RO or a conditional use. He will not support the request; he will oppose the rezone.

Council President Kenyon asked for a motion to be made before further comments from Council are entertained.

Ordinance No. 4467—An Ordinance Rezoning the Hyre Rezone Property Located at 2674 F Road from R-4 (Residential – 4 Dwelling Units per Acre) to MXG-3 (Mixed Use General Form District – 3 Stories)

Councilmember Pitts moved to adopt Ordinance No. 4467 and ordered it published in pamphlet form. Councilmember Susuras seconded the motion.

Councilmember Coons said she is struggling with this as she was part of Council that developed the Comprehensive Plan. The mixed use corridors were very important in that Plan. She is very familiar with this area and this property. Her biggest concern is the rectangular shape so its development will affect a number of properties. She is concerned with the way the property is situated and is opposed to the rezone.

Councilmember Pitts entered a restatement of his comments.

Councilmember Boeschstein said there are a number of serious problems with the request, the first of which is allowing additional curb cuts onto Patterson. Whatever is allowed will add to the traffic impact. He said this is a spot zone which will create an inconsistent zone pattern. If combined with the ATM lot, it could possibly be developed as a mixed use. He suggested a home occupation in this residence.

Councilmember Doody agreed with those that have spoken. He recognizes the idea but not every piece of property will work. He was concerned due to the width and the curb cuts and in hearing from all the neighbors. He will not be in favor.

Councilmember Luke said one of the residents noted the elevation and she agreed that it would be a hurdle to get an easement from St. Mary's. She agreed with the rest of Council. She felt there should be a common sense solution and still stay within the guidelines of Comprehensive Plan.

Council President Kenyon noted that during the Comprehensive Plan creation there was a desire to create mixed use opportunities but they don't all make sense. There is very little benefit to the public and a big detriment to the neighborhood with this request. He thanked the neighbors for coming and expressing their concerns. He will be opposed.

Motion failed 7 to 0 by roll call vote.

Council President Kenyon called a recess at 8:57 p.m.

The meeting reconvened at 9:02 p.m.

Public Hearing—Amendments to the Grand Junction Municipal Code, Chapter 6.12, Dogs and Cats, Concerning Barking Dogs

The Grand Junction Municipal Code ("Code") had a comprehensive review as part of a contract with Code Publishing Company. A misunderstanding developed during that review and, mistakenly, a change was made to section 6.12.060, Barking Dogs, due to that misunderstanding. The amendment concerning this section 6.12.060 will remedy that mistake.

The public hearing was opened at 9:02 p.m.

John Shaver, City Attorney, presented this item. He explained that there was a mistake in the recodification of the Code and this will correct the error.

Council President Kenyon asked if the error has caused any problems. City Attorney Shaver explained the Code used to require two complainants for a barking dog but that does not work when there may be only one person left in the neighborhood to file a complaint. That was why the Code was changed. Recently a complaint came forward and it was discovered that the old Code was back in place.

Councilmember Boeschstein asked about the complainant being kept confidential.

City Attorney Shaver explained that emotions run high with this type of complaint so when the complaint is made, the complainant is not revealed until after the process is complete in trying to mitigate the situation. If the matter goes to court, then the complainant name is revealed.

There were no public comments.

The public hearing was closed at 9:09 p.m.

Ordinance No. 4468—An Ordinance Amending Section 6.12.060 of Chapter 6 of the Grand Junction Municipal Code Concerning Barking Dogs

Councilmember Susuras moved to adopt Ordinance No. 4468 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

Councilmember Coons moved to adjourn. Councilmember Luke seconded. Council President Kenyon declared the meeting adjourned at 9:10 p.m.

Stephanie Tuin, MMC
City Clerk



Date: May 10, 2011

Author: Stephanie Tuin

Title/ Phone Ext: City Clerk,
X1511

Proposed Schedule: May 16,
2011

Attach 6
Council Assignments for 2011-2012

CITY COUNCIL AGENDA ITEM

Subject: Council Assignments for 2011 - 2012
File # (if applicable):
Presenters Name & Title: City Council

Executive Summary:

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

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

NA

Action Requested/Recommendation:

Adopt Proposed Resolution

Board or Committee Recommendation:

NA

Background, Analysis and Options:

The City Council assigns its members to represent the governing body on a variety of Council appointed boards, committees and commissions as well as a number of outside organizations.

Financial Impact/Budget:

None.

Legal issues:

None.

Other issues:

None.

Previously presented or discussed:

The City Council discussed the assignments at the May 16, 2011 workshop.

Attachments:

Proposed Resolution

RESOLUTION NO. _____-11

**A RESOLUTION APPOINTING AND ASSIGNING
CITY COUNCILMEMBERS TO REPRESENT THE CITY
ON VARIOUS BOARDS, COMMITTEES, COMMISSIONS AND ORGANIZATIONS**

Recitals:

Through various boards, committees, commissions and organizations the citizens of the City have a longstanding tradition of service to the community. The City Council by and through its creation of many of those boards and its participation there on and there with is no exception. The City is regularly and genuinely benefitted by the service performed by its boards, committees, commissions and organizations.

In order to continue that service the City Council annually or at convenient intervals designates certain Council members to serve on various boards, committees and commissions.

At its meeting on May 16, 2011 the City Council appointed its members to serve, in accordance with the bylaws of the board and/or applicable law, on the following boards, commissions, committees and organizations.

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

Until further action by the City Council, the appointments and assignments of the members of the City Council are as attached.

PASSED AND ADOPTED THIS _____day of _____, 2011

President of the City Council

ATTEST:

City Clerk

CITY COUNCIL FORMAL ASSIGNMENTS

Individual Members are assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2011 Assignments
Downtown Development Authority	2 nd and 4 th Thursdays @ 7:30 am @ Whitman Educational Center	
Grand Junction Housing Authority	4 th Monday @ 11:30 am @ 1011 N. 10 th	
Public Airport Authority	1 st & 3 rd Tuesday @ 5:15 pm @ Airport (3 rd Floor)	
Parks Improvement Advisory Board (PIAB)	3 rd Thursday @ 8:00 am (as needed) @ Parks & Rec. Administration	
Parks & Recreation Advisory Committee	1 st Thursday @ noon @ various locations	
Mesa County Separator Project Board (PDR)	Quarterly @ 750 Main St.	
Grand Valley Regional Transportation Committee (GVRTC)	4 th Monday @ 3:00 pm @ Old Courthouse (multipurpose room)	
Grand Junction Economic Partnership	4 th Wednesday of every month @ 7:00 am @ GJEP office	
Colorado Water Congress	Meets 3-4 times a year in Denver	
Parking Management Advisory Group (PMAG)	As needed	
Chamber Governmental Affairs (Legislative) Committee	Meets biweekly during the legislative session and monthly during the rest of the year	
EMS Medical Services Council	Meets 4 th Monday at 3:00 at County Administration (3 rd Floor)	
Methamphetamine Task Force	Meets 1 st Thursday 11 am until 1 pm in Training Room B at the Old Courthouse	
5-2-1 Drainage Authority	Meets the 4 th Wednesday of month at 3:30 p.m. in the Old Courthouse in Multi Purpose Room	

Criminal Justice Leadership 21 st Judicial District	Meetings are the third Thursday of each month, from 11:30 to 1:30. Meetings are held in the Mesa County Sheriff's Office Training Room at 215 Rice Street.	
Club 20	The board of directors meet at least annually. The time and place for board meetings are determined by the Executive Committee.	

Council Committees

	2011
Economic & Community Development Staff: Rich Englehart, John Shaver, Tim Moore	
Property Committee Staff: Laurie Kadrich, John Shaver, Tim Moore	
Legislative Committee Staff: John Shaver	
HT Staff: Laurie Kadrich, John Shaver, John Camper, Ken Watkins	



Date: 5/11/11

Author: Jay Valentine

Title/ Phone Ext: 1522

Proposed Schedule:
5/16/11

Attach 7
Ratify the Purchase of PVC Pipe and Fittings

CITY COUNCIL AGENDA ITEM

Subject: Emergency Purchase of Poly Vinyl Chloride (PVC) Pipe and Fittings
File # (if applicable):
Presenters Name & Title: Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

Ratify the purchase of PVC pipe supply from Grand Junction Pipe and Supply Company in the amount of \$113,579.76.

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 City of Grand Junction has the responsibility of providing safe and reliable sewer service to the citizens and businesses within the sewer system boundary. Replacement of old pipes and systems will ensure this service is safe and reliable for many years to come.

Action Requested/Recommendation:

Adopt Resolution Authorizing and Ratifying the Emergency Purchase of Poly Vinyl Chloride (PVC) Pipe and Fittings

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

The disaster in Japan, and the volatility in the Middle East has resulted in significant increases in the cost of crude oil and other oil/natural gas derivatives used to produce resin, a major component of polyvinyl chloride (PVC) and plastic pipe. Because of this, global demand has exceeded that of domestic demand, making it much more profitable

for manufacturers to export this product than sell it locally. The impacts result in significant price increases by as much as 30-50% in plastic PVC pipe. Pipe manufacturers have suggested that this increasing PVC cost will be in effect for several months and they do not know the impact of resin availability. As the height of the construction season approaches, they are encouraging companies to immediately place pipe orders. Because of this the City moved forward to preserve and lock-in prices as soon as possible which was done on April 29th, 2011 by issuing a purchase order to Grand Junction Pipe and Supply in the amount of \$113,579.76.

Financial Impact/Budget:

This PVC pipe purchase is included in the Joint Sewer Fund budget as part of the \$750,000 sewer line replacement projects scheduled for 2011.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item was discussed at the City Council Pre-Meeting on May 2nd, 2011

Attachments:

Proposed Resolution

RESOLUTION NO. __-11

A RESOLUTION AUTHORIZING AND RATIFYING THE EMERGENCY PURCHASE OF POLY VINYL CHLORIDE (PVC) PIPE AND FITTINGS

Recitals:

In accordance with the City's purchasing policies the City Manager has authority to expend up to \$100,000.00 per purchase for supplies, equipment and materials for City operations. The City had contracted for the purchase for the 2011 construction season of PVC water and sewer pipe. The value of that contract at the time it was made was less than \$100,000; however, due to sharp increases in the price of oil, the cost of the pipe increased significantly. On May 2, 2011 the City Council authorized the purchase of the 2011 pipe at a cost not to exceed \$120,000.00. City staff purchased the 2011 pipe on May 29, 2011 for \$113,579.76.

The City Council is appreciative of the Staff, especially Assistant Financial Operations Manager Jay Valentine, and his ability to contain costs and react as quickly to the changing market conditions as he did. His actions resulted in the City being able to continue to perform its scheduled pipeline construction/reconstruction work in the 2011 construction season.

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

The City Council does hereby ratify the actions of the City Manager and her staff heretofore taken in purchasing the 2011 PVC pipe supply from Grand Junction Pipe and Supply Company in the amount of \$113,579.76. All actions taken on behalf of the City and as the act of the City are wholly authorized and confirmed by this resolution.

PASSED AND APPROVED this _____ day of _____, 2011.

President of the Council

ATTEST:

City Clerk



Date: April 27, 2011
Author: Scott D. Peterson
Title/ Phone Ext: Senior
Planner/1447
Proposed Schedule: May 16,
2011
2nd Reading
(if applicable): June 1, 2011

Attach 8
**Setting a Hearing on the Carroll Rezone, Located
at 1220 and 1240 Cannell Avenue**

CITY COUNCIL AGENDA ITEM

Subject: Carroll Rezone, Located at 1220 and 1240 Cannell Avenue
File #: RZN-2011-665
Presenters Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

Request to rezone 0.35 +/- acres located at 1220 and 1240 Cannell Avenue from R-8, (Residential – 8 du/ac) to R-O, (Residential Office) zone district in anticipation to develop and/or market the properties as mixed use office and/or multi-family residential.

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

The proposed rezone request furthers **Goals 3, 4, 5, 6, and 7** of the Comprehensive Plan by;

- Facilitating ordered and balanced growth throughout the community,
- Supporting the continued development of the downtown area of the City Center,
- Providing a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages,
- Encouraging land use decisions that preserve and provide for appropriate reuse and finally creating appropriate buffering between new and existing development.

Action Requested/Recommendation:

Introduce a Proposed Ordinance and Set a Public Hearing for June 1, 2011.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their April 26, 2011 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:

N/A.

Attachments:

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

BACKGROUND INFORMATION				
Location:		1220 and 1240 Cannell Avenue		
Applicants:		Clark Carroll and Phyllis Carroll, Owners Alicia Herring, Representative		
Existing Land Use:		Single-family home on each property		
Proposed Land Use:		Future mixed use (office and/or multi-family residential) development		
Surrounding Land Use:	North	Mesa State College – Student housing		
	South	Mesa State College – Mixed Use (commercial/student housing)		
	East	Mesa State College – Student housing		
	West	Single-family residential		
Existing Zoning:		R-8, (Residential – 8 du/ac)		
Proposed Zoning:		R-O, (Residential Office)		
Surrounding Zoning:	North	R-8, (Residential – 8 du/ac)		
	South	R-8, (Residential – 8 du/ac)		
	East	R-8, (Residential – 8 du/ac)		
	West	R-8, (Residential – 8 du/ac)		
Future Land Use Designation:		Business Park Mixed Use		
Zoning within density range?		X	Yes	No

1. Background:

The applicants, Clark Carroll and Phyllis Carroll, are requesting to rezone their properties located at 1220 and 1240 Cannell Avenue. The two properties are situated on the east side of Cannell Avenue and are surrounded by Mesa State College owned properties on three sides (north, south and east) that consist of student housing and commercial leases. The applicant's intent is to develop and/or market the properties as mixed use office and/or multi-family residential.

The R-O district was established to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards for the R-O district are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

The applicants held a Neighborhood Meeting on December 21, 2010 with three adjacent property owners in attendance. No adverse comments related to the proposed rezone were raised during the meeting.

2. Section 21.02.140 of the Grand Junction Municipal Code:

Zone requests must meet all of the following criteria for approval:

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

Response: The properties have been zoned R-8 for many years and are also the last remaining properties on this block that are not owned by Mesa State College. The properties are now surrounded by Mesa State College on three (3) sides. Use of these properties as office and/or multi-family residential development is a logical extension of and makes good use of the adjacent commercial and residential dormitory land uses provided by Mesa State College.

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

Response: The character of the area has changed with the growth of Mesa State College. As Mesa State College continues to expand and develop, the character of the area has changed. In addition, the proposed rezone to R-O provides an appropriate transition and logical extension from the existing adjacent Mesa State College properties which contain mixed use developments of commercial and residential dormitory land uses along North Avenue.

(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 to accommodate any future development. City water service is available in Cannell Avenue and City sewer service is available in an easement along the east property boundary. The proposed rezone is also within walking distance of services and educational opportunities provided by Mesa State College and commercial retail services and restaurants along North Avenue. Grand Valley Transit also provides bus service along North Avenue.

(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 to R-O would be a natural progression and transition between the existing mixed use commercial and residential dormitory buildings offered by Mesa State College directly to the south along North Avenue and the residential properties to the west. The existing properties are surrounded by Mesa State College properties on three sides and the proposed zone will allow land uses that are supportive of services and educational opportunities offered by Mesa State College.

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

Response: The community and the area will derive benefits from the proposed rezone by creating the potential of office and/or multi-family residential development that is compatible with the adjacent commercial and residential dormitory land uses provided by Mesa State College. The community and area also benefit from the potential for an attractive and useful re-development of properties that will include new landscaping and other on-site improvements.

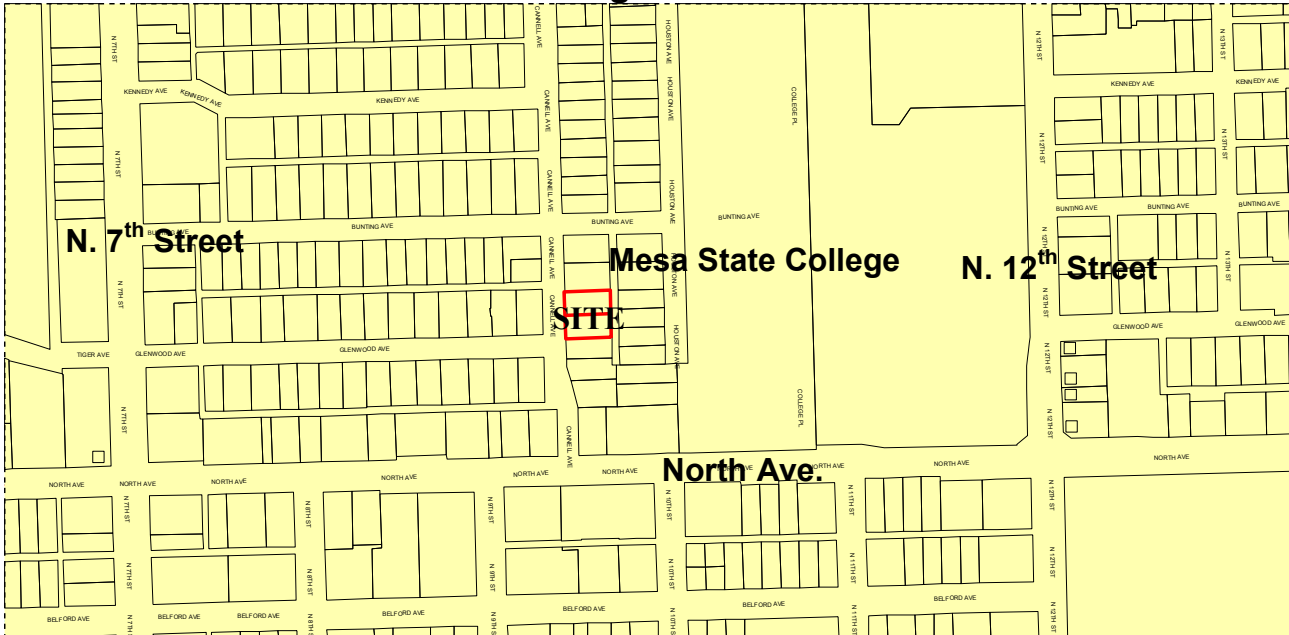
Alternatives: In addition to the R-O zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property.

- a. R-12, (Residential – 12 du/ac)
- b. R-16, (Residential – 16 du/ac)
- c. R-24, (Residential – 24 du/ac)
- d. CSR, (Community Services and Recreation)
- e. BP, (Business Park Mixed Use)
- f. I-O, (Industrial/Office Park)

The Planning Commission recommends a R-O zone designation and does not recommend R-12, R-16, R-24, CSR, BP or I-O. 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.

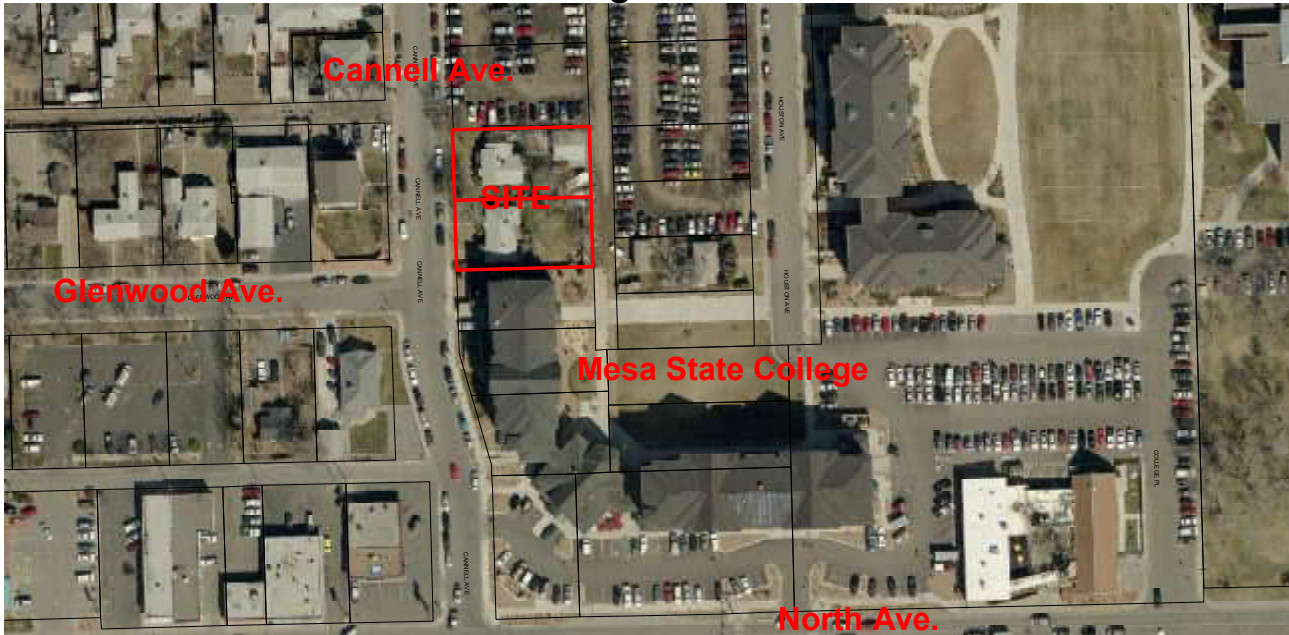
Site Location Map – 1220 & 1240 Cannell

Figure 1



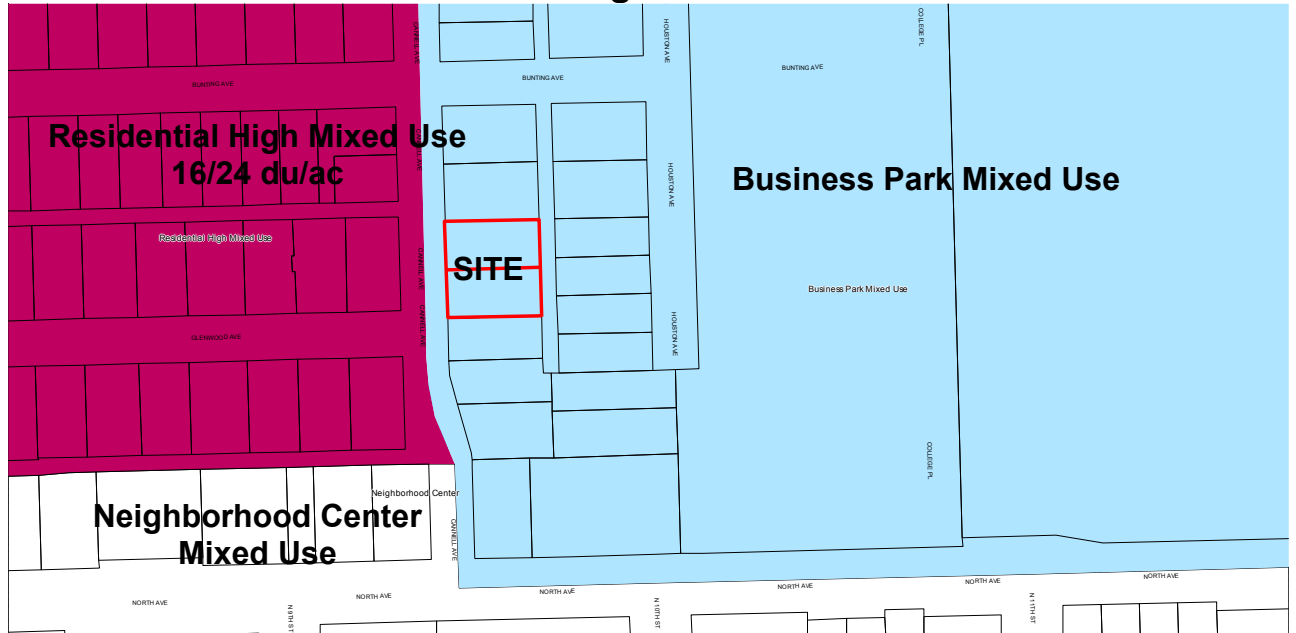
Aerial Photo Map – 1220 & 1240 Cannell

Figure 2



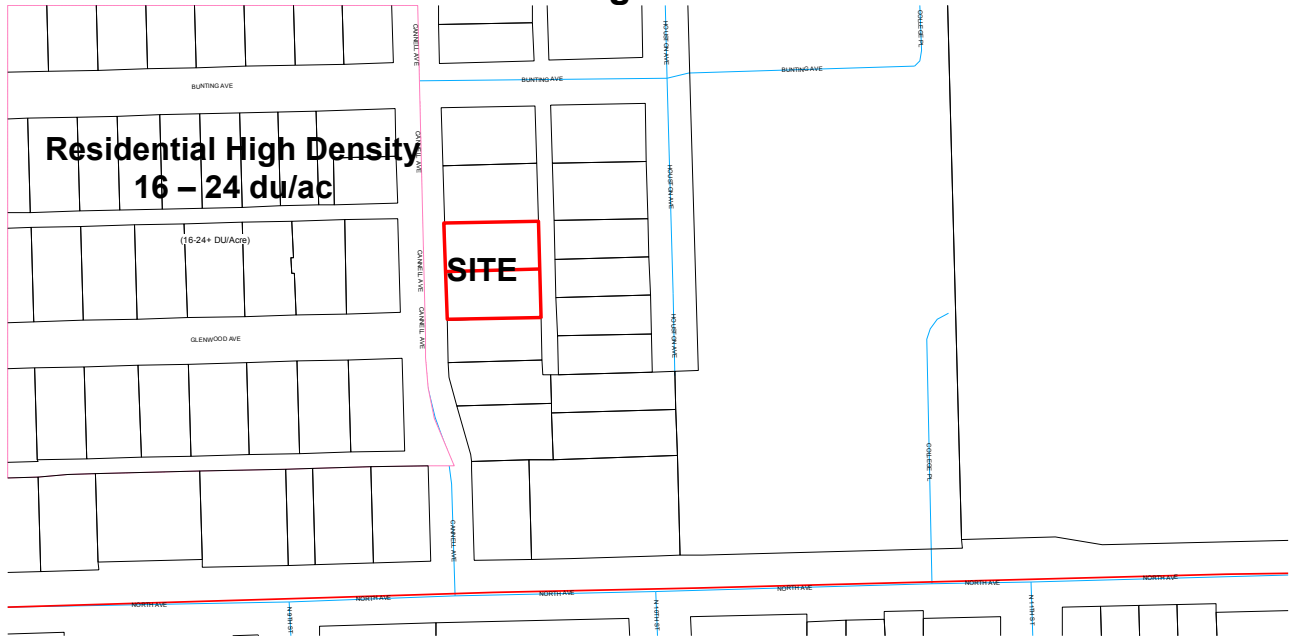
Comprehensive Plan

Figure 3



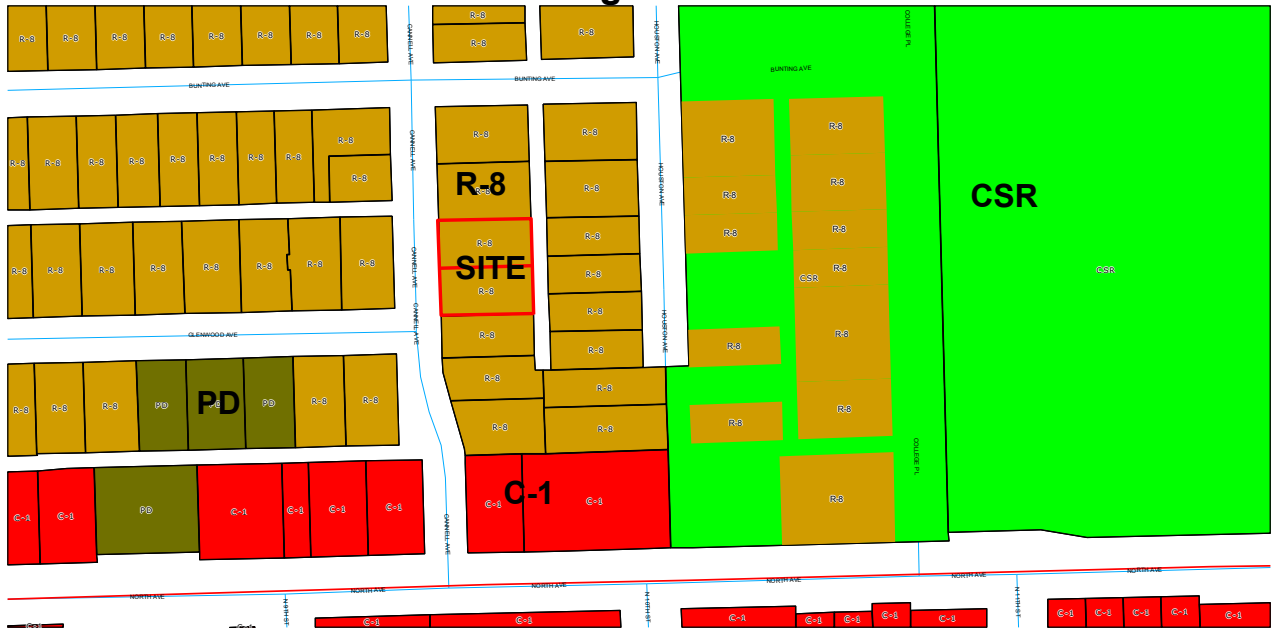
Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE CARROLL REZONE
FROM R-8, (RESIDENTIAL – 8 DU/AC) TO R-O, (RESIDENTIAL OFFICE)**

LOCATED AT 1220 CANNELL AVENUE AND 1240 CANNELL AVENUE

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 rezoning the Carroll properties from R-8, (Residential – 8 du/ac) to the R-O, (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Business Park Mixed Use and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-O, (Residential Office) zone district to be established.

The Planning Commission and City Council finds that the R-O, (Residential Office) zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following properties shall be rezoned R-O, (Residential Office).

Lots 26, 27 and the South ½ of Lot 28, Block 3, McMullin & Gormley Subdivision and the North ½ of Lot 28 and all Lots 29 and 30, Block 3, McMullin & Gormley Subdivision

INTRODUCED on first reading this _____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading this _____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor