

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**CITY COUNCIL AGENDA
MONDAY, JUNE 13, 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.)

Pledge of Allegiance
Moment of Silence

Citizen Presentation

Presentations

Yard of the Month for May, 2011 presented to Sheri and Keith Brown of 380 Ridgeway Dr. by Tom Ziola, Forestry/Horticulture Supervisor

Proclamations

Proclaiming June 22, 2011 as "Bike to Work Day" in the City of Grand Junction

Appointments

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

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

Certificates of Appointment

Grand Junction Airport Authority

Parks and Recreation Advisory Board

Council Comments

Citizen Comments

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

1. **Public Hearing—Hatch Annexation, Located at 2063 S. Broadway** [File # ANX-2011-698] [Attach 1](#)

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. Accepting Petition

Resolution No. 33-11—A Resolution Accepting a Petition for Annexation, Making Certain Findings, Determining that Property Known as the Hatch Annexation, Located at 2063 S. Broadway is Eligible for Annexation

b. Annexation Ordinance

Ordinance No. 4469—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hatch Annexation, Approximately 4.39 Acres, Located at 2063 S. Broadway

®Action: Adopt Resolution No. 33-11 and Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4469

Staff presentation: Scott D. Peterson, Senior Planner

2. **Public Hearing—Modifications to Grand Junction Municipal Code Chapter 12.24, Commercial Use of Public Right-of-Way in Downtown Area, and Revision to the Outdoor Dining Lease** [Attach 2](#)

The modifications to the Grand Junction Municipal Code and the revision to the outdoor dining lease will clarify requirements and provide a uniform standard for all outdoor dining areas. The proposed amendments will also update the event permit and news box standards in Downtown.

Ordinance No. 4470—An Ordinance Amending Section 12.24 of the Grand Junction Municipal Code, Regulating Commercial Use of Public Right-of-Way in the Downtown Area, to Revise Sidewalk Dining Regulations and the News Box Regulations

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4470

Staff presentation: Heidi Hoffman Ham, DDA Executive Director

3. **Public Hearing—2011 Community Development Block Grant (CDBG) Program Year Including Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and Funding Request** [Attach 3](#)

CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The 2011 Program Year marks the City's 16th year of eligibility. In addition to consideration of funding projects for the 2011 program year, the City must adopt a new Five Year Consolidated Plan and an update to its Analysis of Impediments to Fair Housing Choice study. The City's 2011 Program Year will begin September 1, 2011. Applications for funding were solicited and received by the City on April 1st and Council approved funding for 10 projects at its hearing on May 16, 2011. The purpose of this hearing is 1) Adopt the Five Year Consolidated Plan; 2) Adopt the Analysis of Impediments to Fair Housing Choice study; and 3) Adopt the 2011 Annual Action Plan as a part of the Five Year Consolidated Plan.

Resolution No. 30-11—A Resolution Adopting the 2011 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 31-11—A Resolution Adopting the 2011 Analysis of Impediments to Fair Housing Choice Study for the Grand Junction Community Development Block Grant (CDBG) Program

Resolution No. 32-11—A Resolution Adopting the 2011 Program Year Action Plan as a Part of the City of Grand Junction 2011 Five Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

®Action: *Adopt Resolution Nos. 30-11, 31-11, and 32-11*

Staff presentation: Kristen Ashbeck, Senior Planner

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

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

4. **Minutes of Previous Meeting** [Attach 4](#)

Action: *Approve the Minutes of the June 1, 2011 Regular Meeting and Minutes of the June 6 and June 8, 2011 Special Session Minutes*

5. **Console Furniture Purchase for the Grand Junction Regional Communication Center** [Attach 5](#)

This approval request is for the contract award for the professional design, supply, and installation of console furniture that will be specific to the new Grand Junction Regional Communication Center (GJRCC).

Action: *Authorize the City Purchasing Division to Enter into a Contract with Xybix Systems, Inc. of Littleton, Colorado in the Amount of \$270,101.97 for the Grand Junction Regional Communication Center Console Furniture*

Staff presentation: Jim Finlayson, Information Technology Manager
Jay Valentine, Assistant Financial Operations Manager

6. **2011 Interceptor Sewer Repair and Replacement Project Change Order** [Attach 6](#)

This request is for approval of a Change Order to the existing 2011 Interceptor Repair and Rehabilitation contract. The additional work related to this request includes rehabilitation of approximately 3,500 lineal feet of interceptor sewer pipe and the reconditioning of 21 existing manholes. This maintenance is necessary to prolong the life of the existing concrete sewer pipe that has been damaged by hydrogen sulfide gas.

Action: Authorize the Purchasing Division to Modify the Contract with Reynolds Inliner, LLC of Orleans, Indiana for the Construction of the 2011 Sewer Interceptor Repair and Replacement Project in the Amount of \$228,962 for a Total Contract Amount of \$607,150

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

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

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



Date: May 27, 2011
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior Planner/1447
 Proposed Schedule: Resolution Referring Petition May 2, 2011
 2nd Reading
 (if applicable): June 13, 2011

Attach 1
Public Hearing – Hatch Annexation, Located at 2063 S. Broadway

CITY COUNCIL AGENDA ITEM

Subject: Hatch Annexation, Located at 2063 S. Broadway
File #: ANX-2011-698
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

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.

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

The proposed Annexation meets with Goals 3 and 5 of the Comprehensive Plan by creating the potential for a broader mix of housing types in the community and creating balanced and future growth spread within the community.

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

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

Action Requested/Recommendation:

Adopt Resolution Accepting the Petition for the Hatch Annexation and Hold a Public Hearing and Consider Final Passage of Annexation Ordinance.

Board or Committee Recommendation:

The Planning Commission will consider the Zone(s) of Annexation at a later date.

Background, Analysis and Options:

See attached Staff Report/Background Information

Financial Impact/Budget:

None.

Legal issues:

None.

Other issues:

None.

Previously presented or discussed:

Referral of the Petition and First Reading of the Annexation Ordinance was on May 2, 2011.

Attachments:

1. Staff Report/Background Information
2. Annexation Summary / Site Location Map / Aerial Photo Map
3. Comprehensive Plan Map / Blended Residential Map
4. Existing City and County Zoning Map
4. Acceptance Resolution
5. Annexation Ordinance

STAFF REPORT/BACKGROUND INFORMATION					
Location:		2063 S. Broadway			
Applicants:		Robert C. and Suzanne M. Hatch			
Existing Land Use:		Vacant land and the “old Beach property”			
Proposed Land Use:		Two-Family and Multi-Family Residential and potential small Commercial Development			
Surrounding Land Use:	North	Driving range for Tiara Rado Golf Course			
	South	10 th Hole at Tiara Rado Golf Course			
	East	Residential subdivision – Fairway Villas			
	West	Clubhouse for Tiara Rado Golf Course and Six Single-Family Attached Dwelling Units			
Existing Zoning:		County (PUD), (Planned Unit Development)			
Proposed Zoning:		R-12, (Residential – 12 du/ac) and B-1, (Neighborhood Business)			
Surrounding Zoning:	North	City CSR, (Community Services and Recreation)			
	South	City CSR, (Community Services and Recreation)			
	East	City PD, (Planned Development)			
	West	City CSR, (Community Services and Recreation) and County PUD (Planned Unit Development)			
Future Land Use Designation:		Residential Medium High (8 – 16 du/ac) and Commercial			
Zoning within density range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 4.39 acres of land and is comprised of five (5) parcels. The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

It is staff’s professional opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Hatch Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single

demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The following annexation and zoning schedule is being proposed.

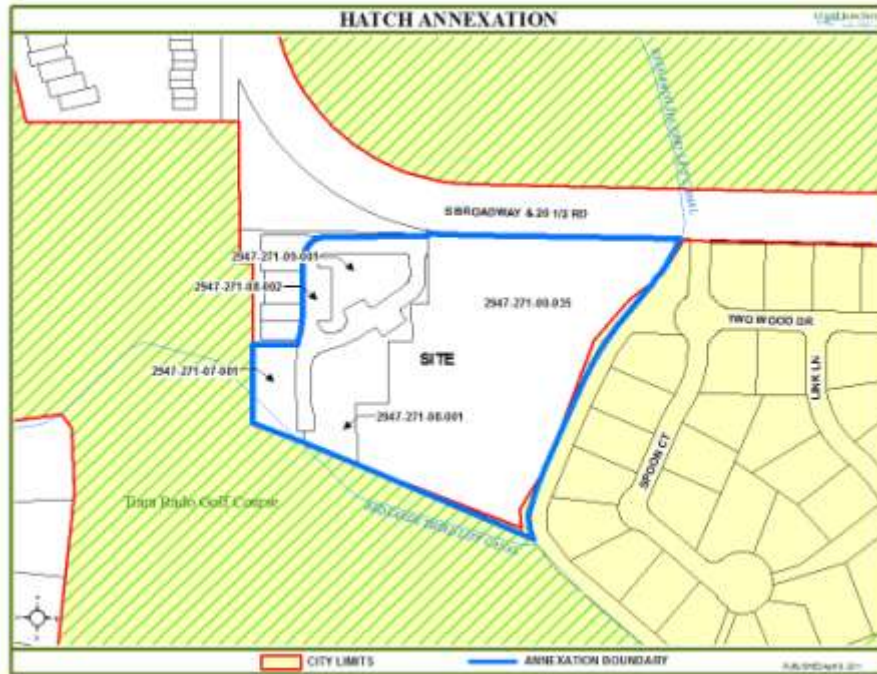
<i>ANNEXATION SCHEDULE</i>	
May 2, 2011	Referral of Petition (30 Day Notice), Introduction Of A Proposed Ordinance, Exercising Land Use
To be determined	Planning Commission considers Zone of Annexation
To be determined	Introduction Of A Proposed Ordinance on Zoning by City Council
To be determined	Zoning by City Council
June 13, 2011	Acceptance of Petition and Public Hearing on Annexation
July 15, 2011	Effective date of Annexation

HATCH ANNEXATION SUMMARY

File Number:	ANX-2011-698	
Location:	2063 S. Broadway	
Tax ID Number:	2947-271-09-001; 2947-271-08-002; 2947-271-07-001; 2947-271-08-001; 2947-271-00-035	
# of Parcels:	5	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	4.39	
Developable Acres Remaining:	4.39	
Right-of-way in Annexation:	0	
Previous County Zoning:	PUD, (Planned Unit Development)	
Proposed City Zoning:	R-12, (Residential – 12 du/ac) and B-1, (Neighborhood Business)	
Current Land Use:	Vacant land and the “old Beach property”	
Future Land Use:	Two-Family and Multi-Family Residential and potential small Commercial Development	
Values:	Assessed:	\$299,550
	Actual:	\$1,032,910
Address Ranges:	2063 S. Broadway	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo - 201
	Fire:	Grand Junction Rural – Redlands Subdistrict
	Irrigation/ Drainage:	Redlands Water and Power Company
	School:	Mesa County School District #51

Site Location Map

Figure 1



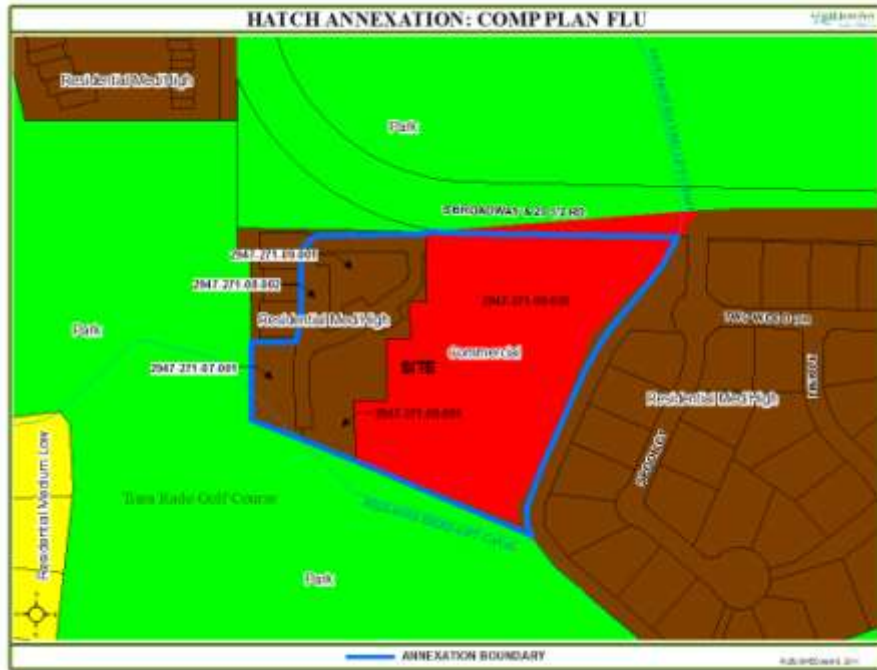
Aerial Photo Map

Figure 2



Comprehensive Plan

Figure 3



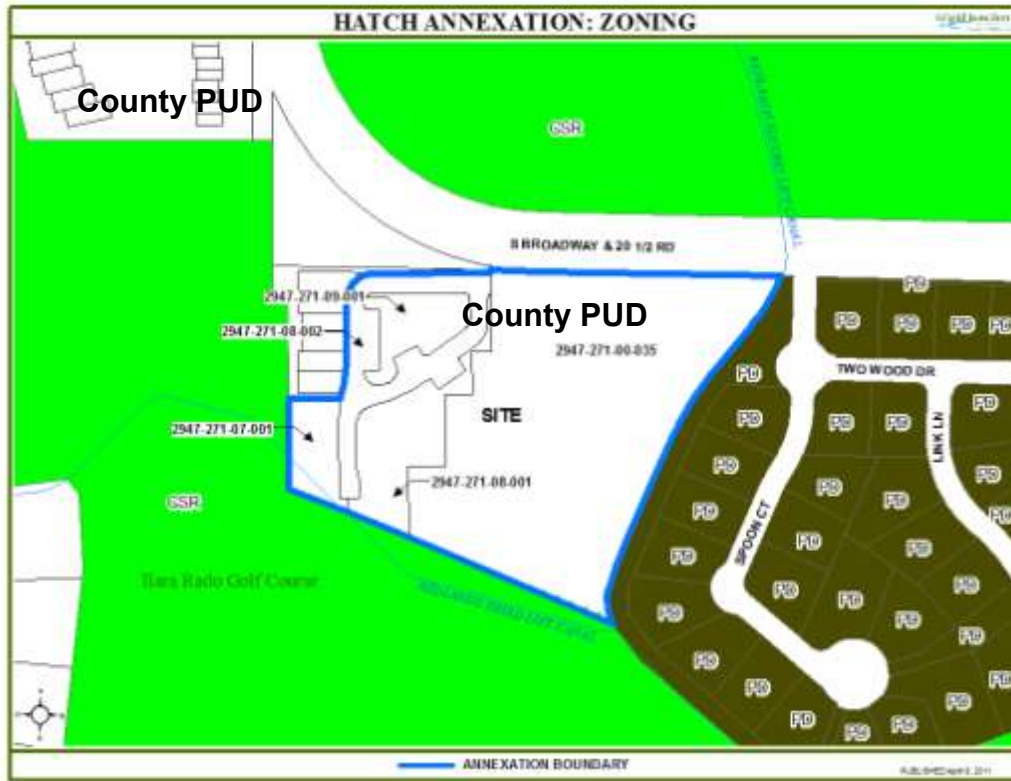
Blended Residential Map

Figure 4



Existing City and County Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE**

HATCH ANNEXATION

LOCATED AT 2063 S. BROADWAY

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 2nd day of May, 2011, a petition was submitted to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

HATCH ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the plat of Replat of the Fairway, as same is recorded in Plat Book 13, Page 243, Public Records of Mesa County, Colorado, LESS HOWEVER, Lots 1 through 6 inclusive of Block One and all of Tract A, TOGETHER WITH, all the lands lying East of said Replat of the Fairway; North of the Northerly limits of the Tiara Rado Golf Course Annexation, City of Grand Junction Ordinance No. 2982, as same is recorded in Book 2305, Page 834, Public Records of Mesa County, Colorado; West of the Westerly limits of the South Camp Annexation, City of Grand Junction Ordinance No. 2759, as same is recorded in Book 2092, Page 214, Public Records of Mesa County, Colorado; and South of the North line of the NW 1/4 NE 1/4 of said Section 27.

CONTAINING 191,429 Square Feet or 4.39 Acres, more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 13th day of June, 2011; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the

landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the _____ day of _____, 2011.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

HATCH ANNEXATION

APPROXIMATELY 4.39 ACRES

LOCATED AT 2063 S. BROADWAY

WHEREAS, on the 2nd day of May, 2011, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 13th day of June, 2011; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

HATCH ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the plat of Replat of the Fairway, as same is recorded in Plat Book 13, Page 243, Public Records of Mesa County, Colorado, LESS HOWEVER, Lots 1 through 6 inclusive of Block One and all of Tract A, TOGETHER WITH, all the lands lying East of said Replat of the Fairway; North of the Northerly limits of the Tiara Rado Golf Course Annexation, City of Grand Junction Ordinance No. 2982, as same is recorded in Book 2305, Page 834, Public Records of Mesa County, Colorado; West of the Westerly limits of the South Camp Annexation, City of Grand Junction Ordinance No. 2759, as same is recorded in Book 2092, Page 214, Public Records of Mesa County, Colorado; and South of the North line of the NW 1/4 NE 1/4 of said Section 27.

CONTAINING 191,429 Square Feet or 4.39 Acres, more or less, as described.

Be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on 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



Date: May 20, 2011
 Author: Heidi Hoffman Ham
 Title/ Phone Ext: DDA
Executive Director/256-4134
 Proposed Schedule: June
1, 2011
 2nd Reading (if applicable):
June 13, 2011

Attach 2
Public Hearing – Modifications to Grand Junction Municipal Code Chapter 12.24

CITY COUNCIL AGENDA ITEM

Subject: Modifications to Grand Junction Municipal Code Chapter 12.24, Commercial Use of Public Right-of-Way in Downtown Area, and Revision to the Outdoor Dining Lease
File #:
Presenters Name & Title: Heidi Hoffman Ham, DDA Executive Director

Executive Summary:

The modifications to the Grand Junction Municipal Code and the revision to the outdoor dining lease will clarify requirements and provide a uniform standard for all outdoor dining areas. The proposed amendments will also update the event permit and news box standards in Downtown.

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

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

Outdoor dining is a popular activity in Downtown and provides a significant increase in the ability of local businesses to provide food and beverage service to a larger number of people.

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

The public space available in the Downtown Shopping Park is particularly attractive for customers and visitors and provides an ample venue for outdoor dining. Keeping these public spaces usable and of a uniformly high quality will maintain the value of these areas and continue to provide opportunity for merchants to utilize the space for an equitable fee.

Action Requested/Recommendation:

Adopt Ordinance Amending the Grand Junction Municipal Code Chapter 12.24, Commercial Use of Public Right-of-Way in Downtown Area and and Approve the Revised the Outdoor Dining Lease

Board or Committee Recommendation:

Both the Downtown Association Board (DTA) and the Downtown Development Authority Board (DDA) have approved the proposed changes to the Outdoor Dining Lease and recommend the changes to the Municipal Code.

Background, Analysis and Options:

Use of the public right-of-way in the Downtown Shopping Park for food and beverage service (with or without liquor service) has been an economic stimulus for restaurants and a popular addition to the ambiance of the area. This use has been regulated by two separate processes and permits, depending on whether or not liquor is served in the area. The two-tier process has caused confusion and inequity in fees and uses. These modifications to the Municipal Code and revision of the lease will clarify requirements and provide a uniform standard for all outdoor dining.

Other permits that have formerly been processed through the DDA, including parade permits, have been incorporated into the revised City permitting procedures and no longer need specific references in the Code.

The new requirements for an increased pedestrian space (from five feet to eight feet) are based on experience with outdoor dining spaces to date. Five feet does not leave enough room on the sidewalk for adequate passage of pedestrians, particularly when strollers, wheelchairs, shopping bags, and small children are also considered. This amount of required space has also not been adequate for maintenance personnel and equipment. After consulting with Parks and Planning department staff, the change to eight feet (96 inches) is based on addressing these concerns as additional outdoor dining spaces are added to the Downtown Shopping Park. This is consistent with the Transportation Engineering and Design Standards (TEDS) for a two-way shared use path used for other public spaces, as well.

The section regulating location of news box banks has been modified to delete specific reference to physical address of the banks but maintain the specifications originally adopted.

Financial Impact/Budget:

There is no financial impact to the City.

Legal issues:

The City Attorney has reviewed the documents and has addressed all legal issues.

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Proposed Ordinance Defining Changes to Chapter 12.24 of the City Code,
including Revised Outdoor Dining Lease

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 12.24 OF THE GRAND JUNCTION MUNICIPAL CODE, REGULATING COMMERCIAL USE OF PUBLIC RIGHT-OF-WAY IN THE DOWNTOWN AREA, TO REVISE SIDEWALK DINING REGULATIONS AND THE NEWS BOX REGULATIONS

Recitals.

Since its inception, the City of Grand Junction Downtown Development Authority (“DDA”) has exercised delegated authority from the City Council, pursuant to Ordinance No. 1989. Since 1981, the DDA has been responsible for regulating the use of the City’s rights-of-way in the “Downtown Shopping Park.”

Use of the public right-of-way in the “Downtown Shopping Park” for food and beverage service (with or without liquor service) has been an economic stimulus for restaurants and a popular addition to the ambiance of the area. This use has been regulated by two separate processes and permits, depending on whether or not liquor is served in the area. The two-tier process has caused confusion and inequity in fees and uses. The proposed modifications to the Municipal Code and revision of the lease will clarify requirements and provide a uniform standard for all outdoor dining areas.

Other permits that have formerly been processed through the DDA, including parade permits, have been incorporated into the revised City permitting procedures and no longer need specific references in the Code.

The regulation of news box bank locations is being deleted. However, the adopted specifications are being retained.

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

[strikeouts are deletions, underlines are additions]

1) Section 12.24.020 Definitions. This section is hereby amended by the following changes to the specific definitions listed.

12.24.020 Definitions.

~~*Parade permit* means a permit that allows the use of Main Street between First Street and Seventh Street for a procession or march for ceremony or display.~~

Permit or Lease means the City or DDA issued document that allows the use of right-of-way of the Downtown Park for the permittee's tables, chairs, clothing rack, bicycle rack, or other items of a moveable nature which are not included in any other permit category.

2) Section 12.24.030 (a) Fees for Permits, shall be amended to read:

(a) Fees for Permits. The DDA may charge for the permits, leases and approval authorized by this chapter as follows. The City Council may amend such fees and charges by resolution.

(1) ~~Each sidewalk café or restaurant: \$10.00 per seat/\$150.00 maximum.~~ Outdoor Dining Lease: \$1/SF annually.

- (1) Mobile vending cart or kiosk: \$100.00.
- (2) Recurring activity permit: \$200.00.
- (3) Special use event permit: \$100.00.
- (4) Pedestrian vendor: \$25.00/month or \$100.00 annually.
- (5) ~~Parade permit: \$10.00~~ Tent sale/sidewalk sale: \$25.00.

3) Section 12.24.040 (a) Length of Permits, shall be amended to read:

a) Length of Permits. Permits issued pursuant to this chapter are valid for no longer than the following lengths of time. Renewal permits may be granted as set forth below.

- (1) Pedestrian vendor permits: 30 days.
- (2) ~~Sidewalk café/restaurant~~ Outdoor dining lease: one year.
- (3) Mobile vending carts/kiosks: six months.
- (4) Recurring activity permit: one year.
- (5) Special use event permit: length of permitted activity only.
- (6) ~~Parade permit: one day.~~ Tent sale/sidewalk sale permit: three days.
- (7) All other permits: one year.

The remaining subsections in 12.24.040 will remain in full force and effect.

4) Section 12.24.060, Types of permits, shall be amended to read:

The types of permits which may be issued are for:

- (1) Pedestrian vendors.
- (2) ~~Sidewalk café/restaurant~~ Outdoor dining lease.
- (3) Mobile vending carts/kiosks.
- (4) Recurring activity permits.
- (5) Special use event permits.
- (6) ~~Parade permits.~~ Tent sale/sidewalk sale permits.

5) Section 12.24.070 (a), General provisions, shall be amended to read:

(a) The permittee may conduct business on the public right-of-way within the Downtown Park but only subject to and in compliance with the following:

- (1) Each permittee pursuant to this chapter shall pick up and properly dispose of any paper, cardboard, wood or plastic containers, wrappers and other litter which is deposited or is located on the sidewalk within 25 feet of the permittee's use, activity or location.
- (2) Each permittee shall provide readily accessible container(s) and facilities for the collection of litter, debris and trash and shall properly dispose of all litter, debris and trash collected.
- (3) No permittee shall sell or give any food, object or other item to any person who is located in the right-of-way, including parking areas, unless such right-of-way has been closed by the City Engineer.
- (4) The permittee shall not offer to sell or sell except within the location designated by the permit.
- (5) A permittee, except a sidewalk/restaurant or kiosk, shall not leave his equipment or merchandise unattended.
- (6) A sidewalk cafe/restaurant or kiosk and only when the cafe/restaurant or kiosk is secured.

- (7) The permittee shall conduct any business, use or activity during the hours established by the permit.
- (8) A permittee shall not offer to sell or sell merchandise that is not described in the most recent permit application on file with the DDA.
- (8) No permittee may hold more than one permit at any one time, unless approved by the DDA Board.
- (9) The permittee shall only locate tables, chairs, benches, and/or other personal property in the portion of the adjacent street right-of-way to the permittee's restaurant or cafe that is within the permitted area.

The DDA Director in consultation with the City Engineer shall ensure that permittees using the sidewalk maintain an adequate unobstructed and unoccupied area of the sidewalk for the two-way movement of pedestrian traffic. An adequate unobstructed area shall be deemed to be no less than five eight feet (60 96 inches) wide and be no closer than two feet from the closest point on Main Street to the sidewalk activity.

~~The DDA Director may authorize the use of the sidewalk so long as clear space of not less than 60 inches is provided for at least 40 percent of the permitted area; the DDA Director may issue a permit notwithstanding the existence of a planter box(es), tree(s), art or some other fixture of permanent installation so long as not more than 60 percent of the area is not encumbered by such fixtures.~~

The remaining subsections in 12.24.070 will remain in full force and effect.

6) Section 12.24.090, Rules for Sidewalk cafes and restaurants shall be changed to Rules for sidewalk cafés and restaurants Outdoor Dining Leases and amended to read:

The following provisions shall apply to ~~sidewalk and restaurants and cafés~~ Outdoor Dining Leases:

- (a) Such ~~permits~~ leases shall be renewed annually no later than April 1 each year or in conjunction with the liquor licensing process. ~~Permits~~ Fees are nonrefundable and will not be prorated.
- (b) During such times as an adjacent owner consents in writing, the permittee may also occupy an additional area in front of such consenting owner's property subject to the overriding limits regarding pedestrian clear space, proximity to the street and overriding regulations made applicable for community events.

7) Section 12.24.100 Special rules on special use and recurring activity permits shall be changed to Special Rules on Special use Event and Recurring Activity Permits and subsection (b) amended to read:

(b) Generators are not allowed on Main Street. ~~Electrical outlets are available on all lampposts.~~

The remaining subsections in 12.24.100 will remain in full force and effect.

8) Section 12.24.120 (b), Location of news box banks, shall be deleted with the remaining subsections (c) and (d) being re-lettered (b) and (c).

~~(b) The Council has, after holding a public hearing, considered the determinations of the Director as to the locations of news box banks and type of news box banks which shall be used. The proposed locations for news box banks are in the proximity of the following businesses or facilities:~~

~~(1) United States Post Office, Main Branch, 241 North Fourth Street;~~

~~(2) Crystal Cafe, 314 Main Street;~~

~~(3) Rockslide Brew Pub, 401 Main Street;~~

~~(4) Greyhound Bus Station, 230 South Fifth Street;~~

~~(5) Main Street Cafe, 504 Main Street;~~

~~(6) Main Street Bagels Bakery and Cafe, 559 Main Street; and~~

~~(7) Talley's BQ and Biscuit Factory, 623 Main Street.~~

~~The City Council hereby ratifies the locations and adopts this chapter, including Appendix A attached to the ordinance codified in this chapter, as reasonable place and manner regulations of news box banks.~~

INTRODUCED on first reading on the 1st day of June, 2011 and ordered published in pamphlet form.

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

Attest:

President of the Council

City Clerk

DOWNTOWN OUTDOOR DINING LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is made and entered into as of _____, _____, by and between THE CITY OF GRAND JUNCTION, COLORADO, a municipal corporation, as Lessor, hereinafter City and, _____ as Lessee, hereinafter Lessee.

RECITALS:

The City by Ordinance No. 3650 and subsequently amended by Ordinance No. 4120 established a Sidewalk Restaurant commercial activity permit for restaurants in the Downtown Shopping Park (DSP) on Main Street, Seventh Street and Colorado Avenue.

In accordance with that authority the City Council and the Downtown Development Authority (DDA) desire to make certain areas of the sidewalk in the DSP available by lease to approximate land owners and/or lessees that want to make use of a portion of the sidewalk in the DSP for restaurant and/or alcohol service.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions contained herein, it is agreed as follows:

1. The City does hereby lease to Lessee approximately ____ square feet of the sidewalk in the DSP located in front of _____, hereinafter the Leased Area; specifically the Leased Area is that portion of the sidewalk immediately across the sidewalk from the Lessee's business. The Leased Area is depicted on the attached Exhibit A. A brief description of the Lessee's business is depicted on the attached Exhibit B.
2. The City does hereby grant an easement across the abutting sidewalk for the purpose of transporting alcohol beverages and providing food service. Such easement runs concurrent with said lease and terminates when said lease terminates (if applicable).
3. The term of this lease shall be for a period of one year beginning on _____, _____, and terminating on _____, _____. Rent shall be calculated at \$1.00 per square foot per year. As rent for the Leased Area, Lessee agrees to pay the City the total sum of \$ _____, which sum shall be payable in advance on or before _____, _____, at the offices of the City Clerk, Grand Junction City Hall, 250 North 5th Street, Grand Junction, Colorado 81501.

If the rent payment is not paid in full when due, a Lease shall not issue.

4. Lessee agrees to use the Leased Area for the sole purpose of selling and dispensing food and/or beverages to the public. The Leased Area shall be open to the public, weather permitting, during the Lessee's normal business hours but in no event shall food and/or beverage service be extended beyond 1:00am. Food shall be available to be served in the Leased Area during all hours that it is open to the public and in accordance with the Lessee's liquor license if lessee holds a valid liquor license.
5. Lessee further agrees to use the Leased Area for no purpose prohibited by the laws of the United States, the State of Colorado or ordinances of the City of Grand Junction. Further, Lessee agrees to comply with all reasonable recommendations by DDA relating to the use of the Leased Area. Prior to alcohol service in the leased area, the Lessee shall modify its liquor licensed premises as required by the laws of the State and City. **Modification of the licensed premises, in accordance with Colorado law, is a precondition to the authority in this lease.**
6. Lessee shall remove any improvements, enclosures, furniture, fixtures, equipment or structures installed by it or at its direction on the Leased Area promptly upon expiration of this Lease. Failure to remove the same within ten (10) days of expiration shall result in ownership thereof transferring to the DDA.
7. Lessee agrees to keep the Leased Area in good repair and free from all litter, dirt and debris and in a clean and sanitary condition; to neither permit nor suffer any disorderly conduct or nuisance whatsoever, which would annoy or damage other persons or property by any alteration to the Leased Area or by any injury of accident occurring thereon. Further, Lessee does, by execution of this Lease, indemnify and hold harmless the City of Grand Junction and the DDA and its employees, elected and appointed officials, against any and all claims for damages or personal injuries arising from the use of the Leased Area. Lessee agrees to furnish certificate(s) of insurance as proof that it has secured and paid for a policy of public liability insurance covering all public risks related to the leasing, use, occupancy, maintenance and operation of the Leased Area. Insurance shall be procured from a company authorized to do business in the State of Colorado and be satisfactory to the City. The amount of insurance, without co-insurance clauses, shall not be less than the maximum liability that can be imposed upon the City under the laws of the State, as amended. Lessee shall name the City and the DDA as named insureds on all insurance policies and such policies shall include a provision that written notice of any non-renewal, cancellation or material change in a policy by the insurer shall be delivered to the City no less than ten (10) days in advance of the effective date.

8. All construction, improvements, furniture, fixtures and/or equipment on the Leased Area shall comply with the following:
 - a. Not be wider than the street frontage of the business nor extend to the extent that pedestrian traffic is impeded. Pedestrian passage must be a minimum of 8' between any permanent fixtures, including fences, planters, art pedestals, and any other fixed object. Exceptions to this minimum (installed prior to June 13, 2011) may not be modified to decrease the pedestrian passage any further for any reason.
 - b. No portion of the Lessee's furniture, fixtures or equipment shall extend beyond the boundaries of the Leased Area; this shall be construed to include perimeter enclosures, planters, signs, tables, chairs, shade structures, umbrellas while closed or open and any other fixtures, furniture or equipment placed or utilized by the Lessee.
 - c. The perimeter enclosure shall be angled at forty-five (45) degrees with a minimum of four (4) feet in length on the diagonal(s) with the exception that if the Lessee obtains written consent from the adjacent business, a ninety (90) degree angle will be permitted on the side(s) for which the Lessee has obtained such written consent.
 - d. If alcohol service is permitted in the leased area(s), the perimeter of the Leased Area(s) shall be enclosed by a black wrought-iron fence (perimeter enclosure) as approved by DDA, no less than thirty (30) inches in height. Openings in the fence shall not be less than 44 inches wide. If there is a gate which is not self-closing and bi-directional it must swing inward to prevent obstruction of the sidewalk. A fence may be required for other Leased Areas if the Lessee has encroached outside of the perimeter during previous Lease periods.
 - e. No cooking shall be located on the Leased Area.
 - f. Lessee may place furniture, fixtures and equipment in the Leased Area so long as the same are not allowed to encroach into the public right of way or otherwise to endanger any passerby or patron and are secured to resist wind.
 - g. The Lessee shall allow its fixtures and perimeter fencing to remain in place at its own discretion and liability and shall accept and retain full responsibility and liability for any damage to such fixtures and perimeter fencing caused thereby.

- h. Neither electric (alternating current) nor gaslights are allowed on the Leased Area. Candles and battery powered lights are allowed.
 - i. The Lessee shall store all fixtures, including but not limited to umbrellas, chairs, tables, and signs for the period of November 15 to March 30.
 - j. On and after March 1, 2012 the Lessee shall not allow signage, including but not limited to banners, on the Leased Area. Similarly signage shall be disallowed on furniture, which includes but is not limited to, chairs, benches, tables, umbrellas, planters and the perimeter fence of the Leased Area. Menu signs shall be allowed in accordance with provisions of the City of Grand Junction sign code and subject to review by the DDA.
 - k. The Lessee shall not utilize public trash or recycling receptacles for refuse generated within the leased area. The Lessee may provide a private trash and/or recycling receptacle within the leased area provided that it is emptied and maintained on a regular basis.
- 9. The leased premises and improvements, additions and fixtures, furniture and equipment thereon shall be maintained and managed by Lessee.
- 10. Lessee agrees to permit agents of the City and/or the DDA to enter upon the premises at any time to inspect the same and make any necessary repairs or alterations to the sidewalks, utilities, meters or other public facilities as the City may deem necessary or proper for the safety, improvement, maintenance or preservation thereof.

Lessee further agrees that if the City shall determine to make changes or improvements to the DSP, which may affect any improvements placed by the Lessee, that the Lessee, by execution of this Agreement, hereby waives any and all right to make any claim for damages to the improvements (or to its leasehold interest) and agrees to remove any structures necessary during such construction periods. The City agrees to rebate all rents in the event it undertakes major structural changes during a lease period.
- 11. The City by this demise hereby conveys no rights or interest in the public way except the right to the uses on such terms and conditions as are above described and retains all title thereto.
- 12. Lessee agrees not to sublet any portion of the Leased Area, not to assign this lease without the prior written consent of the City being first obtained.
- 13. Lessee hereby affirms that Lessee is the owner and/or lessee of the abutting property and agrees that on sale or other transfer of such ownership

interest, Lessee will so notify the City of the transfer in interest and all right and interest under this Lease shall terminate.

14. Lessee agrees to surrender and deliver up the possession of the Leased Area promptly upon the expiration of this Lease or upon five (5) days' written notice in the case of the termination of this Lease by City by reason of a breach in any provisions hereof.
15. If legal action is taken by either party hereto to enforce any of the provisions of this Lease, the prevailing party in any legal action shall be entitled to recover from the other party all of its cost, including reasonable attorney's fees.
16. It is further agreed that no assent, expressed or implied, to any breach of any one or more of the covenants or agreements herein shall be deemed or taken to be a waiver of any succeeding or any other breach.
17. Lessee agrees to comply with all laws, ordinances, rules and regulations that may pertain or apply to the Leased Area and its use. In performing under the Lease, Lessee shall not discriminate against any worker, employee or job applicant, or any member of the public because of race, color, creed, religion, ancestry, national origin, sex, age, marital status, physical handicap, status or sexual orientation, family responsibility or political affiliation, or otherwise commit an unfair employment practice.
18. Lessee and City agree that all correspondence concerning the Lease shall be in writing and either hand delivered or mailed by first class certified mail to the following parties:

City of Grand Junction
250 North 5th Street
Grand Junction, Colorado 81501

Lessee:

CITY OF GRAND JUNCTION

Laurie M. Kadrich, City Manager

LESSEE

Business Owner

Exhibit A: Proposed Lease Area (include dimensions):

Exhibit B: Brief Description of Business / DDA Certification:

Business Name (name of insured):

DBA (if needed): _____

Applicant / Relationship to Business: _____

Contact Phone and Email: _____

Type of Food/Beverage to be served in leased area: _____

Days of Operation / Operating Hours: _____

How this operation will benefit Downtown Grand Junction:

Number of tables to be used in the leased area: _____

Number of chairs to be used in the leased area: _____

Semi-permanent or movable structures including carts, stands, signs, etc: _____

Describe any musical or vocal presentations or effects to be used in the leased area:

Copies of Current

Permits & Licenses Obtained: State Sales Tax _____

City Sales Tax

Liquor License

Restaurant/Food Service

Proof of Liability Insurance Coverage Provided? _____

DDA Certification: The Downtown Development Authority hereby finds that this application is proper, that all applicable permits have been obtained or will be obtained, that it is in compliance and will further the goals and objectives of the Plan of Development for Downtown Grand Junction, and that no current application exists for this location.

Signed: _____

Date: _____

If denied, state reason:

Exhibit C: Assurances, Hold Harmless and Indemnity Agreement

The Applicant assures the Downtown Development Authority and the City of Grand Junction that if a lease is issued, s/he will comply with all of the requirements and provisions of Grand Junction City Ordinance 3609, all other applicable ordinances and laws, and the Plan of Development for Downtown Grand Junction. The applicant further assures that s/he has obtained or will obtain all of the necessary and required permits or licenses to engage in the business or activity proposed.

I, _____, applicant for a Lease to conduct activities in the Downtown Shopping Park area, agree that I shall:

- (a) Hold harmless the City of Grand Junction, its officers and employees, and the Downtown Development Authority of Grand Junction, its officers and employees, from any claims for damage to property or injury to persons which may arise from or be occasioned by any activity carried on by me within the Downtown Shopping Park, and
- (b) Indemnify the City of Grand Junction, its officers and employees, and the Downtown Development Authority, its officers and employees, against any claim, loss, judgment, or action, or any nature whatsoever, including reasonable attorney fees, that may arise from or be occasioned by any activity carried on by me within the Downtown Shopping Park.

I realize that consideration for this release is the granting of a lease to me by the City of Grand Junction, and I realize and agree that this Hold Harmless/ Indemnity Agreement shall take effect whenever I begin to conduct the type of activities for which the lease has been applied or when the permit is issued, whichever is earlier. I also understand and agree that this agreement shall apply to any activities which I carry on which are done in violation of the terms of this lease.

Executed this ____ day of _____, 20__.

Signed: _____



Date: June 1, 2011

Author: Kristen Ashbeck

Title/ Phone Ext: Senior

Planner/244-1491

Proposed Schedule:

Hearing –June 13, 2011

Attach 3

Public Hearing – 2011 Community Development Block Grant Program Year

CITY COUNCIL AGENDA ITEM

Subject: 2011 Community Development Block Grant (CDBG) Program Year including Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice and Funding Requests

File #: 2011 CDBG

Presenters Name & Title: Kristen Ashbeck, Senior Planner

Executive Summary: CDBG funds are an entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The 2011 Program Year marks the City's 16th year of eligibility. In addition to consideration of funding projects for the 2011 program year, the City must adopt a new *Five Year Consolidated Plan* and an update to its *Analysis of Impediments to Fair Housing Choice* study. The City's 2011 Program Year will begin September 1, 2011. Applications for funding were solicited and received by the City on April 1st and Council approved funding for 10 projects at its hearing on May 16, 2011. The purpose of this hearing is 1) Adopt the *Five Year Consolidated Plan*; 2) Adopt the *Analysis of Impediments to Fair Housing Choice* study; and 3) Adopt the *2011 Annual Action Plan* as a part of the *Five Year Consolidated Plan*.

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

Implementation of the CDBG program meets 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: Adopt Resolutions to: 1) Adopt the Five Year Consolidation Plan, 2) Adopt the Analysis of Impediments to Fair Housing Choice Study; and 3) Adopt the 2011 Annual Action Plan as a part of the Five Year Consolidation Plan.

Board or Committee Recommendation: NA

Background, Analysis and Options:

2011-2016 Five Year Consolidated Plan. The U.S. Department of Housing and Urban Development (HUD) requires the City of Grand Junction to develop and submit a *Five Year Consolidated Plan* in order to apply for and receive its annual entitlement of CDBG funds. 2010 was the last program year under the 2006 Consolidated Plan. Meetings with and gathering information from local agencies and organizations that provide services to or assist persons with low to moderate income have been ongoing since October 2010. The draft *Five Year Consolidated Plan* will be available for public review between June 6, 2011 and July 7, 2011 and any comments incorporated before submitting the final document to HUD by July 15, 2011.

The national objectives of the CDBG program are to develop viable communities by providing a suitable living environment, decent affordable housing and expanding economic opportunities for persons with low to moderate income. The Grand Junction *Five Year Consolidated Plan* identifies housing and community development goals and strategic objectives that will further these national objectives. These are outlined in detail in the attached Executive Summary of the Plan. A copy of the full report is available for review in the City Council office at City Hall. Generally, the overall goals and objectives are the same as presented in the previous Plan but some specific items that came up in discussions have been added to the objectives.

The Citizen Participation Plan for CDBG (also required by HUD) was last adopted in 1996. The Plan was reviewed and updated as part of the *Five-Year Consolidated Plan* process. Changes to the updated Citizen Participation Plan include: 1) public notice and information to be made available on the City's web site in addition to hard copies available at the City or at the Library; and 2) amendments to the plan are only required if it involves a change in the use or reallocation of more than 20% of the program year's annual allocation of CDBG funds. The later revision was suggested by HUD in order to avoid having to complete the 60-day amendment process for minor amendments that is required for more substantial changes. The updated Citizen Participation Plan has been incorporated into and will be adopted with the *Five-Year Consolidated Plan*.

Analysis of Impediments to Fair Housing Choice (AI) Study. Grand Junction, as a recipient of federal funding through the Department of Housing and Urban Development (HUD), is required to promote fair housing for all of its citizens as it implements the CDBG program. In order to determine if fair housing actions are present, it is necessary to conduct a study to determine what impediments to fair housing exist, what steps have been taken to eliminate the impediments, and what positive actions are being implemented to promote fair housing as well as the documentation showing the positive enforcement. The goal of the study is to identify barriers to affordable and impediments to fair housing choice in Grand Junction in both the public and private sector as well as to recommend ways to reduce such barriers and facilitate housing choices for all Grand Junction residents. The study is intended as a tool for the city's efforts to create a strategy for fair housing goals. It outlines specific barriers to housing choice, what needs to change and how to affect that change.

Fair Housing prohibits discrimination in housing because of race or color, national origin, religion, sex, familial status or disability. The Fair Housing Act does not further define race or color, national origin, religion or sex. Familial status means discrimination against a parent or custodian because she or he has someone under 18 living with him or her. Disability means having a physical or mental impairment including hearing, mobility, and vision, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation that substantially limits one or more major life activities.

Questionnaires to a variety of housing, lending and other entities revealed that many of impediments still exist in Grand Junction although some of the actions previously identified for some of the impediments have been accomplished and some of them needed to be updated or slightly revised. Newly identified impediments relate more to fair housing versus affordable housing and to very large issues that may only be minimally addressed at the local level. However, they are important to identify so that funding, policies, and programs may be directed to help alleviate or reduce these impediments.

It is also important to highlight the accomplishments that have been made over the past five years to further fair housing choice. These accomplishments were made by the City of Grand Junction and area non-profit agencies and other organizations working together, and include creating an increased awareness about the need for affordable housing in the community and region; providing assistance to families and individuals that otherwise would have been homeless; providing programs that address such things as early childhood education programs, self-sufficiency programs, and programs for seniors and persons with disabilities; and amending pertinent portions of the City's *Zoning and Development Code*.

The AI study was last adopted in 2006. The updated study was created with the assistance of many nonprofit groups, City staff, persons in private enterprise, and the general public. In addition, questionnaires were sent to a variety of housing, lending and other entities and to clients and tenants utilizing housing services to gather initial information about the status of impediments identified in 2006 and ideas about new impediments that may exist in the community. Generally, the questionnaires revealed that many of the previous impediments still exist in Grand Junction although some of the actions previously identified to address some impediments have been accomplished and some of them needed to be updated or slightly revised. Newly identified impediments relate more to fair housing versus affordable housing and to very large issues that may only be minimally addressed at the local level. The impediments are listed in detail in the attached executive summary of the AI report. A copy of the full report is available for review in the City Council office at City Hall.

The AI report was completed in February 2011 and distributed to those involved in its completion as well as made available for public review until early April. Comments received were incorporated into the final document that is proposed for adoption.

2011 Program Year Action Plan. For each CDBG program year, a new One-Year Action Plan is completed and adopted as part of the Five Year Consolidated Plan. This is a public hearing to receive input regarding the 2011 Program Year Action Plan. On

May 16, 2011 the Grand Junction City Council approved 2011 CDBG funding requests totaling \$328,576 for the ten projects listed below. The 2011 Program Year Action Plan is included within the Five Year Consolidated Plan, the excerpt of which is attached.

1. City of Grand Junction Program Administration	\$30,000
2. Grand Valley Catholic Outreach St. Martin's Place	\$50,000
3. Business Incubator Center	
\$50,000	
4. Grand Junction Housing Authority Courtyard Apartments	\$101,205
5. Mesa Developmental Services	
\$10,000	
6. Center for Independence Kitchen Remodel	
\$30,000	
7. HomewardBound Homeless Shelter Remodel	
\$30,000	
8. Strong Families, Safe Kids Parenting Place Remodel	\$9,371
9. Senior Companion Program	
\$8,000	
10. Foster Grandparent Program	
\$10,000	

City has received \$605,308 in grant requests. The City will receive approximately \$299,640 (exact amount unknown) for the 2011 program year. A summary of the applications for 2011 funding is below. Copies of the actual applications are available in a notebook in the City Council office at City Hall if you wish to review them in greater detail.

Financial Impact/Budget: 2011 CDBG appropriation - \$328,576.

Legal issues: NA

Other issues: NA

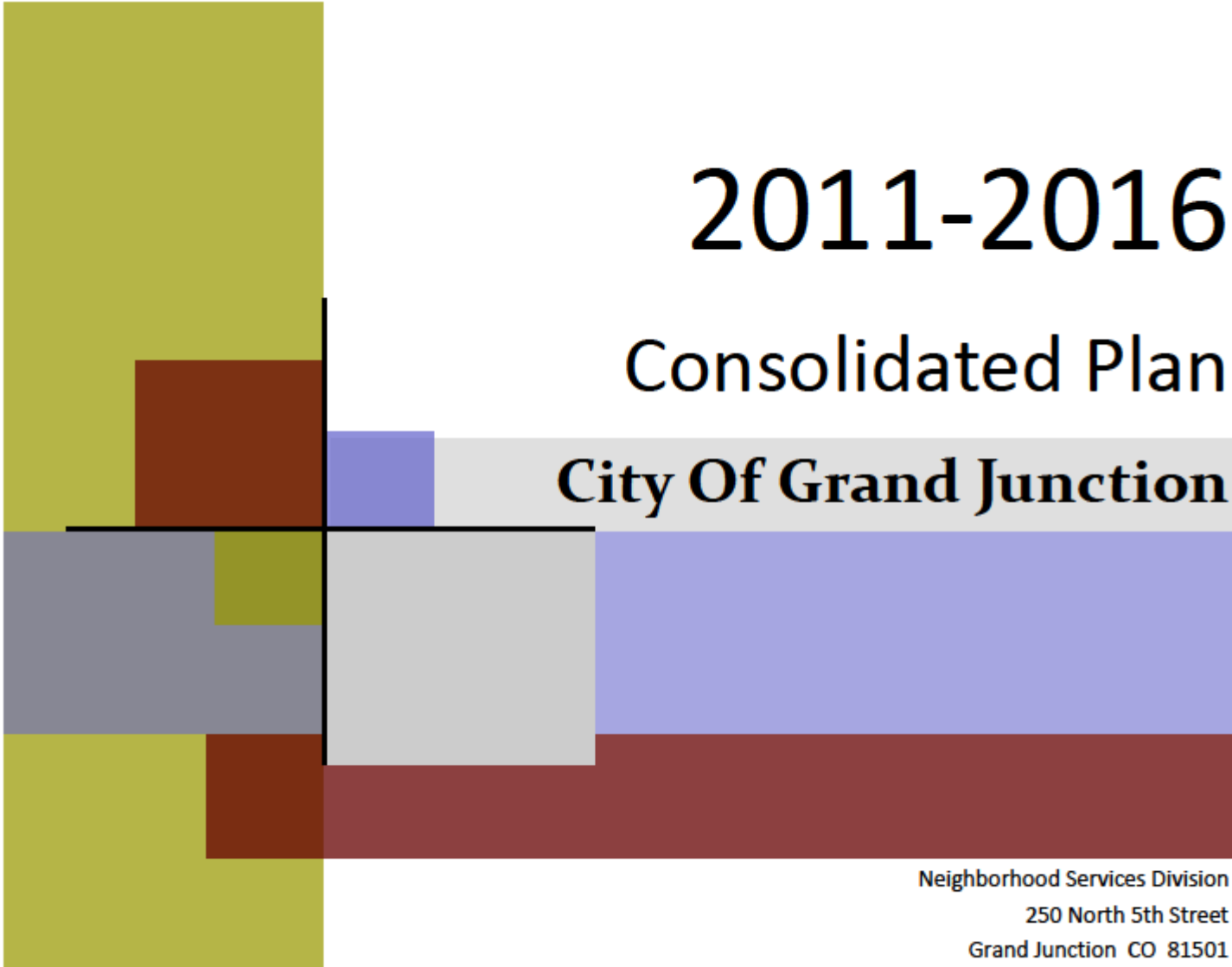
Previously presented or discussed: 2011 Projects Approved for funding at May 16, 2011 City Council meeting.

Attachments:

- A. 2011-2016 Five Year Consolidated Plan Executive Summary
- B. Analysis of Impediments to Fair Housing Choice Executive Summary
- C. 2011 Program Year Action Plan (excerpt from Five Year Plan)
- D. Resolution to Adopt Five Year Consolidated Plan
- E. Resolution to Adopt Analysis of Impediments to Fair Housing Choice Study
- F. Resolution to Adopt 2011 Program Year Action Plan

ATTACHMENT A

**2011-2016 Five Year Consolidated Plan
Executive Summary**



2011-2016

Consolidated Plan

City Of Grand Junction

Neighborhood Services Division
250 North 5th Street
Grand Junction CO 81501

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) requires the City of Grand Junction to develop and submit a *Five Year Consolidated Plan* in order to apply for and receive Community Development Block Grant (CDBG) funds. This plan identifies housing and community development goals and strategic objectives, and serves as the basis for the city's grant application to HUD.

CDBG funds are awarded to communities by HUD via a formula including the poverty level in a community, condition of housing stock and population size. The CDBG program was established by the Housing and Community Development Act of 1974 in order to develop viable communities, decent housing, a suitable living environment and expand economic opportunities for persons with low to moderate income. The national objectives of the CDBG program allow communities to assist persons with lower income through housing, jobs and public service activities. CDBG funds can also address slum and blight in a community or address an urgent need such as rebuilding a community after a natural disaster.

The 2011–2016 *Five Year Consolidated Plan (Consolidated Plan)* process was conducted in accordance with the Citizen Participation Plan, which was also updated with this process. Citizens, agencies, and public officials participated by providing information throughout the process regarding community needs and services. The plan document was written by City of Grand Junction staff. The plan includes updated information gathered through recent reports and data, and interviews, meetings and questionnaires from local agencies and organizations. As a result of the planning process, the following Five Year Goals and Objectives have been established.

GOAL 1: SUITABLE LIVING ENVIRONMENT

Priority Need Category: Non-Housing Community Development Infrastructure

Provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement and historic preservation.

- Objective 1: Maintain, improve and develop City infrastructure and public facilities.
- Objective 2: Maintain, improve and develop City parks and facilities.
- Objective 3: Conduct planning studies such as Comprehensive Plans, Neighborhood Plans and small area plans.
- Objective 4: Provide code enforcement
- Objective 5: Assist with the preservation of the community's historic sites and structures.

Priority Need Category: Special Needs Populations and Other Human Services

- Objective 1: Support efforts to reduce the possibility of catastrophic expense.
- Objective 2: Increase the number of group homes and facilities that can accommodate individuals with physical and cognitive disabilities.
- Objective 3: Support programs helping the elderly, persons with HIV/Aids, the homeless and other special needs populations.
- Objective 4: Increase access to drug and/or alcohol treatment programs and resources for victims of domestic violence.

Executive Summary

Priority Need Category: Youth

- Objective 1: Promote and support healthy recreational activities and other youth programs.
- Objective 2: Establish and support programs aimed at providing preventive measures for at risk youth.
- Objective 3: Establish, promote and support facilities and programs for homeless youth.

GOAL 2: DECENT AFFORDABLE HOUSING

Priority Need Category: Increase the Inventory of Affordable Housing Units

- Objective 1: Increase the number of affordable rental housing units including SROs.
- Objective 2: Increase the number and type of home ownership opportunities available to low- and moderate-income households.
- Objective 3: Identify, remove and reduce substandard housing units.
- Objective 4: Preserve the existing stock of affordable housing units.
- Objective 5: Reduce the impact of barriers to affordable housing and impediments to fair housing.
- Objective 6: Establish and support programs that include the provision of security deposits, legal services and other advocate programs helping renters and owners obtain and retain housing.

Priority Need Category: Homeless

- Objective 1: Provide shelter for homeless adults.
- Objective 2: Provide shelter for homeless families.
- Objective 3: Provide shelter for unaccompanied homeless youth
- Objective 4: Increase the number of transitional housing units with support services for homeless individuals and families.
- Objective 5: Improve homeless prevention activities.
- Objective 6: Provide permanent supportive housing opportunities.

Priority Need Category: Lead-Based Paint Hazards

- Objective 1: Evaluate and reduce lead-based paint hazards.

GOAL 3: CREATING ECONOMIC OPPORTUNITIES

Priority Need Category: Economic Development

- Objective 1: Increase access to employment
- Objective 2: Support activities that foster increased household stability and/or increased household income.
- Objective 3: Support efforts intended to expand and/or diversify the local business base and increase pay scales.
- Objective 4: Support efforts of job creation for low and moderate income households, possibly linking housing rehabilitation with job training.
- Objective 5: Support activities to provide workforce education and training.

Priority Needs Category: Childcare

- Objective 1: Increase the availability of affordable childcare for children of the working poor and people entering the workforce.

Executive Summary

All CDBG funds received from HUD during the 2011-2016 timeframe will be used to address at least one of the priority needs categories listed above.

The *Consolidated Plan* also outlines strategies for Affordable Housing, Homelessness and Anti-Poverty activities. These strategies are summarized below.

AFFORDABLE HOUSING STRATEGY

In conjunction with the various housing agencies and providers, the City of Grand Junction intends to invest CDBG funds and other resources over the next five years to address the above described affordable housing needs. Agency and City funding priority will be given to projects that serve households with incomes below 50% of the AMI. Priority will be given to investment in housing rehabilitation, new housing production, senior housing, housing for persons with disabilities, and housing for small (SROs) and large households.

HOMELESS STRATEGY

In order to develop a strategy to prevent homelessness, a method must be established to determine exactly what the magnitude of the problem is. Therefore, a point in time survey will be conducted twice a year to accurately depict the concern. Other strategies include:

- Provide/expand emergency shelter as well as other bare-basics housing options such as additional SROs
- Provide transitional housing programs that include case management
- Continued coordination between Grand Valley Coalition for the Homeless and the Colorado Coalition for the Homeless

- Continue collaborative effort by Beyond Charity to develop a 10-year plan to end homelessness
- Expand preemptive efforts to provide services to persons at risk of homelessness.

ANTI-POVERTY STRATEGY

The goal of the Anti-Poverty Strategy is to provide opportunities for all citizens to realize increased stability and increased household income. The *Consolidated Plan* identifies the following strategies towards this end.

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends.
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations.
- Encourage efforts to raise earned income levels.
- Encourage increased/improved access to employment.
- Foster increased household stability.
- Support efforts to reduce the possibility of catastrophic expense.
- Focus affordable housing development near centers of high employment.

SUPPORTIVE SERVICES STRATEGY

By providing federal and local grant funding to agencies and organizations that assist persons with special needs and persons with lower income, the City of Grand Junction will help address supportive services needs. Additionally, the numerous local agencies and organizations that provide supportive services, particularly to special needs citizens, identified their own objectives over the next five years that are outlined in the Plan.

Executive Summary

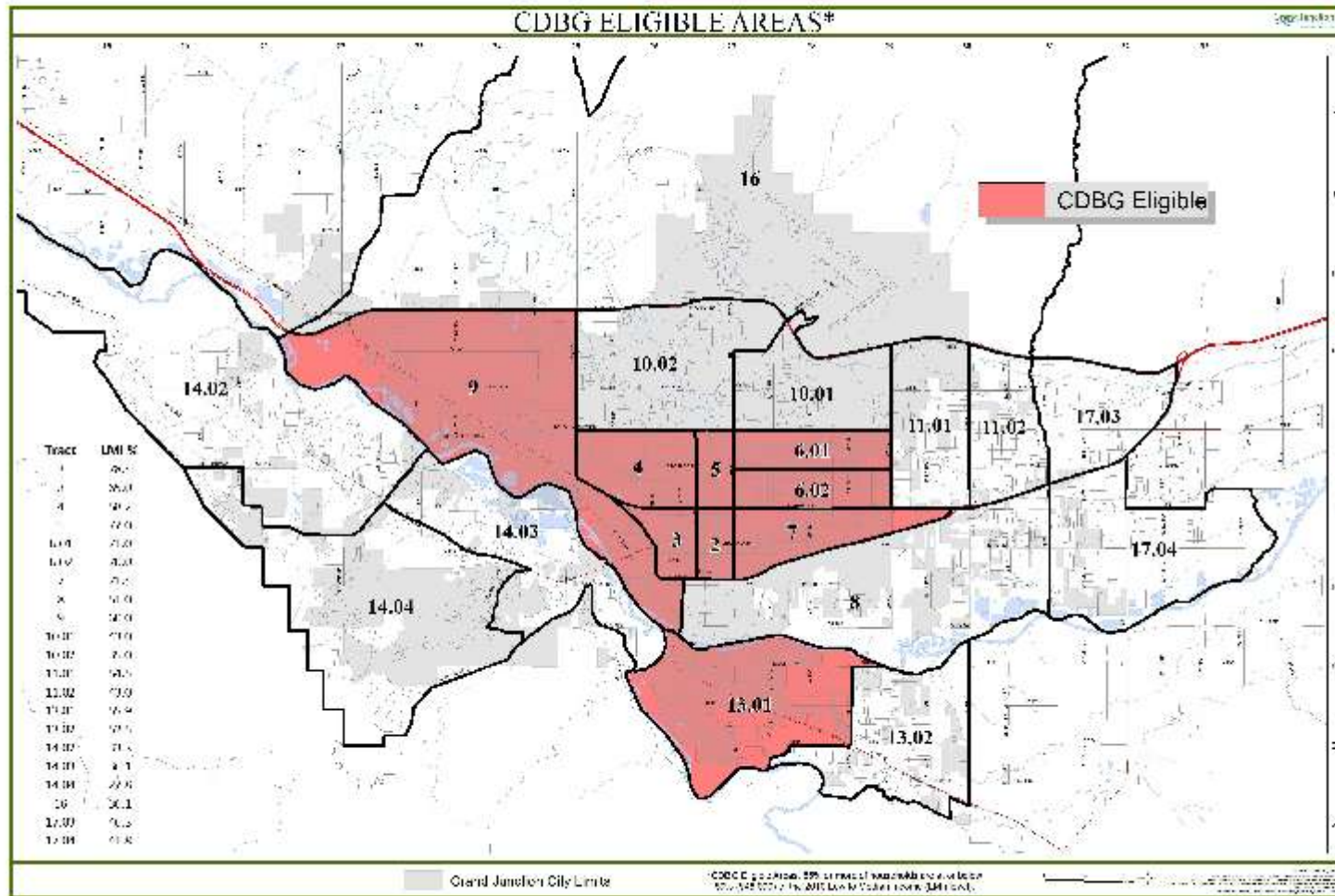
COMMUNITY DEVELOPMENT STRATEGY

The City will address Goal 1 of the overall Strategic Plan through ongoing capital improvements programming, which are primarily funded through the City's General Fund. Additionally, over the next five years, community development projects or needs may arise in eligible low and moderate income neighborhoods that may be funded with CDBG dollars (see map on following page). Other agencies and organizations will also help provide and improve the community infrastructure of public facilities that provide services to low and moderate income citizens. Specific projects are listed in the Plan.

ECONOMIC DEVELOPMENT STRATEGY

As with strategies for housing, homeless, supportive services and community development the City will address the overall strategic goals and objectives for economic development through support of the activities of other agencies and organizations such as the Business Incubator Center, the Workforce Center and the Grand Junction Economic Partnership. Some of these efforts may be supported with CDBG funding as eligible activities arise. Through the consultation process in development of this Plan, the agencies involved in economic development activities in the Grand Junction area identified their own goals to be achieved over the next five years which are outlined in the Plan.

Executive Summary



ATTACHMENT B

Analysis of Impediments to Fair Housing Choice Executive Summary

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN GRAND JUNCTION, COLORADO



Prepared By:

City of Grand Junction
Neighborhood Services Division
250 North 5th Street
Grand Junction, Colorado 81501



June 2011

EXECUTIVE SUMMARY

This report is an update to the Analysis of Impediments to Fair Housing Choice report which was conducted for the City of Grand Junction in 2006 by DJ Consulting. This report was prepared by City Neighborhood Services staff following the guidance of HUD's *Fair Housing Planning Guide* .

Staff conducted data collection and analysis for this report through a review of published reports and studies and information available on websites, as well as meetings and interviews with staff and/or representatives of participating agencies, organizations and businesses listed on page 6. Public involvement was provided by personal interviews, a presentation at a public meeting, distribution of the report to key agencies and individuals, an advertised public comment period, and an adoption hearing before City Council.

The intent of this update is to evaluate and update data used in the report prepared 5 years ago; review the impediments that were identified in that report to determine if the impediments still exist; review what actions have since been taken and evaluate the effectiveness of the actions taken; and identify any new impediments that may exist, as well as recommend actions to address any new identified or continuing impediments. It is important to note that some of the information collected for this study and used to identify impediments was based on individual perceptions and anecdotes, which are not measurable. Also, some of the impediments identified through this study are very broad topics, such as language/cultural barriers and foreclosure rates, which may be difficult to change or impact at the local level.

Impediments to fair housing choice are any actions, omissions, or decisions:

- taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; or
- which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

2006 IMPEDIMENTS

The following were identified as impediments to fair housing choice in the City of Grand Junction 2006 Analysis of Impediments to Fair Housing Choice report:

1. Land development costs are an impediment to fair housing choice.
2. The "not in my back yard" (NIMBY) syndrome is an impediment to fair housing choice.
3. A lack of affordable housing units, one-bedroom or larger, particularly for very low and low income households, large families with children, seniors and persons with disabilities is an impediment to fair housing choice.
4. The lack of transitional housing units, particularly for homeless families and the mentally ill is an impediment to fair housing choice.
5. Low income or wage levels are an impediment to fair housing choice.

2011 BARRIERS TO AFFORDABLE HOUSING AND IMPEDIMENTS TO FAIR HOUSING

Questionnaires to a variety of housing, lending and other entities revealed that many of the above 5 impediments still exist in Grand Junction although some of the actions previously identified for some of the impediments have been accomplished and some of them needed to be updated or slightly revised. Newly identified impediments relate more to fair housing versus affordable housing and to very large issues that may only be minimally addressed at the local level. However, they are important to identify so that funding, policies, and programs may be directed to help alleviate or reduce these impediments.

It is also important to highlight the accomplishments that have been made over the past five years to further fair housing choice. These accomplishments were made by the City of Grand Junction and area non-profit agencies and other organizations working together, and include creating an increased awareness about the need for affordable housing in the community and region; providing assistance to families and individuals that otherwise would have been homeless; providing programs that address such things as early childhood education programs, self-sufficiency programs, and programs for seniors and persons with disabilities; and amending pertinent portions of the City's *Zoning and Development Code*.

BARRIERS TO AFFORDABLE HOUSING

1. Land development costs
2. The "not in my back yard" (NIMBY) syndrome
3. A limited number of affordable housing units, single residency occupancy (SROs), one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities
4. Physical and mental disabilities of some persons, primarily veterans, homeless, single elderly and disabled
5. Low wage rates, increasing transportation costs or a lack of transportation and a lack of affordable, convenient child care

IMPEDIMENTS TO FAIR HOUSING CHOICE

1. High number of foreclosures in Grand Junction
2. Housing discrimination for persons that have disabilities and sometimes for race or national origin reasons
3. Language – e.g. there are currently no bilingual counselors for housing clients and homebuyer education classes are not provided in Spanish

ATTACHMENT C

2011 Program Year Action Plan (excerpt from Five Year Plan)

2011 Annual Action Plan

EXECUTIVE SUMMARY

In 1996 the U.S. Department of Housing and urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current *Five Year Consolidated Plan* will be adopted by the grand Junction City Council in June 2011. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a late March deadline for each Program Year. Applications that are funded become a part of the respective program year Annual Action Plan.

Junction City Council approved 2011 CDBG funding requests totaling \$328,576 for the following ten projects.

- City of Grand Junction Program Administration (Adm) \$30,000
- Grand Valley Catholic Outreach St. Martin's Place (Housing) \$50,000
- Business Incubator Center (Econ Dev) \$50,000
- Grand Junction Housing Authority Courtyard Apartments (Housing) \$101,205
- Mesa Developmental Services (Housing) \$10,000
- HomewardBound Homeless Shelter (Pub Fac) \$30,000
- Center for Independence Kitchen Remodel (Pub Fac) \$30,000

- Strong Family, Safe Kids Parenting Place Remodel (Pub Fac) \$9,371
- Senior Companion Program (Human Services) \$8,000
- Foster Grandparent Program (Human Services) \$10,000

Each of these projects will meet a specific HUD-defined Objective as well as provide an outcome that will address one of the needs outlined in the *Five Year Consolidated Plan* as summarized in the table on the following page. The specific projects are further discussed relative to the needs of the consolidated plan and included on HUD Table 3C in the appendices.

2011 ANNUAL ACTION PLAN

PROGRAM ADMINISTRATION

The City may allocate up to 20% of its annual CDBG allocation for administration of the program. For 2011, approximately 10% will be allocated for general program administration, sub-recipient monitoring, public participation and activities to further fair housing.

2011 Annual Action Plan

HUD-Defined Objectives	One Year Proposed Outcome of Activity
CDBG program administration and furthering fair housing	Administer CDBG program including sub-recipient monitoring, reporting, public participation, training and fair housing activities.
Increase availability of decent housing	Purchase appliances and other site development features for the construction of 16 apartments units for homeless veterans.
Increase accessibility to economic opportunity	Provide funding for Downtown Economic Gardening program, creating low-mod income jobs.
Increase sustainability of decent housing	Rehabilitation of 27 low-mod income housing units.
Increase sustainability of decent housing	Rehabilitation of group homes.
Increase sustainability of suitable living environment	Complete remodel of men's and women's bathrooms at homeless shelter, including accessible shower in each.
Increase sustainability of economic opportunity	Complete remodel of kitchen for vocational program for disabled persons.
Increase sustainability of suitable living environment	Complete remodel of Parenting Place.
Increase sustainability of suitable living environment	Add 30 new senior volunteers to provide services to homebound elderly persons.
Increase sustainability of suitable living environment	Add 10 new senior volunteers to provide services to at-risk youth.

2011 Annual Action Plan

INCREASE THE INVENTORY OF AFFORDABLE HOUSING UNITS

GJHA COURTYARD APARTMENTS

The Grand Junction Housing Authority (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 will be used to upgrade the stairways and railings to meet current Building Code.



MDS GROUP HOME 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. CDBG funds will be used for upgrades such as new furnaces, boilers and windows for one or more of the group homes.

HOMELESS

GVCO ST. MARTIN'S PLACE

Grand Valley Catholic Outreach (GVCO) is developing 16 apartment units in downtown Grand Junction to house homeless veterans. GVCO will utilize 2011 CDBG funding to purchase the major appliances, swamp coolers, mailboxes and bicycle racks for the units.

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 will be used to remodel the men's and women's bathrooms to include new toilets, sinks, showers (including 1 accessible) and flooring.

SPECIAL NEEDS POPULATIONS AND OTHER HUMAN SERVICE NEEDS

ST. MARY'S FOUNDATION 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 are 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.

2011 Annual Action Plan

ST. MARY'S FOUNDATION FOSTER GRANDPARENT PROGRAM

The Foster Grandparent Program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. CDBG funding will be used to reimburse 55 volunteers for gas and mileage to be able to serving 1,650 children.



PUBLIC FACILITIES

CENTER FOR INDEPENDENCE 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 will be used to upgrade the kitchen to address Health Department standards, make it wheelchair-friendly and provide a new food pantry.



SFSK PARENTING PLACE REMODEL

Strong Families, Safe Kids (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 will be used for energy efficiencies on one of the buildings.

ECONOMIC DEVELOPMENT

BIC DOWNTOWN ECONOMIC GARDENING

The Business Incubator Center (BIC) will utilize CDBG funds 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. CDBG funds will be used for rent of a downtown building, office remodel and start-up costs for the program.



2011 Annual Action Plan

CITIZEN PARTICIPATION

A meeting was held in February 2011 to educate and receive input from the public. Invitations were sent to over 85 agencies and citizens throughout the Grand Valley. Additionally, an advertisement was placed in the *Grand Junction Daily Sentinel* inviting citizens to attend and participate. On May 16, 2011 a public hearing before City Council was conducted to discuss funding for 2011 and determine which projects would be funded out of 15 applications received and reviewed by the City.

On June 13, 2011, City Council will conduct a public hearing to seek public comment and consider adoption of the 2011 One Year Action Plan. A 30-day public review period will occur from June 6, 2011 to July 7 2011. These opportunities for public input comply with the City's CDBG Citizen Participation Plan.

Efforts to broaden public participation included invitations to and working with agencies that serve minority and disabled populations on preparation of CDBG applications for funding. These agencies include the Latin-Anglo Alliance, Riverside Educational Center, Head Start, the Center for Independence, Mesa Developmental Services, Hilltop Community Resources, Audio Information Network and Senior Companions.

2011 Annual Action Plan

ANNUAL OBJECTIVES

Activity	Sub-Recipient Agency	HUD Objective	National Objective	One Year Goal—Proposed Outcome	CDBG \$
Housing	Grand Valley Catholic Outreach	DH-1	Low-Mod Housing	Purchase appliances and other site development features for the construction of 16 apartments units for homeless veterans.	\$50,000
Housing	Grand Junction Housing Authority	DH-1	Low-Mod Housing	Rehabilitation of 27 low-mod income housing units.	\$101,198
Housing Rehab	Mesa Developmental Services	DH-1	Low-Mod Housing	Rehabilitation of group homes.	\$10,000
Public Facility Remodel	Center for Independence	EO-3	Low-Mod Clientele	Complete remodel of kitchen for vocational program for disabled persons.	\$30,000
Public Facility Remodel	Strong Families, Safe Kids	SL-3	Low-Mod Clientele	Complete remodel of Parenting Place.	\$9,371
Public Facility Remodel	HomewardBound of the Grand Valley	SL-1	Homeless	Complete remodel of men's and women's bathrooms at homeless shelter, including accessible shower in each.	\$30,000
Subtotal Capital Projects					\$230,569
Senior Services	Senior Companion Program	SL-3	Low-Mod Clientele	Add 30 new senior volunteers to provide services to homebound elderly persons.	\$8,000
Senior Services	Foster Grandparent Program	SL-3	Low-Mod Clientele	Add 10 new senior volunteers to provide services to at-risk youth.	\$10,000
Subtotal Public Services					\$18,000
Economic Development	Business Incubator Center	EO-3	Economic Development	Provide funding for Downtown Economic Gardening program.	\$50,000
Program Administration	City of Grand Junction			Administer CDBG program including sub-recipient monitoring, reporting, public participation, training and fair housing activities.	\$30,000
2011 CDBG Funds					\$328,569
HUD Defined—Outcome / Objective Codes		Availability / Accessibility		Affordability	Sustainability
Decent Housing		DH-1		DH-2	DH-3
Suitable Living Environment		SL-1		SL-2	SL-3
Economic Opportunity		EO-1		EO-2	EO-3

2011 Annual Action Plan

GEOGRAPHIC DISTRIBUTION AND ALLOCATION PRIORITIES

HUD Table 3C has been completed for each project to be funded in the 2011 CDBG Program Year. The Tables are included in Appendix C.

The map on the following page shows the location of the CDBG projects funded for the 2011 Program Year. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction does not limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. Areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city. Areas of racial/minority concentration are more prevalent in the central and eastern parts of the city.

CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outlined in the *Five Year Consolidated Plan*. All CDBG funds received from HUD during the 2011-2016 timeframe will be used to address at least one of the priority need categories outlined in the *Five Year Consolidated Plan*.

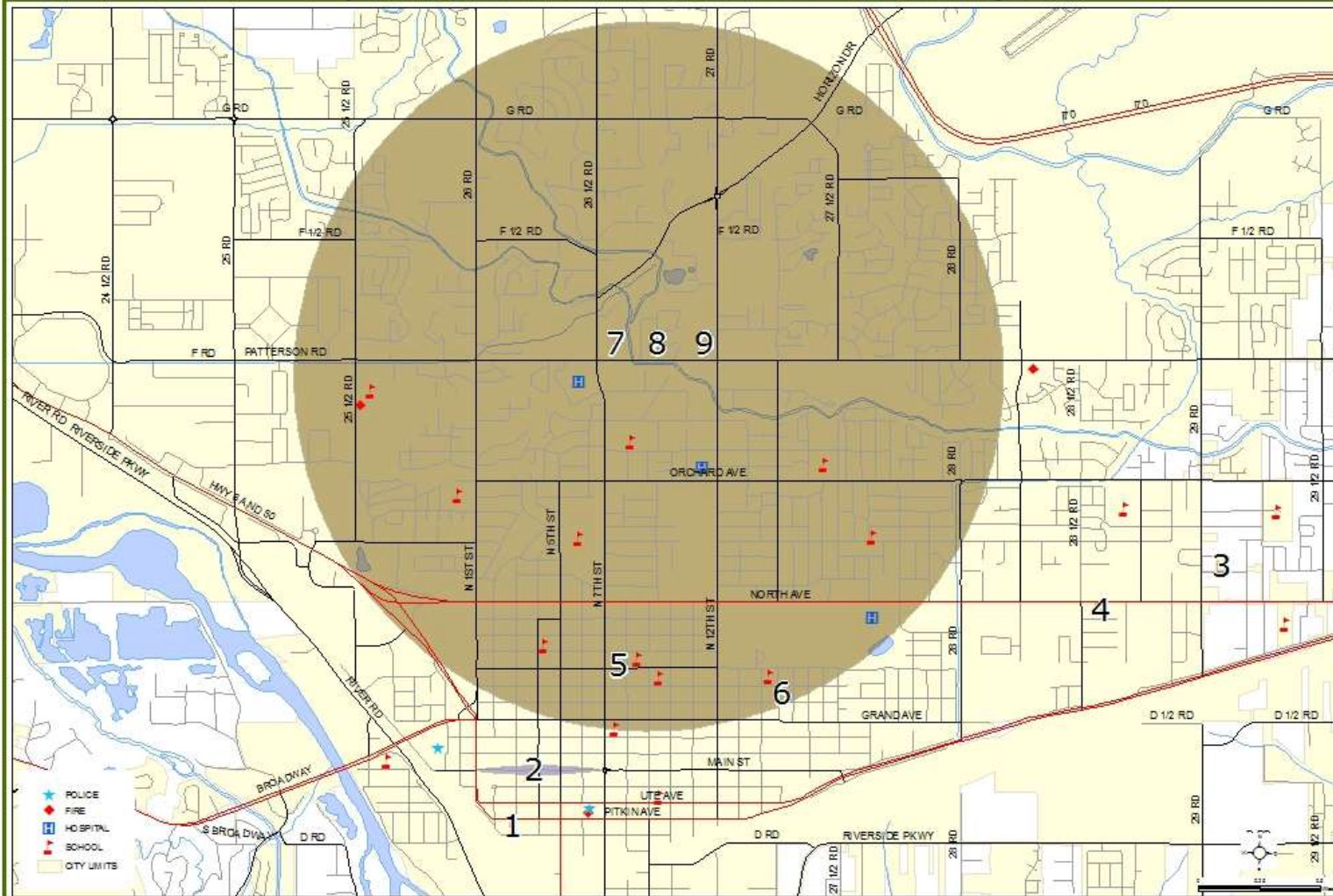
Obstacles to meeting underserved needs include, but are not limited to:

- The decrease in financial support available to the local government and local organizations to address identified needs.
- The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

PUBLIC HOUSING

There are no public housing units within the City of Grand Junction. Therefore, the jurisdiction will not address the needs of public housing. As previously summarized, Program Year 2011 CDBG funds will be used towards several low and moderate income housing projects.

City of Grand Junction CDBG 2011 Action Plan Projects



No.	Project	Location	No.	Project	Location	No.	Project	Location
1	GVCO - St. Martin Place	415 S 3rd St	4	Homeless Shelter - Bathroom Remodel	2853 North Ave	7	Senior Companion Program	City Wide
2	Business Incubator Center	Downtown Location	5	Center For Independence - Kitchen Remodel	740 Gunnison Ave	8	Foster Grandparent Program	City Wide
3	GJHA - Courtyard Apartments	2910 Bunting Ave	6	Parenting Place Remodel	1505 Chiseta Ave	9	MDS - Group Home Remodel	City Wide

2011 Annual Action Plan

BARRIERS TO AFFORDABLE HOUSING AND IMPEDIMENTS TO FAIR HOUSING CHOICE

The City of Grand Junction completed and will adopt an *Analysis of Impediments to Fair Housing Choice* study (AI) concurrent with the *2011-2016 Five Year Consolidated Plan*. The AI identifies both barriers to affordable housing as well as impediments to fair housing choice. The City intends to utilize a portion of its 2011 CDBG program administration funds to help further fair housing in the community. Specific actions will be coordinated and in partnership with local agencies including the Grand Junction Housing Authority, Housing Resources of Western Colorado and the Grand Junction Area Realtors Association, among others.

PROGRAM SPECIFIC REQUIREMENTS

1. No program income is expected to be received during the 2011 CDBG Program Year.
2. No program income was received in the preceding (2010) Program Year.
3. The City of Grand Junction does not participate in the Section 108 loan guarantee program so no proceeds will be received or used to address priority needs and specific objectives identified in the *Five Year Consolidated Plan*.
4. No surplus funds from any urban renewal settlement for community development and housing activities will be used during the 2011 CDBG Program Year.

5. No grant funds have been returned to the line of credit for which the planned use has not been included in a prior statement or plan.
6. No income will be received from float-funded activities.
7. No urgent need activities will be funded.
8. One hundred percent of Program Year 2011 CDBG funds allocated to subrecipients will be used for activities that benefit persons of low and moderate income.

ATTACHMENT D

RESOLUTION NO. ____

**A RESOLUTION ADOPTING THE 2011 FIVE YEAR CONSOLIDATED PLAN
FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM**

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and 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;

WHEREAS, the planning process in developing the 2011 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the 2011 Five Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the 2011 Five Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2016.

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council formally adopts the 2011 Five Year Consolidated Plan

Adopted this _____ day of June, 2011.

President of City Council

ATTEST:

City Clerk

ATTACHMENT E

RESOLUTION NO. ____

**A RESOLUTION ADOPTING THE 2011 ANALYSIS OF IMPEDIMENTS TO
FAIR HOUSING CHOICE STUDY FOR THE GRAND JUNCTION COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must conduct an Analysis of Impediments to Fair Housing Choice study to be adopted by the City, which serves as a federally required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's 2011 Analysis of Impediments to Fair Housing Choice is to promote fair housing for the citizens of Grand Junction and to determine what impediments to fair housing exist, what steps have been taken to eliminate impediments, and what positive actions are being implemented to promote fair housing as well as documentation showing the positive enforcement;

WHEREAS, the planning process in developing the 2011 Analysis of Impediments to Fair Housing Choice included an emphasis on Citizen Participation and interagency involvement; and

WHEREAS, the 2011 Five Year Analysis of Impediments to Fair Housing Choice established recommendations the City should take to foster fair housing practices, strategies the Grand Junction community has identified and will undertake between 2011 and 2016, the life of the study.

NOW THEREFORE BE IT RESOLVED, that the Grand Junction City Council formally adopts the CDBG 2011 Analysis of Impediments to Fair Housing Choice study as a part of the Grand Junction CDBG program.

Adopted this ____ day of June, 2011.

President of City Council

ATTEST:

City Clerk

ATTACHMENT F

RESOLUTION NO. ____

A RESOLUTION ADOPTING THE 2011 PROGRAM YEAR ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION 2011 FIVE YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and 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;

WHEREAS, the planning process in developing the 2011 Program year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the 2011 Five Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the 2011 Five Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2016.

Adopted this ____ day of June, 2011.

President of City Council

City Clerk

Attach 4
Minutes

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

June 1, 2011

The City Council of the City of Grand Junction convened into regular session on the 1st day of June 2011 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Also present were City Manager Laurie Kadrich, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Kenyon called the meeting to order. Councilmember Pitts led the Pledge of Allegiance, followed by a moment of silence.

Proclamations

Proclaiming June 6 – 12, 2011 as “Colorado Mesa University Week” in the City of Grand Junction

Appointments

Councilmember Pitts moved to appoint David Hibberd to the Grand Junction Regional Airport Authority for a four year term expiring May 2015. Councilmember Susuras seconded the motion. Motion carried.

Councilmember Luke moved to re-appoint David McInay and appoint Scott McBrayer to the Parks and Recreation Advisory Board, both for three year terms expiring June 2014. Councilmember Doody seconded the motion. Motion carried.

Council Comments

Councilmember Pitts attended the District and State Lions Club Meetings on May 21, 2011, and attended his first Grand Junction Airport Authority Meeting on May 24, 2011. The tenants at the Airport and members of the Grand Junction Regional Airport Authority are going to meet to work out an agreement regarding the gates.

Councilmember Susuras reported that he and City employee Slade Connell drove approximately 50 miles on snowmobiles on the west end of Grand Mesa to ten different sites in order to measure snow depth and water content levels, all measured above average for this year. The information was then given to the Water Department for comparison to previous years.

Councilmember Boeschstein mentioned that he and Council President Kenyon attended the Riverfront Ribbon cutting for the No Thoroughfare Wash Trail which is now concrete. He also attended, along with others from Council, the State of the River Conference held on May 19th and on May 21st, the Colorado National Monuments 100

year celebration on May 24th. He attended the Chamber Afterhours and viewed the new Spring Hill Suites on May 26th and he attended the DDA meeting as a Board member, the Board discussed the Main Street progress and drove by the Handy Chapel where the roof has been restored on this historical site.

Councilmember Doody attended the Memorial Day Event along with Council President Kenyon at the Veterans Cemetery to honor our Veterans.

Councilmember Coons attended numerous ceremonies related to law enforcement and EMS ceremonies. She also attended Colorado Mesa University's Water Center Dedication and the Western Colorado Conservation Core Pay-off celebration as they were able to pay off their mortgage in record time. As a member of the Housing Authority, she discussed with the board the ability to provide more multi-family housing in Grand Junction.

Councilmember Luke said that, along with training and workshops, she had the opportunity to attend the Mesa State GED graduate ceremony and was able to talk to the graduates. She attended the JUCO Banquet and learned more of the history of JUCO and appreciated the opportunity to attend.

Council President Kenyon said the Riverfront Ribbon Cutting Ceremony was a lot of fun. He enjoyed the Ribbon Cutting at Wingate Elementary School for their growing gardens. The most moving for him was the Veterans Ceremony which honors the dedication and sacrifice our veterans have shown our Country, he thinks this is a great addition to our community. He attended the ceremony for the signing of a contract by the Governor of the State of Sierra State of Brazil with Reynolds Polymer for an aquarium. He also met with Senator Bennett and business owners to talk about employment, our future, and what government can do to help with fair trade markets in order for our businesses to compete.

Citizen Comments

Woody Walcher, 3240 B ½ Road, addressed the City Council regarding the wording on "junk ordinances".

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Public Hearing—Carroll Rezone, Located at 1220 and 1240 Cannell Avenue [File #RZN-2011-6665]

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.

The public hearing was opened at 7:20 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. He said this is the last of the remaining properties not owned

by Mesa State in this area. He asked that the Staff Report and attachments be entered into the record. The request does meet the criteria of the Grand Junction Municipal Code. The Planning Commission forwarded a recommendation of approval at their April 26, 2011 meeting.

Councilmember Pitts asked if there was a public street present on the map. Mr. Peterson said yes, it is Cannell Avenue, which is a public street. The map has not yet been updated to reflect the right-of-ways being turned into easements.

Councilmember Boeschstein said it appeared, according to the Comprehensive Plan, that the City would treat the entire campus as one zoning district, Business Park Mixed Use. He asked why this is being treated differently than what the Comprehensive Plan recommends. Mr. Peterson responded that the Comprehensive Plan map and the Zoning map are two different things. The proposed zoning districts are allowed within this Business Parks Mixed Use District. Councilmember Boeschstein said it still appeared that the whole campus was to remain one zoning district. He then asked about consistent zoning throughout the campus. Mr. Peterson replied that, as Mesa State acquires properties, there will be discussions to re-subdivide the properties to make one property rather than a mixture of lots. It has also been mentioned that once there is acquisition of all properties, there be a mass rezone of the entire campus. Mr. Peterson agreed with Councilmember Boeschstein that it would be best to create one zoning district. Councilmember Boeschstein asked if Mr. Peterson was familiar with the University's Master Plan. Mr. Peterson said he has looked at the Master Plan, and it looks as though development will proceed towards the west. Councilmember Boeschstein asked if this would be consistent with the Master Plan. Mr. Peterson said this request is for two private properties and what is being proposed would also be consistent with the University's Master Plan.

Councilmember Coons asked if the new residence halls located above the store fronts on North Avenue are zoned C-1. Mr. Peterson said yes, C-1 and partially R-8 designation. Councilmember Coons asked if this all fits in the Comprehensive Plan and stated there already is different zoning on the property. Mr. Peterson said yes, according to the zoning map, what is being built is over the property lines, however, the University does not have to go through the City's review process as they are a State agency. There have been conversations to eliminate property lines and make it one zoning and one subdivision. Councilmember Coons asked if, in the future, this property was purchased by Mesa State, how difficult would it be to zone it consistent with the Master Plan? Mr. Peterson said it would be added to the list of legal descriptions to zone all the properties consistent with the Master Plan.

Councilmember Luke clarified if it was necessary to rezone these two properties in order for the University to acquire the properties, they could acquire them and then rezone the way they choose to. Mr. Peterson confirmed. Councilmember Luke asked what the cost is for the City to go through the rezone process. Mr. Peterson said that there would probably be a CSR designation on one application and that cost would be about \$460.

Councilmember Susuras asked if the neighborhood meeting consisted of neighbors across the street. Mr. Peterson said yes. Councilmember Susuras then asked if there

were representatives from the University and were there any objections? Mr. Peterson said Mr. Wagoner was present from the University and there were no objections.

Councilmember Boeschstein asked, if this property were to be rezoned as a Community Service zone to be more consistent with the overall zoning, would the petitioner still be able to use the site residentially and commercially? Mr. Peterson replied that Community Service (CSR) and the Recreation Zoning District are for public institutions. There is also a requirement that the properties be one acre in size, these lots are less than 1 acre, and the properties are not currently adjacent to a CSR zone district. CSR designation would not allow for multi-family development.

Alicia Herring, Infill Development Partners, LLC, representing the applicant was present. Ms. Herring thanked Council for the consideration of private use of this property in an RO zoning district.

Derek Wagner, 1100 North 12th Street, the Director of Strategic Initiatives with Colorado Mesa University, said on the same day it was voted to rename the college it was also voted to adopt a Master Plan for the next 25 years. Based on what City Council and County Commissioners told them, it was decided to grow west towards 7th Street. They were also told that the City and County would help financially and otherwise as well. The 8,500 and growing student enrollment has had the college outgrowing the facilities. Mr. Wagner said the two subject properties are right in between two large residence halls. He said that the map of the Master Plan shows future buildings on top of current residences which can make for delicate and awkward conversations with neighbors. There have been neighborhood meetings at least twice a year to explain the how, where, and why the University is growing. There have been meetings to try and acquire the properties and to-date those overtures have been re-buffed. The University would like to take a step back and reevaluate the Master Plan and Comprehensive Plan, look at the zoning of the campus and figure out how to get all three to mix as the University continues to grow over the next fifteen years.

The public hearing was closed at 7:40 p.m.

Councilmember Luke said she understands the goal is to grow towards the west, but she was unclear of the process of rezoning. Would rezoning come before Council every time the University acquires property? Scott Peterson, Senior Planner, said that when the University acquires property, it can remain the same zoning designation. The applicants are looking to market the property as an RO zone.

Councilmember Pitts moved to adopt Ordinance No. 4469 and ordered it published in pamphlet form. Councilmember Susuras seconded the motion.

Councilmember Pitts said he thought this was spot zoning and he is not in favor of spot zoning in this particular location.

Councilmember Boeschstein said he agreed with Councilmembers Pitts and Luke as it seems as though it is being rezoned in order to get a better price for the applicants. He thinks a rezone into Community Service for those properties needs to take place in order

to have compatible zoning. He would like to cooperate with the University and be compatible with their Master Plan.

Council President Kenyon asked City Attorney Shaver if this is indeed considered spot zoning. City Attorney Shaver stated that the nature of spot zoning has a lot of misconceptions about where it is practically versus where it is legally. In terms of practicality it is considered spot zoning because it is different than the R-8 zoning surrounding the properties. Legally, it would be such a degree of incompatibility that would not make sense and cannot be integrated into the community. The courts would identify spot zoning in the legal term.

Councilmember Susuras said that the request meets the goals of the Comprehensive Plan 3, 4, 5, 6, and 7; there are no legal issues discovered by Staff. He cannot sit in judgments of the intentions of the applicant. He believes the applicant has a right to request a rezone to RO.

Councilmember Coons said she is conflicted. There is the issue of the University's Master Plan. There needs to be a rezone of several parcels on the campus even though the Comprehensive Plan shows mixed use. There is a presumption that these two properties will be owned by the University, she is against rezoning these properties at this time.

Councilmember Doody said that, although he agrees with Councilmember Susuras on the applicant's right to go through the process, he believes, in the near future, properties throughout will want to rezone as well. He asked if the State has to go through the City regarding their development process.

Council President Kenyon said that, although the State does not have to go through the City for development approvals, the University has almost always complied with City's Planning process. City Attorney Shaver concurred, stating generally speaking, in most cases the University has been supportive of the City's processes.

Councilmember Coons asked City Attorney Shaver about what other issues would there be aside from the zoning piece regarding a property owner trying to develop property sandwiched in between the residence halls. City Attorney Shaver said, assuming for the sake of discussion that the rezone issue passed, it would be subject to the City's permitting process. There would be some fairly restricted limitations with an RO zoning. Councilmember Coons asked about multi-family housing on the parcels. City Attorney Shaver said that is something that could be reviewed through the process depending upon the square footage and proposal.

Councilmember Boeschstein asked, under the Community Service zone, what types of services would be allowed? Mr. Peterson said the CSR zoning would not allow the multi-family development, it will allow for Colleges and Universities, Community Service Buildings, Museums, and general offices. CSR zoning is meant for public institutions. City Attorney Shaver added that the City used to have a Public Zone (PZ) and that was one of the only designations that was based upon ownership, and the CSR is a modification of that because it does look to an ownership component.

Councilmember Coons then asked Mr. Peterson, if multi-family is not allowed under a CSR designation, does this mean that the parcels with the Residential Halls at Mesa University which are zoned C-1 would not be able to be rezoned as CSR in any case? Mr. Peterson responded that again, Mesa University is a Public Institution and is allowed to have the CSR designation, and does not have to come through the City development regulations.

Motion failed by roll call vote 5 to 2 with Councilmembers Doody, Luke, Pitts, Boeschstein, and Coons voting NO.

Councilmember Boeschstein made a motion proposing to rezone the parcels to CSR to be consistent with the College Master Plan for the reasons stated to encourage the continued rezoning of all the College parcels to CSR and that the City understands the existing structures can be used residentially and for offices as they are even in the CSR zone. Councilmember Luke seconded the motion.

City Attorney Shaver commented that even though a motion can be made and considered, the Code does require minimum of one acre.

Council President Kenyon asked if CSR is a City Zoning Code or does CSR represent the State ownership of the College. City Attorney Shaver responded that generally it is reserved for public property.

Councilmember Boeschstein stated that by zoning those lots, there would be a pre-existing non-conforming use which means that if it was zoned that way and they didn't conform to all the CSR zoning regulations, they may be able to continue and not have to conform. The long term goal is a zone for the University that would be all encompassing and would respect the Master Plan.

Councilmember Susuras commented that this property is not owned by the University.

Councilmember Boeschstein, agreed, but stated there is a long term vision for the future of the University.

Councilmember Pitts asked if CSR land requirement is one acre, how can a CSR be approved as a non-conforming? City Attorney Shaver replied that it would have to be approved as non-conforming and this would have its own issues associated with it.

Council President Kenyon asked Mr. Peterson what the impact would be to the property owner if Council were to consider this motion. Mr. Peterson said the applicant did want the option to have the property zoned multi-family and this is not allowed in the CSR designation on private property. Council President Kenyon asked how big of a multi-family unit would be allowed? Mr. Peterson said there would have to be underground parking or a small apartment complex with parking in the rear.

There were no other comments.

Motion failed 4 to 3 by roll call vote with Councilmembers Susuras, Coons, Doody, and Kenyon voting NO.

CONSENT CALENDAR

Councilmember Susuras moved for approval and then read the Consent Calendar Items #2 through #9. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

2. **Minutes of Previous Meeting**

Action: Approve the Minutes of the May 16, 2011 Regular Meeting

3. **Airport Grant for Master Plan Study of Terminal Area**

AIP-48 is a grant for \$382,958.00 to conduct an Airport Master Plan Study (Terminal Area Plan). The Supplemental Co-sponsorship Agreement is required by the FAA as part of the grant acceptance by the City. For additional information, please see the attached Detailed Project Summary.

Action: Authorize the Mayor and City Attorney to Sign the Original FAA AIP-48 Grant Documents for Airport Master Plan Study (Terminal Area Plan) at the Grand Junction Regional Airport and Authorize the City Manager to Sign the Supplemental Co-sponsorship Agreement for AIP-48

4. **Setting a Hearing on Modifications to Grand Junction Municipal Code Chapter 12.24, Commercial Use of Public Right-of-Way in Downtown Area, and Revision to the Outdoor Dining Lease**

The modifications to the Grand Junction Municipal Code and the revision to the outdoor dining lease will clarify requirements and provide a uniform standard for all outdoor dining areas. The proposed amendments will also update the event permit and news box standards in the Downtown.

Proposed Ordinance Amending Section 12.24 of the Grand Junction Municipal Code, Regulating Commercial Use of Public Right-of-Way in Downtown Area, to Revise Sidewalk Dining Regulations and the News Box Regulations

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

5. **Outdoor Dining Lease for Nine 7 Oh Hospitality dba Spring Hill Suites, Located at 236 Main Street**

Nine 7 Oh Hospitality dba Spring Hill Suites is requesting an Outdoor Dining Lease for an area measuring approximately 47 feet by approximately 8.4 feet directly in front of the new hotel property located at 236 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 this area. The lessee intends for the outdoor dining area to be a raised platform.

Resolution No. 26-11—A Resolution Authorizing the Lease of Sidewalk Right-of-Way to Nine 7 Oh Hospitality dba Spring Hill Suites

Action: Adopt Resolution No. 26-11

6. **Federal Building Geo-Thermal Revocable Permit, Located at 400 Rood Avenue** [File #RVP-2011-733]

US General Services Administration is requesting a Revocable Permit to install 12 geo-thermal wells in the east/west and north/south alleys between North 4th Street and North 5th Street, between Rood Avenue and White Avenue, as part of the federally funded remodel taking place at the Wayne N. Aspinall Federal Courthouse located at 400 Rood Avenue.

Resolution No. 27-11—A Resolution Concerning the Issuance of a Revocable Permit to US General Services Administration for the Wayne N. Aspinall Federal Courthouse at 400 Rood Avenue

Action: Adopt Resolution No. 27-11

7. **2011 Sewer Line Replacement Project**

This request is for the contract award for the replacement of approximately 6,600 lineal feet of sewer main line, 2,200 lineal feet of sewer service line and 30 manholes due to age and condition. The majority of this project will be located between 15th Street and Linda Lane, north of and along Orchard Avenue.

Action: Authorize the Purchasing Division to Enter into a Contract with M.A. Concrete Construction of Grand Junction, Colorado for the Construction of the 2011 Sewer Line Replacement Project in the Amount of \$614,446.95

8. **Setting a Hearing on the Crossroads United Methodist Annexation, Located at 599 30 Road** [File # ANX-2011-712]

A request to annex 3.9 acres, located at 599 30 Road. The Crossroads United Methodist Annexation consists of one parcel, which includes 20,463 square feet of 30 Road Right-of-Way.

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

Resolution No. 28-11—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, Crossroads United Methodist Annexation, Located at 599 30 Road

Action: Adopt Resolution No. 28-11

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Crossroads United Methodist Annexation, Approximately 3.90 Acres, Located at 599 30 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for July 18, 2011

9. **Setting a Hearing on the JR Enclave Annexation, Located at 247 Arlington Drive** [File # ANX-2011-755]

A request to annex 6.80 acres of enclaved property, located at 247 Arlington Drive. The JR Enclave consists of one (1) parcel and no public right-of-way.

Under the 1998 Persigo Agreement with Mesa County, the City is required to annex all enclaved areas within five (5) years. The JR Enclave has been enclaved since July 9, 2006.

a. Notice of Intent to Annex and Exercising Land Use Control

Resolution No. 29-11—A Resolution of the City of Grand Junction, Giving Notice that a Tract of Land Known as JR Enclave, Located at 247 Arlington Drive, Consisting of Approximately 6.80 Acres, will be Considered for Annexation to the City of Grand Junction, Colorado and Exercising Land Use Control

Action: Adopt Resolution No. 29-11

b. Setting a Hearing on Proposed Ordinance

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, JR Enclave Annexation, Located at 247 Arlington Drive, Consisting of Approximately 6.80 Acres

Action: Introduction of a Proposed Ordinance and Set a Hearing for July 18, 2011

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

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 8:10 p.m.

Juanita Peterson, MMC
Deputy City Clerk

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

JUNE 6, 2011

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, June 6, 2011 at 11:37 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschenstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras and President of the Council Tom Kenyon. Municipal Judge Care McInnis was also present.

Council President Kenyon called the meeting to order.

Councilmember Luke moved to go into Executive Session for discussion of personnel matters under Section 402 (4)(f)(i) of the Open Meetings Law Relative to City Council Employees Specifically the Municipal Judge and Council will not be returning to open session. Councilmember Susuras seconded the motion. The motion carried.

The City Council convened into executive session at 11:45 p.m.

Juanita Peterson, MMC
Deputy City Clerk

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

JUNE 8, 2011

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, June 8, 2011 at 11: 33 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschenstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras and President of the Council Tom Kenyon. City Manager Laurie Kadrich, City Attorney John Shaver, Deputy City Manager Rich Englehart, and Rob Schoeber, Parks and Recreation Director were also present.

Council President Kenyon called the meeting to order.

Councilmember Susuras moved to go into Executive Session for discussion of personnel matters under Section 402 (4)(f)(i) of the Open Meetings Law Relative to City Council Employees Specifically the Municipal Judge and Council will not be returning to open session. Councilmember Coons seconded the motion. The motion carried.

The City Council convened into executive session at 11:37 p.m.

Juanita Peterson, MMC
Deputy City Clerk



Date: May 24, 2011
 Author: Scott Hockins
 Title/ Phone Ext: Purchasing
 Supervisor/1484 _____
 Proposed Schedule: June 13,
2011
 2nd Reading
 (if applicable): _____

Attach 5
Console Furniture Purchase for GJRCC

CITY COUNCIL AGENDA ITEM

Subject: Console Furniture Purchase for the Grand Junction Regional Communication Center
File # :
Presenters Name & Title: Jim Finlayson, Information Technology Manager Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This approval request is for the contract award for the professional design, supply, and installation of console furniture that will be specific to the new Grand Junction Regional Communication Center (GJRCC).

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

Public safety facilities and services for our citizens will be a priority in planning for growth.

The new GJRCC will allow telecommunications staff to more efficiently evaluate, route, and disseminate calls for greater public safety.

Action Requested/Recommendation:

Authorize the City Purchasing Division to Enter into a Contract with Xybix Systems, Inc. of Littleton, Colorado in the Amount of \$270,101.97 for the Grand Junction Regional Communication Center Console Furniture.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

The dispatch center is part of the Grand Junction Public Safety Facility being constructed at Ute Avenue. The building is expected to be completed in April, 2012 and operations will commence at that location in June, 2012. 911 Emergency Communication Centers, pose unique challenges and demands. Dispatch personnel are required to manage multiple systems and monitors twenty-four (24) hours per day / seven (7) days per week by different employees with diverse physical requirements and

needs. Consoles are required to meet specific safety and ADA guidelines and requirements.

The goal of this project is to provide the new facility with twenty-two (22) of the most up-to-date workstations and associated furniture. The selected vendor will participate in the design activities for the dispatch center, supply all necessary furniture and equipment, and provide complete installation and ongoing warranty and maintenance support for the workstations.

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of vendors. Four responses were received and evaluated from the following companies:

- Xybix Systems, Littleton, Colorado
- Watson Dispatch, Poulsbo, Washington
- Wright Line, Worcester, Massachusetts
- Viking Acoustical, Lakeville, Minnesota

After review, the selection committee chose to partner with Xybix Systems based on design, quality, experience, superior cable management system, overall value, and their utilization of a local team (ProSpace Interiors) to install and maintain the consoles.

Financial Impact/Budget:

There is \$275,000 reserved in the Public Safety Facility budget for this planned expenditure.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This purchase is part of the new Public Safety Facility currently under construction.

Attachments:

N/A



Date: May 27, 2011

Author: Scott Hockins

Title/ Phone Ext: Purchasing
Supervisor, 1484

Proposed Schedule: June 13, 2011

Attach 6
2011 Interceptor Sewer Repair and Replacement
Project Change Order

CITY COUNCIL AGENDA ITEM

Subject: 2011 Interceptor Sewer Repair and Replacement Project Change Order Request
File #:
Presenters Name & Title: Tim Moore, Public Works and Planning Director Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This request is for approval of a Change Order to the existing 2011 Interceptor Repair and Rehabilitation contract. The additional work related to this request includes rehabilitation of approximately 3,500 lineal feet of interceptor sewer pipe and the reconditioning of 21 existing manholes. This maintenance is necessary to prolong the life of the existing concrete sewer pipe that has been damaged by hydrogen sulfide gas.

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.

This repair and maintenance will guard against failure and ensure longevity for the wastewater treatment delivery system.

Action Requested/Recommendation:

Authorize the Purchasing Division to Modify the Contract with Reynolds Inliner, LLC of Orleans, Indiana for the Construction of the 2011 Sewer Interceptor Repair and Replacement Project in the Amount of \$228,962 for a Total Contract Amount of \$607,150.

Board or Committee Recommendation:

N/A

Background, Analysis and Options:

Approval of this change order will allow for the completion of rehabilitation efforts for the larger pipe (greater than 10-inch) along the Horizon Drive Interceptor sewer line.

This rehabilitation effort will include Cured-In-Place-Pipe (CIPP) lining of the pipe and polyurea coating of the manholes. The rehabilitation of the infrastructure can be completed for approximately sixty percent of the cost of conventional dig and replace construction.

This is specialty construction that is not accomplished by local contractors. The City originally received three bids for this work that are listed below for reference. A formal solicitation was advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA).

Firm	Location	Amount
Reynolds Inliner, LLC	Orleans, IN	\$378,188.00
Western Slope Utilities, Inc.	Breckenridge, CO	\$448,301.25
Insituform Technologies, Inc.	Chesterfield, MO	\$461,182.00

This Change Order work is scheduled to be completed by the end of June, 2011.

Financial Impact/Budget:

\$675,000 is budgeted for this project in the Joint Sewer Fund.

Original Contract Amount	\$378,188
Change Order	\$228,962
Engineering Design & Construction Management	\$ 37,000
<u>Total Project</u>	<u>\$644,150</u>

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

City Council approved award of the project at the March 14, 2011 meeting. Discussion of this change order was included with that agenda.

Attachments: N/A