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**CITY COUNCIL AGENDA
WEDNESDAY, FEBRUARY 18, 2015
250 NORTH 5TH STREET
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

To become the most livable community west of the Rockies by 2025

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

Pledge of Allegiance
Father Shane Carr, Christ Church Anglican

Proclamation

Proclaiming March 2015 as “American Red Cross Month” in the City of Grand Junction
[Attachment](#)

Appointments

Ratify the Reappointments to the Mesa County Building Code Board of Appeals

Citizen Comments

[Supplemental Document](#)

Council Comments

*Revised February 20, 2015
** Indicates Changed Item
*** Indicates New Item
® Requires Roll Call Vote*

***** CONSENT CALENDAR ***®****1. Minutes of Previous Meetings [Attach 1](#)**

Action: Approve the Summary of the January 19, 2015 Workshop, the Minutes of the February 4, 2015 Special Session, and the Minutes of the February 4, 2015 Regular Meeting

2. Setting a Hearing on the 2872 Patterson Rezone, Located at 2872 Patterson Road [File # RZN-2014-493] [Attach 2](#)

The applicant requests that the City rezone the property at 2872 Patterson Road from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors). The applicant is in the process of creating a site plan for the 1.415 acres in anticipation of future commercial development.

Proposed Ordinance Rezoning Property from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors), Located at 2872 Patterson Road

Action: Introduce Proposed Ordinance and Set a Public Hearing for March 4, 2015

Staff presentation: Brian Rusche, Senior Planner

3. Setting a Hearing on the Hoffman Rezone, Located at 1410 and 1400 North 7th Street [File #RZN-2015-18] [Attach 3](#)

The applicant, on behalf of Rocky Mountain TMS, requests that the City rezone the property at 1410 N. 7th Street from R-8 (Residential 8 du/ac) to R-O (Residential Office). The applicant is in the process of purchasing the single-family residence in order to expand the medical practice, known as Mesa Behavioral Medicine, located next door at 1400 N. 7th Street and zoned PD (Planned Development). In order to maintain consistency of zoning, Staff recommended and the applicant has agreed to include this property in the request to rezone to R-O (Residential Office).

Proposed Ordinance Rezoning Property from R-8 (Residential 8 DU/Ac) and PD (Planned Development) to R-O (Residential Office), Located at 1410 N. 7th Street and 1400 N. 7th Street

Action: *Introduce Proposed Ordinance and Set a Public Hearing for March 4, 2015*

Staff presentation: Brian Rusche, Senior Planner

4. **Election Notice for the Regular Election April 7, 2015** [Attach 4](#)

Both the Charter and the Municipal Election Code have specific content and publication requirements for the election notice. The proposed notice contained within the resolution being presented meets those requirements.

Resolution No. 10-15—A Resolution Setting Forth the Notice of Election for the Regular Municipal Election to Be Held on April 7, 2015 in the City of Grand Junction

®Action: *Adopt Resolution No. 10-15*

Staff presentation: Stephanie Tuin, City Clerk

5. **Lewis Wash GRJ-F.5-30.8 Bridge Replacement Intergovernmental Agreement** [Attach 5](#)

In July of 2012, the City was awarded a Colorado Off-System Bridge Program grant in the amount of \$578,400 for the replacement of the Lewis Wash Bridge GRJ-F.5-30.8 in 2015. This intergovernmental agreement establishes the relationship between Colorado Department of Transportation (CDOT), acting on behalf of Federal Highway Administration (FHWA), and the City of Grand Junction.

Resolution No. 11-15—A Resolution Accepting Federal Aid Funds for the Replacement of the Lewis Wash Bridge GRJ-F.5-30.8, Authorizing City Matching Funds and Authorizing the City Manager to Sign an Intergovernmental Agreement with the Colorado Department of Transportation (CDOT)

®Action: *Adopt Resolution No. 11-15*

Staff presentation: Greg Lanning, Public Works Director
Trent Prall, Engineering Manager

6. **Purchase Four Utility Vehicles** [Attach 6](#)

This request is for the purchase of a scheduled equipment replacement for the Parks and Waste Water Treatment Departments.

Action: Authorize the City Purchasing Division to Purchase Four Utility Vehicles from US Tractor and Harvest Inc. in the Amount of \$52,000

Staff presentation: Jay Valentine, Internal Services Manager

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

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

7. **Public Hearing—Amending Sections of the Zoning and Development Code to Allow Permanent Outdoor Display within the Front Yard in B-1, C-1, and C-2 Zone districts, Including Seasonal Sales and Exempting Certain Display Areas** [File #ZCA-2014-478] [Attach 7](#)

The proposed amendment to the Zoning and Development Code clarifies outside storage and display in the B-1 zone district, allows permanent display areas within the front yard in the C-1 zone district without approval of a Conditional Use Permit, and clarifies where and how permanent outdoor display is allowed in the C-2 zone district. The proposed amendments do not change the outdoor storage restrictions along commercial corridors, but allow outdoor display of merchandise, such as automobiles, along street frontages. In addition, the amendment would allow display areas under eaves, canopies, or other storefront features immediately connected to the building; because these are discreet and commonly accepted as simply an extension of the indoor display, Staff has determined that they should not be treated as “outdoor display.”

Ordinance No. 4655—An Ordinance Amending Sections 21.03.070 (b), (d), and (e), and 21.04040 (h)(3) of the Grand Junction Municipal Code Regarding Outdoor Display and Outdoor Storage

®Action: Adopt Ordinance No. 4655 on Final Passage and Order Final Publication of the Ordinance in Pamphlet Form

Staff presentation: Lori V. Bowers, Senior Planner

8. **North Avenue Catalyst Grant Application for 2865 North Avenue, Grand Valley Power Sports** [File #SPN-2015-44] [Attach 8](#)

Grand Valley Power Sports, located at 2865 North Avenue has submitted an application for consideration for \$10,000 of the North Avenue Catalyst Grant

Program. This is the first application for this program to come before the City Council.

Action: Consider Approval of a North Avenue Catalyst Grant Application from Grand Valley Power Sports

Staff presentation: Lori V. Bowers, Senior Planner

9. **Purchase of Crack-Fill Material** [Attach 9](#)

This request is for the purchase up to 200,000 pounds of crack-fill material to be used in this year's preventive street maintenance program.

Action: Authorize the Purchasing Division to Enter into a Contract with Crafcoc, Inc. to Provide Approximately 200,000 pounds of Deery 103 Plexi Melt Fully Meltable Crack-Fill Material, for an Estimated Total Amount of \$88,200

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager
Darren Starr, Streets and Solid Waste Manager

10. **Contract for the 2015 Asphalt Overlay Project** [Attach 10](#)

This request is to award a construction contract for the annual asphalt resurfacing project along arterial road classifications throughout the City of Grand Junction. In all, a total of 6 locations were selected.

Action: Authorize the City Purchasing Division to Enter into a Contract with Oldcastle SW Group Inc., dba United Companies of Mesa County of Grand Junction, CO for the 2015 Asphalt Overlay Project in the Amount of \$1,426,768

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

11. **Contract for the 2015 Sewer Line Replacement Project** [Attach 11](#)

This request is to award a construction contract for the sewer line replacement project at various locations within the 201 Persigo boundaries to replace 7,100 lineal feet of aging sewer or deteriorated sewer lines. This project is combined with the street overlay program and includes full width asphalt resurfacing in the Hillcrest Manor, Bookcliff Park, and Bookcliff Heights subdivisions.

Action: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 2015 Sewer Line Replacement Project for the Bid Amount of \$1,705,344.25

Staff presentation: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

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

13. **Other Business**

14. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS,** *March is American Red Cross Month – a special time to recognize and thank our Everyday Heroes – those who reach out to help their neighbors when they are in need; and*
- WHEREAS,** *the American Red Cross has been providing humanitarian service in Colorado since President Woodrow Wilson signed the charter establishing the first chapter in 1914; and*
- WHEREAS,** *the Red Cross is a vital part of the fabric of our Colorado communities, with nearly 2,000 volunteers in counties throughout the state who help alleviate suffering in the face of disaster and emergencies by helping their communities prepare for, prevent, and respond to emergencies; and*
- WHEREAS,** *Red Cross volunteers help save lives by teaching lifesaving skills and preparedness to tens of thousands of Coloradans each year and by providing vital safety information before and during emergencies; and*
- WHEREAS,** *the Red Cross also supports military members and their families in Colorado and while their loved ones are deployed; and*
- WHEREAS,** *the American Red Cross is an essential part of the fabric of Colorado communities large and small.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim March 2015 as

“American Red Cross Month”

in the City of Grand Junction and call upon all the citizens of Grand Junction to recognize the importance of the American Red Cross Organization and volunteers to perform the mission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 18th day of February, 2015.



Mayor



GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
January 19, 2015 – Noticed Agenda Attached

Meeting Convened: 5:09 p.m. in the City Auditorium

Meeting Adjourned: 7:24 p.m.

City Council Members present: Boeschstein, Chazen, Doody, McArthur, Norris, Susuras, and Traylor Smith.

Staff present: Englehart, Shaver, Moore, Finlayson, Schoeber, Rainguet, Thornton, Kovalik, Dackonish, and Tuin.

Others present: CenturyLink – Danielle Franklin, Abel Chavez, Charter Communications – Charles Eady, Doug Thomason, Christopher Fulton, Erik Rasmussen, Gary Underwood, Paul Kugler, Western Colorado Museum – Peter Booth, Grand Junction Rockies – Tim Ray

Others: Dennis Simpson, Jon Maraschin, and Mr. and Mrs. John Borgen

Agenda Topic 1. Broadband

City Manager Englehart opened the meeting and introduced the topic which is part of the Economic Development Plan. The availability of broadband in the community is a high priority from the Council's standpoint, local businesses, and for recruiting new businesses. This topic was discussed at the Retreat and the options with Senate Bill (SB) 152 and how the City can do something with the local providers. With SB 152, the City's hands are tied. City Manager Englehart said Jim Finlayson, Information Technology Manager for the City, will begin the presentation.

Information Technology Manager Jim Finlayson began with a recap for Charter and CenturyLink representatives talking about some of the things that were discussed at the City Council Retreat, and on how important broadband is to Economic Development. Broadband is now being considered like a 4th utility along with sewer, water, and streets. He provided comparisons of internet speed with other cities to demonstrate how Grand Junction is not competitive above 10 Mbps. There are areas in Colorado, especially in the front range that have speeds closer to 100 Mbps with Longmont having speeds around 1 Gbps. Many of these areas have approved an override of SB-05-152. Companies looking to relocate look at internet speeds when deciding where to locate.

Mr. Finlayson advised a set of questions were sent to each of the providers – Charter and CenturyLink – and their representatives can address their answers.

Danielle Franklin, CenturyLink Market Development Manager, provided background on the average internet user, technology, and internet usage statistics. As technology has improved, most is wireless, using more mobile devices. The traffic on the internet has increased 400%. Eighty-one percent of broadband users are 18-29 years of age and are heavy internet users, accounting for 80% of the video streaming minutes per month. Ms. Franklin addressed one of the questions posed from the City, which was how the City and the Grand Valley can help the broadband initiative. CenturyLink came up with four distinct roles: 1) the City as broadband user, this will drive up the demand; 2) the City as a regulator to reduce regulatory impediments; 3) the City as a financier to offer financial assistance and/or apply for grants; and 4) the City as an infrastructure developer to provide network elements necessary to provide communication services and addressing solution based decisions.

Councilmember Susuras asked what is the specific regulations impeding growth within the City. Mr. Abel Chavez, Director of State/Local Government Affairs with CenturyLink, answered the biggest deterrent is the cost and time of permitting. He stated CenturyLink has a strong relationship with City of Grand Junction and works well with the City.

Council President Norris said that with Colorado law today, due to SB 152, the City is not allowed to do some of the things being asked of them. She is in favor of putting an override question on the ballot.

Mr. Chavez said he believed SB 152 is likely to be a topic of this legislative session, maybe even repealed. He said there are 12 communities which have opted out.

Council President Norris said the City has a ballot going out in April and this is something the Council will discuss and possibly bring to the citizens in April.

Councilmember Boeschstein asked what improvements CenturyLink is making right now to improve the system.

Mr. Chavez responded the big push is to get more fiber into the neighborhoods and to increase the speed. A lot of what CenturyLink is trying to do is build to meet capacity. Mr. Chavez explained about the Connect America Fund where local governments can apply for grant dollars to help expand services. This could be a public/private partnership. Establishing a State fund would also help leverage the funds.

Councilmember Boeschstein asked about the industrial parks and how that is being looked at for Economic Development?

Mr. Chavez said the industrial parks and incubators will drive the need for more fiber optic.

City Manager Englehart asked about the map Mr. Finlayson had up showing the areas in red and looking at the Grand Junction area where there is hardly any red. Mr. Chavez said they are looking at the cost dynamic, it is just not making its way to the Grand Valley. Mr. Chavez said

CenturyLink is looking at other communities along with partners, both from the private sector and public sector. CenturyLink is trying to get the FCC to visit western Colorado. That is one thing as a community the City can do is work with Senators Gardner and Bennett so they can understand the needs in the valley. Ms. Franklin said Senator Cory Gardner is from Yuma County Colorado and they are facing these same issues and are developing a broadband task force.

Councilmember Traylor Smith said looking at the map, the Aspen area has high speed service. What did they do to get better service?

Mr. Chavez said some communities have a lot of providers, and there is a lot of private investment. The demand created the market.

Councilmember Chazen asked about Steamboat Springs and what would be the difference there. The geography in this valley looks like it would be easier to develop here than up in Steamboat Springs.

Mr. Chavez said Steamboat Springs was part of a Phase 1 of Connect America Project. The Federal government dictated some expansion to the cable companies. The details of the next phase of Connect America will be known soon.

Charlie Eady, Mountain States Sales Manager with Charter Business Communications, introduced the other Charter members present: Doug Thomason, Commercial Sales Manager for Colorado, Paul Kugler, Director of Field Operations, Erik Rasmussen, Sr. Manager Government Affairs, Christopher Fulton, VP and General Manager Mountain States, and Gary Underwood, Senior Director, Regional Government Relations.

Mr. Eady began by saying in Grand Junction 70% of the businesses are within 2000' of connection which means reasonably reachable. Charter has over 589 employees in Colorado; over 100 reside in Grand Junction. Charter's capital investment across the State is over \$33 million. Charter has partnerships throughout the communities. Mr. Eady explained what Charter has in place currently, that Charter brings fiber to the neighborhoods, and then the neighborhoods can expand. Charter has gone from 30 Mbps to 60 Mbps for the same price for residential with an option to increase to 100 Mbps.

Several Councilmembers asked what are the costs associated with doing this.

Mr. Eady said Charter is bringing fiber to the customer. It does take an engineering site survey to figure specific costs. Mr. Eady said the red area on the map shows the 100 Mbps areas available and it is here in Grand Junction, it just isn't shown on this map.

City Manager Englehart inquired who updates the map. Mr. Eady said Charter will work on getting this map updated. Jon Maraschin, Executive Director of the Business Incubator, said he has the contact information to update this map.

Mr. Eady said Charter has recently gone through a change in their network to go all digital whereas before it was analog; this maximizes bandwidth for internet customers. It was a necessary step and now the system is more reliable. It was a massive undertaking by Charter. Mr. Eady said Charter is local and they are staying here in the valley.

Councilmember Chazen asked what the City should tell interested companies regarding the availability of fiber.

Mr. Eady said it is on a case by case base here. Charter would like to be involved in the planning stages so they would be able to provide estimates and develop strategies along with the City. It is the last mile that could increase the costs, but if a business located in a building that already had fiber (i.e. Alpine Bank), then the costs are minimal.

Councilmember McArthur asked if there are any companies in Grand Junction currently using 10 gigs. Mr. Eady responded there is currently one. He said that he can't get into specific costs due to non-disclosure, but if a group of businesses worked together, the costs would be better. He said Charter will look at some case studies and possibly be able to share with Council.

Jon Maraschin said he just went through the process with a company who had to provide the "middle mile". Mr. Maraschin said it was a business downtown that just went through this to get fiber from the street into the business and the cost was about \$30,000. Cost to get it down to the Business Incubator Campus from downtown was approximately \$250,000 from CenturyLink.

Councilmember Boeschstein stressed how important it would be to sit down with the City Planners to identify the locations and the business parks so Charter would be able to service all of these businesses.

City Manager Englehart said that the Industrial Park Analysis has been done. The City has worked with both CenturyLink and Charter so the information is included with the City's information for all the utilities.

Mr. Finlayson said the locations are already identified and available with the distance to the property or location through the City's GIS mapping, but the costs are not available. The City has been working in partnership with CenturyLink and Charter on this.

Gary Underwood, Senior Director of Government Relations with Charter Communications briefly described the update that has taken place in Grand Junction in the last 15 months. He explained the issues with the upgrade, and what caused a cascade effect, noting it has been tough on customers. At the same time there are several things that Charter is proud of; internet speed has increased to 60 Mbps at no additional cost to the residential customers. They are currently back to the service level that is expected from Charter. Also available to residents today is the increased bandwidth to 100 Mbps. Any business using Charter Business

Internet has been increased to 60 Mbps as the standard offering. Very soon businesses will be able to get 100 Mbps for an additional cost.

That concluded the discussion and Council took a short break.

Agenda Topic 2. Museum Projects, Use of Trust Funds

City Manager Englehart introduced this item and reminded Council that when Council was reviewing the Economic Development Budget they discussed the Heywood Trust that can be used for the Museum or the Library. Half the Trust amount is \$78,500.

Peter Booth, Executive Director of Western Colorado Museum, thanked Council for having him present a cost estimate summary for items that have been needed for both the Whitman Education Center and the Museum of the West for a number of years. Mr. Booth listed each area of need per building including HVAC, roofing, and technology.

There were discussions about the Council's responsibility in disbursing the funds and how the Council is to know the intent of the grantor.

Mr. Booth and Councilmember Boeschstein explained the Museum Board's desire to upgrade the Whitman Education Center so it can be a revenue generator.

Council President Norris said the documents presented with the cost estimate and the background is a good list, and she is comfortable in going forward. She asked if this would need to be brought to a formal action.

City Attorney Shaver said yes, in the form of a resolution which could be added to Wednesday night's agenda.

It was agreed to add this resolution to Wednesday's night's agenda under consent.

Agenda Topic 3. Grand Junction Rockies Fireworks

City Manager Englehart introduced this discussion regarding the fireworks at Suplizio Field for the Grand Junction Rockies Games. There has been an additional request from CMU to have fireworks after one of their games and two other dates by JUCO including Memorial Day, and the City for Independence Day.

Rob Schoeber, Parks and Recreation Director, stated this has been the third year for the Rockies request which has been a nice add on to their Friday night games. The Rockies have made modifications to their event in hopes of minimizing the concerns raised over the last couple of years. Mr. Schoeber said there are three different areas they have looked at, those being the frequency of the displays, the times, and size of shells. Last year the Rockies moved

the game start times to 6:30 p.m., by doing this there was only one game that ran into the 10 o'clock hour. They have also changed their shell size for fewer loud reports.

Mr. Schoeber said the other thing they have worked out with the Rockies is a mailed notification to the surrounding areas. This is how the Rockies and the Parks and Recreation Department notify people who live in the adjacent neighborhoods and letters were sent out with the schedule.

Councilmember Traylor Smith had concerns about over use of fireworks in the community and how it effected the veterans at the VA Hospital.

Mr. Tim Ray with the Grand Junction Rockies said their attendance to the games increases by 79% when they have fireworks. They average approximately 2,200 attendees on a normal night, but on the average for Friday night games it increases to just under 3,600. Mr. Ray said that he visited with the Director of the VA Hospital last year and he was told that the patrons there enjoy the show. Mr. Ray said there will be a total of 5 shows this year.

Councilmember Susuras asked how many complaints have been received. Mr. Schoeber said with everyone he has checked with, they are very minimal.

After a general discussion regarding all the things each Council person has heard, it was agreed for the most it is a positive event in the community.

Mr. Ray said that Grand Junction Rockies will work with the City to do letters to the surrounding neighbors. The total fireworks show only last 11 minutes and they are very sensitive to the neighborhoods concerns.

Mr. Schoeber said there have been additional requests for the use of fireworks and asked if when the notifications go out, would Council agree to send out all of the notifications in one letter. There was a consensus to do this.

City Manager Englehart said it will be scheduled for the February 4, 2015 City Council meeting since they need to contact all of the agencies wanting to do a fireworks display to include all the dates.

Agenda Topic 4. Other Business

Pork N Hops – City Manager Englehart brought up the Pork N Hops event, and asked Mr. Schoeber to address this issue due to the number of complaints regarding the music. Mr. Schoeber said this is a combination of a national BBQ competition on a national tour and concert. There are approximately 50 cooks that come to compete. The way this is set up, the music piece helps subsidize the BBQ piece, through ticket and beer sales. Over the last several years there have been numerous adjustments due to complaints. The event will now end at 9:30 p.m. Last year, the City turned over the music portion to Town Square Media, but with

that they have lost some of the control over the event. He asked Council if they wish for the City to continue with this event. Town Square Media has added two significant acts to the show and they want to get going on the promotion. Mr. Schoeber said the event has lost money the last several years due to weather but the City actually made \$5,000 last year since the City did not have to secure the music acts.

After a general discussion on some of the issues, Mr. Schoeber said the better place in the future will be Las Colonias Park. It was agreed to continue with this event at the current location for now.

Questions and Answers from Charter and Century Link – City Manager Englehart handed out their comments, said that even though it is stated “confidential and proprietary” on Charter’s documents, Charter agreed to hand those out to Council thus making them public.

Agenda Topic 5. Board Reports

Councilmember McArthur said he is meeting with the Fruita City Council on the drainage issue the following night.

Councilmember Chazen said the Downtown Development Authority went into Executive Session for their meeting.

Councilmember Boeschstein had a meeting with the Las Colonias design team.

Councilmember Susuras said the Grand Junction Airport Board has received a letter from Ben Johnson that he will stay on until they find a replacement for him.

Councilmember Traylor Smith said the Grand Junction Housing Authority’s Annual Meeting is being held in the Hospitality Suite on the 26th of January. She urged anyone planning to attend to RSVP.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, JANUARY 19, 2015**

**WORKSHOP, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

1. **Broadband** **Attachment**
2. **Museum Projects, Use of Trust Funds**
3. **Grand Junction Rockies Fireworks** **Attachment**
4. **Legislative Update**
5. **Other Business**
6. **Board Reports**

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

FEBRUARY 4, 2015

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, February 4, 2015 at 12:00 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Marty Chazen, Jim Doody, Duncan McArthur, and President of the Council Phyllis Norris. Councilmembers Sam Susuras and Barbara Traylor Smith were absent. Also present were Care McInnis, Municipal Judge.

Councilmember Chazen moved to go into Executive Session to discuss personnel matters under Section 402(4)(f)(i) of the Open Meetings Law regarding City Council Employees Specifically the Municipal Judge. Councilmember Doody seconded the motion. Motion carried.

The City Council convened into executive session at 12:05 p.m.

Councilmember Traylor Smith entered the meeting at 12:28 p.m.

Juanita Peterson, MMC
Deputy City Clerk

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

February 4, 2015

The City Council of the City of Grand Junction convened into regular session on the 4th day of February, 2015 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Barbara Traylor Smith, and Council President Phyllis Norris. Absent was Councilmember Sam Susuras. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Councilmember McArthur followed by the invocation given by Pastor Dan Russell, Appleton Christian Church.

Council President Norris welcomed students attending the meeting from a Colorado Mesa University Public Administration class.

Citizens Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, addressed the City Council saying there have been a series of events and sometimes they have nice results. He displayed a Veteran's Administration national entry ribbon; the gold medalist will be invited to go to Washington D.C. Mr. Lohmiller said there is a new wellness house which provides a safe place for homeless people to recover from illnesses. For more information Leslie may be contacted at 970-244-0805.

Bobbi Alpha, 843 25 Road, took over as President of the Avalon Theatre Foundation (ATF) from John Halvorson. Ms. Alpha said in 2012 the ATF committed to the City to raise \$1.1 million for expansion of the Avalon Theatre. Despite challenges, the ATF was able to raise the funds and pay the City. She thanked the Council for trusting them to keep to their word. The result is a world class theatre. The ATF now has an additional goal to raise \$500,000 to help offset the City's construction costs. Ms. Alpha said she is happy to deliver a check in the amount of \$150,000 toward that goal. The remaining \$350,000 has been committed to in pledges and will be delivered to the City as they are received. The ATF remains committed to the Theatre's continued renovation, especially the stage expansion.

Council Comments

Councilmember Traylor Smith said the Grand Junction Housing Authority (GJHA) had a great presentation at their annual review meeting on January 26th; it showed what they have done as an organization in the past year and how it has affected the community. The GJHA is in its 40th year of operations and they are working on a new project. They have been a great asset to the community.

Councilmember Doody thanked the ATF Board for doing their part.

Councilmember McArthur attended the January 26th Colorado Association of Stormwater and Floodplain Managers presentation on how to avoid flood disasters; it outlined what occurred on the Front Range last year and how they dealt with it. Locally, there are drainage issues that need to be addressed and it is good to get updates like this. He went to the Visitor and Convention Bureau (VCB) annual meeting; it was informative and it was also good to see their participation level and direction. On January 30th, Councilmember McArthur attended the Grand Junction Chamber of Commerce annual banquet; there was a large attendance and awards were handed out to community members.

Councilmember Boeschstein met with the Business Incubator and the Riverside Task Force. The Incubator is a great institution where a lot of businesses have started. He met with Councilmembers and Staff for Municipal Judge Care McInnis' annual evaluation. Councilmember Boeschstein also attended the GJHA annual review meeting, the Museum of Western Colorado Board meeting, and the Bookends Park Plan meeting. He mentioned June is Bike Month; a lot of events are being planned, including Bike to Work day. On January 30th he met with Tim Foster, the President of Colorado Mesa University (CMU). The City has supported CMU with various projects like dorm expansion.

Councilmember Chazen attended the Municipalities Dinner with other Councilmembers on January 22nd; there was a great 911 Call Center presentation and tour which was very informative. It provided a good look at their current operations, how well they work with what they have, and what the 911 Call Center will require in the future. On January 26th he went to the "Severance Tax Protest" which was about the potential of the State Joint Budget Committee keeping some of the Severance Tax. The Severance Tax is collected from mineral and gas extractions and was designed to be distributed to local municipalities and rural counties to mitigate the impact of energy industries. The protest was successful, but this subject will be watched closely. Councilmember Chazen attended the Arts and Culture Commission meeting on January 28th. This Commission provides grants to various local organizations that support the arts and this meeting reviewed some of these groups' financial reports. He also went to the Visitor

and Convention Bureau (VCB) breakfast which celebrated their 25th year; they are truly an economic driver of this community and he is proud of them.

Council President Norris attended the Municipalities Dinner and explained that City Council meets quarterly with all the Mesa County municipalities; this provides a great support network. She talked about the 911 Call Center tour and commented on how well the Center is operating, but that future sustainability needs to be considered. She also went to the VCB celebration; the City is truly fortunate to have them do what they do. On February 2nd she had the opportunity to remotely testify to a State Legislative Committee about tamarisk eradication. Representative Don Coram from Montrose sponsored a bill to fund tamarisk removal. The bill passed unanimously out of committee.

CONSENT CALENDAR

Councilmember Doody read Consent Calendar items #1 through #4 and then moved to adopt the Consent Calendar. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the January 21, 2015 Regular Meeting

2. **Setting a Hearing Amending Sections of the Zoning and Development Code to Allow Permanent Outdoor Display within the Front Yard in B-1, C-1, and C-2 Zone Districts, Including Seasonal Sales and Exemption Certain Display Areas** [File #ZCA-2014-478]

The proposed amendment to the Zoning and Development Code clarifies outside storage and display in the B-1 zone district, allows permanent display areas within the front yard in the C-1 zone district without approval of a Conditional Use Permit, and clarifies where and how permanent outdoor display is allowed in the C-2 zone district. The proposed amendments do not change the outdoor storage restrictions along commercial corridors, but allow outdoor display of merchandise, such as automobiles, along street frontages. In addition, the amendment would allow display areas under eaves, canopies, or other storefront features immediately connected to the building; because these are discreet and commonly accepted as simply an extension of the indoor display, Staff has determined that they should not be treated as “outdoor display”.

Proposed Ordinance Amending Sections 21.03.070 (b), (d), and (e), and 21.04.040(h)(3) of the Grand Junction Municipal Code Regarding Outdoor Display and Outdoor Storage

Action: Introduce a Proposed Ordinance and Set a Public Hearing for February 18, 2015

3. **Ruby Ranch Easement Vacations** [File #VAC-2014-414]

Ruby Ranch Subdivision consists of 27 lots on 9.69 acres in an R-4 (Residential 4 du/ac) zone district. A portion of a 14-foot multi-purpose easement was inadvertently dedicated as the City of Grand Junction (City) had previously agreed with Grand Valley Water Users Association (GVWUA) to not place a multi-purpose easement in the same location as the GVWUA easement. Upon learning of the conflict and discussions with GVWUA, Staff has agreed that a portion of the trail on GVWUA's easement may be vacated also. This request is to remove the portions of the easements that may conflict with GVWUA's easement.

Resolution No. 07-15 — A Resolution Vacating a Portion of a 14-foot Multipurpose Easement and a Portion of a Public Trail Easement, Located within Tract C, Ruby Ranch Subdivision, Adjacent to the West Side of 26 Road, South of G ½ Road

Action: Adopt Resolution No. 07-15

4. **Request for Fireworks Displays at Suplizio Field**

The request is for fireworks displays from the Grand Junction Rockies, City of Grand Junction, Grand Junction Baseball, Inc. (JUCO) and Colorado Mesa University (CMU). The dates include community displays on Memorial Day and Independence Day, a Friday evening CMU game (April 24th), and 5 regular season Grand Junction Rockies games.

Action: Consider Approval of a Request to Sponsor Fireworks at Suplizio Field on April 24, May 25, June 26, July 4, July 10, July 24, August 7, and September 6, 2015

Public Hearing—Casas de Luz Phasing Schedule Extension Request, Located at West Ridges Blvd and School Ridge Road

The applicant, Dynamic Investments Inc., requests an extension of the phasing schedule for the Casas de Luz Planned Development. The applicant received City Council approval for the Planned Development (PD) residential subdivision on September 21, 2011. The PD ordinance required platting of Phase 1 by December 31, 2014. Due to the economic downturn the applicant was unable to meet that deadline and now requests more time to plat the first three phases of the project.

The public hearing was opened at 7:21 p.m.

Scott Peterson, Senior Planner, introduced this item, described the request, and the reason behind the request. Due to the economic downturn, the development did not

get started in the time frame specified by the ordinance. Mr. Peterson identified the location and described the site. The PD is divided into four phases for twenty units. He described the zoning and the surrounding zoning and uses. The new proposed phasing schedule will allow Phase 1 to be completed by December, 2017, Phase 2 by December, 2019, and Phase 3 by December, 2020. The time frame for Phase 4 remains unchanged. Mr. Peterson described some of the benefits of the PD. He noted the applicant was not able to attend.

Councilmember Boeschstein asked if there is a geotechnical soils report on file for this project. Mr. Peterson said there is one on file.

Councilmember Traylor Smith asked if the phases need to be completed by the specified dates. Mr. Peterson said the phases will need to be started and approved by the specified dates.

Councilmember Chazen wanted to confirm that this project went before the Planning Commission (PC). Mr. Peterson said the PC reviewed this December 9, 2014 and recommended approval.

There were no other public comments.

The public hearing was closed at 7:25 p.m.

Councilmember Traylor Smith asked Mr. Peterson if there were any comments from the public. Mr. Peterson said there was a neighborhood meeting held prior to the PC meeting; four residents attended and were briefed on the plan. Concerns were expressed regarding the elevation height in that they might block views. This issue was addressed in 2011 when the project was originally approved.

Council President Norris commented she will support this request because this has gone before the PC, there are no changes from the original approval, and an extension will save the builder on expenses.

Ordinance No. 4654—An Ordinance Amending Ordinance No. 4482 for the Casas de Luz Planned Development Residential Subdivision Revising the Proposed Phasing Schedule Located Adjacent to West Ridges Boulevard and West of School Ridge Road

Councilmember Chazen moved to adopt Ordinance No. 4654 on final passage and ordered it published in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Acceptance of the State of Colorado NW Regional Emergency Medical and Trauma Advisory Council (RETAC) Consolidated Grant and Purchase of Zoll "X" Series Cardiac Monitors

The Fire Department has been awarded a State of Colorado Northwest Regional Emergency Medical and Trauma Advisory Council (RETAC) Consolidated Grant to assist with the purchase of 10 Zoll "X" series cardiac monitors. Eight of these are replacements for older units and two are new units.

Ken Watkins, Fire Chief, introduced this item, noting that John Hall, Health and Safety Chief, and Jay Valentine, Internal Services Manager, were present to answer questions. He then explained the RETAC grant and stated that it provides for the purchase of EMS (Emergency Medical Services) vehicles and equipment and he described what the City has done in the past with those grant funds. This is a consolidated grant and is different from traditional grants in that it does not provide funding up front but instead consolidates the purchase for multiple agencies in order to save costs.

Chief Hall described the equipment and compared the old with the new. The new Zoll "X" Series is compatible with AED (Automated External Defibrillator) monitors which are available in offices like the City Clerk's Office. These units also contain an internal modem that allows an electrocardiogram to be transmitted to the hospital, a carbon monoxide (CO) monitor, conforms to the National Heart Association guidelines, has a pediatric/neonatal mode, and see through CPR (Cardio Pulmonary Resuscitation) feature which shows the cardiac rhythm during CPR.

Council President Norris stated this is National Heart Month and she feels it is appropriate that it is being brought forward now.

Councilmember McArthur said a year ago yesterday, the Fire Department Staff took him to St. Mary's and monitored his heart en route to help diagnose his condition which was thought to be a heart issue. He said the technology to send a picture of the heart to the hospital ahead of time is amazing. The Fire Department did a great job that day.

Councilmember Traylor Smith said it is great that the City can utilize grants to help keep the equipment updated. She then asked Mr. Valentine if this equipment had been budgeted for.

Mr. Valentine said these were 2014 budgeted items. The monitors have been received, which is why this is a ratification.

Councilmember Doody made a motion to authorize the City Manager to accept the RETAC Consolidated Grant award for 10 cardiac monitors and ratify the purchase from RETAC in the amount of \$170,816.84 for the City's 50% match. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Restoring Municipal Authority for Broadband

Requesting City Council refer a measure to April's ballot that would ask voter approval to restore municipal authority previously revoked by Colorado Senate Bill 05-152.

Elizabeth Tice, Management and Legislative Liaison, introduced this item and gave a background and history of SB 05-152. There have been concerns brought forward from businesses and residents on the speed and capacity of the existing broadband service. She reviewed the FCC (Federal Communications Commission) definition and the proposed revision to the definition. She explained the reasons for the new definition. Internet speed is important when companies decide on where to locate their offices. According to the National Broadband map, the City of Grand Junction is not competitive with other like cities, nationwide, or State wide. Grand Junction would not meet the new definition of broadband. One gigabyte per second is the gold standard for download speeds. Upload speed is also important. Currently there is a high cost and limited access in Grand Junction. Grand Junction has expressed the needs to the current providers but SB 05-152 prohibits local governments from doing much more. It even prevents Grand Junction from sharing facilities like fiber optic and conduit. The law also prohibits purchasing through leasing authorities; public Wi-Fi can't be offered; partnerships can't be entered into; and there are many missed opportunities for grants. There are millions of dollars available but not to local governments that have not overridden the bill. A number of local governments have overridden the bill. The previous night, Estes Park passed it by 92%. The request is to place a measure on the ballot asking the voters to restore municipal authority in this area. Ms. Tice emphasized this is not the solution just a first step toward a solution. This would allow the City to partner with the private sector partners, bring more competition to the market, and seek grant funding. The actual proposed ballot question was presented.

City Attorney Shaver clarified that this ballot question will not make for an offering of any service. It is an opening of the door to start conversations. The State Statute includes the authority to ask this question.

Councilmember Traylor Smith stated a number of communities have passed a similar measure and asked if it has been denied by any communities. Ms. Tice said she believed Longmont had two failed attempts; there was opposition from the cable company. Councilmember Traylor Smith said this is a very important issue because this community needs to get into the 21st Century with broadband. In order to bring broadband up to standard, the City needs to shoot high and think long term. The City must have the opportunities to visit with other partners. She clarified that she is not talking about the City being its own utility.

Councilmember McArthur mentioned, in light of recent events, there were some concerns that the community might think the City is planning to get into the cable business, but that is not the case; the City is just looking for a way to facilitate the process.

Councilmember Boeschstein sees this as being an important topic for community development. There have been a lot of complaints. This ballot question will set the stage for improving the service and economic development. The City installs underground utilities regularly and it makes sense to install conduit at the same time and make it available for fiber.

Councilmember Chazen asked if the City had talked to the private sector partners about putting this on the ballot. If so, what was their reaction? Ms. Tice deferred to City Attorney Shaver.

City Attorney Shaver clarified that the City had not talked to the partners about putting the question on the ballot, but rather about understanding the availability of the service and the limitations within the bounds of the law. The law clearly states the City can't engage in certain discussions. He then deferred to City Manager Rich Englehart.

City Manager Rich Englehart said, at the Council Workshop, both providers spoke to the availability of grant funding to enhance opportunities and how the override will allow the City to apply for those grants. The City will not provide service but will be able to open a conversation regarding this issue.

Councilmember Chazen said he will support this measure. A higher level of service is needed in the City and this will open up grant opportunities, develop partnerships, and asset sharing. Even though the City is not going to get into the business, he feels partnering with the private sector providers will bring a higher level of service to the City.

Councilmember Doody agreed with all the previous comments and feels this will be a great opportunity for the citizens by letting the City be a part of the dialog. The partnership possibilities will be fantastic and the City has many areas in which it can contribute to the process. He will support this.

Council President Norris said many citizens have asked the City to step forward and do something to help with these services. In response, the City has sent letters to both providers. If there is an override, the City will be allowed to have a more active role; she hopes it will pass. She noted there is no public hearing for this item, but asked Council if they would like to take public comment on whether to place this issue on the ballot.

Council agreed to open this item for public comment.

Council President Norris asked those that would like to comment to come forward, but stressed this is not a candidate forum.

Chris Kennedy, 2514 Filmore Avenue, said he is a City Council candidate and he fully supports this question going to the ballot. He is a telecom professional and recognizes this is a unique environment in that the City's hands are tied. He feels this is needed in order to advance the technological front. This is just the first step on a long road; the City is ten years behind.

There were no other comments.

Resolution No. 08-15 — A Resolution Setting a Title and Submitting to the Electorate on April 7, 2015 a Measure Regarding Local Authority to Provide Services Restricted Since 2005 by Senate Bill 05-152

Councilmember Traylor Smith made a motion to adopt Resolution No. 08-15. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Authorization to Incur Additional Debt and Retain Excess Revenues for the Construction of the Westside Beltway Projects

The request is to set a ballot title asking voters at the April 7, 2015 election if they want to finance the construction of the Westside Beltway, which includes improvements to 25 Road from I-70 B/Highway 6 & 50 to F 1/2 Road, F 1/2 Road to 24 Road and 24 Road from Patterson Road to the interchange at I-70 in the City. To finance such construction it is necessary to issue bonds and to use funds above limits established by Article X, Section 20 of the Colorado Constitution ("TABOR") for purposes of the project.

Rich Englehart, City Manager, introduced this item as a second ballot issue and explained why it is being brought forward. He described the basis for the request; TABOR funds are being collected and saved to pay off the Riverside Parkway debt in 2021. There are no new taxes being proposed. City Council is considering asking voters to use the funds accumulated and then finance the rest at the historically low interest rates for the Westside Beltway projects. Comments printed in The Daily Sentinel were mentioned. A picture showed the original beltway with the completed Riverside Parkway section. He described the Westside Beltway and the failure anticipated in that area with future traffic models. City Manager Englehart detailed the timeline and the of costs for each section. The debt service will end at the same time the Riverside Parkway debt is due, 2024. He outlined the costs and asked Internal Services Manager Jay Valentine to address the financing.

Mr. Valentine said the scenario presented is based on the City's current bond rating from Standard & Poor for a nine year bond with a half year of amortized interest. The anticipated interest rate is 1.5%; this will be a July issuance at the earliest so this factor is a wild card. If it is decided to go in debt, there is no better time than now. The total debt cost allows for a better interest rate. He referred to the Fed Dot Plot and explained this shows where the Federal Reserve anticipates interest rates will be in the future. They are anticipating a rise in rates; the question is when and how quickly they will act.

City Manager Englehart proposed to Council to submit this question to the voters.

Councilmember McArthur asked, if approved, would the new debt and the Riverside Parkway debt both be paid off in 2024. City Manager Englehart said yes.

Councilmember Boeschstein asked if there was a cost estimate for this project's right-of-way (ROW) and if the project cost included the ROW.

Greg Lanning, Public Works and Utilities Director, said there are numbers figured for the ROW. He will break them out and send them to Council and clarified the ROW is included in the cost estimate. Councilmember Boeschstein then questioned what would happen if private owners did not want to sell. Mr. Lanning said the offers negotiated will be fair market value. Councilmember Boeschstein asked if this section will be a limited access road or will a lot of driveways be cut. Mr. Lanning answered that there are portions of road that qualify for different access control which is always a concern on arterial roads. Councilmember Boeschstein asked if the cross sections shown to Council earlier will be used. Mr. Lanning said there are three cross sections; two sections will include a center median. Councilmember Boeschstein asked who has requested this project. City Manager Englehart responded this was a Council request at a retreat to build infrastructure. Councilmember Boeschstein mentioned that previously the 29 Road interchange was an option; why is it not being considered? City Manager Englehart said when public input was sought the number one priority for the City was 24 Road; the County's top priority is the 29 Road interchange. He believes the County may have started allocating money for the environmental review of 29 Road project.

Councilmember Boeschstein said he feels a higher priority should be a recreation center and he will not support this project.

Councilmember Chazen asked to clarify that the projected interest rate for this project is 1.5%. Mr. Valentine answered yes. Councilmember Chazen said, considering interest rates may go up, whether the actual amount borrowed will be \$14 million. He noted there will be a \$500,000 issuance cost in addition to the 1.5% interest rate. He then asked if an APR (annual percentage rate) calculation had been done. Mr. Valentine said a calculation had been done on the \$14 million proceeds; the annual payment is based on \$14.5 million at a 1.5% interest rate for nine years. Councilmember Chazen

said based on those numbers, the APR on this loan is pushing 5%. If this request goes to the ballot, he would like to have that calculation available to show voters the true cost. Mr. Valentine said he had total finance costs (not interest) of \$1.7 million which includes issuance and the debt issuance cost. Councilmember Chazen noted the TCP (transportation capacity payments) will be derived from properties as they are developed and asked what the disposition of those payments will be.

City Manager Englehart said the total amount of the TCP will not be known until the area is developed since these payments are based on use. He added Council is scheduled to conduct a Comprehensive Plan (CP) review and the 24 Road Corridor is a part of that. The Planning Department compiled the TCP's that have been collected over the last three years in that area. For residential development, they collected \$35,000 in 2012, \$89,000 in 2013, and \$107,000 in 2014. On the commercial side \$20,000 was collected in 2012, \$783,000 in 2013, and \$391,000 in 2014. Over the three year period the total was \$1.4 million.

Councilmember Chazen asked if there is any wording in the ballot question that would direct future TCP payments to the debt. City Manager Englehart said there is not. Councilmember Chazen asked if this type of project usually goes before the Planning Commission (PC).

City Attorney Shaver answered under the City Code it does not. The planning done for the 24 Road Corridor Plan and the CP have generally identified transportation corridors and proposed links for transportation, but the specific capital construction plan is not under the PC's authority.

Councilmember Doody asked if the City refinanced in 2012. City Manager Englehart said yes. Councilmember Doody then asked what the interest savings were. City Manager Englehart said the savings were about \$7.4 million. Councilmember Doody asked if this proposed ballot question will raise anyone's taxes. City Manager Englehart said it will not and it is clear in the title this is not a new tax. Councilmember Doody wanted to clarify that the Riverside Parkway and Westside Beltway debt would be paid off at same time, in 2024. City Manager Englehart said yes.

Councilmember Traylor Smith clarified that the City had been authorized to apply any TABOR excess to the current Riverside Parkway debt so that it could be paid off early and these funds are going into a holding fund because that debt cannot be paid off until 2024. City Manager Englehart said that is correct. Councilmember Traylor Smith then asked what the City is earning on the money in that fund. Mr. Valentine answered .53%. Councilmember Traylor Smith said the City will hold that money until 2024, but by 2021 the account will have enough money to pay off the Riverside Parkway debt. However, the City will need to hold those funds earning, in today's dollars, .53% until

2024 when the City can legally pay off the debt. Mr. Valentine said the debt can be legally paid off in 2021. Councilmember Traylor Smith then asked for clarification.

City Attorney Shaver said defeasance is having the accrued funds. A call could be exercised and the debt could be paid off in 2021, but the term of the loan is 2024. If a call is made, the trustee will have to pay for the call and a defeasance fee.

Councilmember Traylor Smith clarified there would be no new taxes to use the TABOR override and both debts would be paid off at the same time.

Mr. Valentine said that is correct.

City Attorney Shaver said the reason this works is Council is paying for the Riverside Parkway debt obligation from a different source of funds. The Riverside annual debt payment is paid from General Fund dollars and these dollars will be used for all the transportation projects with the possibility of using some General Fund dollars or some TABOR funds, but it allows the continuation of the current annual payments and the use of these funds for any additional payment, whether for this project or the Parkway.

Councilmember Traylor Smith asked what the anticipated costs are if this project is delayed. Mr. Valentine said if the project was delayed until 2027, the City would be fortunate to get an interest rate around 3%. Councilmember Traylor Smith noted this would double the interest rate. Councilmember Traylor Smith then asked how much more would the project cost be using normal inflation. Mr. Valentine said the projected inflation rate would be around 3.5%. Councilmember Traylor Smith reiterated that the County is interested in completing 29 Road so that part of the Beltway is being addressed.

Councilmember Chazen asked, when the Parkway bonds were refinanced, wasn't the projected defeasance date of roughly 2015/2016? City Manager Englehart said that is correct. Councilmember Chazen asked if the defeasance date had been pushed back when the property tax dropped and led to the amount of TABOR overage dropping. City Manager Englehart said it could have been a combination of things; local growth and the Denver/Boulder Consumer Price Index also need to be factored in.

Councilmember Chazen noted that about \$1.8 million of TABOR overage was to be retained to pay the new bond off. He then asked what Plan B is if something similar happens and the City no longer has the TABOR overage. City Manager Englehart said the payment would have to be made and it is hoped that sales tax would have come back from the spur of development due to this infrastructure update.

City Manager Englehart answered a previous question on what this project would cost in the future; in 2021 the estimated cost would be \$29 million.

Council President Norris asked if the Beltway Project is a vision from the early 1990's. City Manager Englehart said it is. Council President Norris then noted in 2003 the citizens voted to construct the first Beltway section which is the Riverside Parkway and in 2007 the citizens voted for the City to keep all of the TABOR override and apply it to Parkway debt. Then two years ago the voters were asked to allow the TABOR override funds to be used for another set of projects, but the citizens turned that down. City Manager Englehart concurred with her overview. Council President Norris said she understands the citizens saying they would like the Beltway finished and would like specifics of how much it will be and when it will be paid off. She said it might be possible to collect more TABOR override and if so, could the debt be paid off earlier. City Manager Englehart said that would be a Council decision; however he would recommend that any excess go toward an early payoff. Council President Norris said she remembers in 2003 and 2007, the citizens were told the money would only be spent on the Parkway and Beltway and that is why she is in agreement to ask the citizens, but is not interested in spending the money elsewhere.

Council President Norris asked Council if they would like to hear public comments about whether or not to put this on the ballot, though again this is not a debate of the issue.

Council agreed to allow public comment.

Vara Kusal, 675 34 Road, represents the Horizon Drive Association Business Improvement District (HDABID) and has worked with City Council the last few years and has been impressed with how deeply the City Council cares about the future of Grand Junction. She said everyone wants Economic Development; 49% of Horizon Drive is undeveloped and the property owners have voluntarily taxed themselves to improve the District. The City has been a great partner for Phase I of the corridor improvement project. The HDABID is disappointed they were not included in this proposed project. Phases 2 and 3 are estimated to cost \$5 to \$6 million. The HDABID board would like to be included in this ballot question to help with Phase 1. If this is not possible, the board would like a firm commitment from Council to complete the next two phases on Horizon Drive.

Bill Voss, resident and former Finance Director of Mesa County, referenced a one page spreadsheet he made available to the public and handed to Council (attached). The spreadsheet makes clear what Council had been talking about regarding the City's mill levy and property tax history from 2000 to current. The City has maintained a base mill levy of 8 mills; a vote is needed to raise it. Beginning in 2000, the City ran into a TABOR limit and had to implement a temporary mill levy reduction in the amount of \$600,000 every year until 2006; \$2.5 million was refunded during that time frame. In 2007, the assessed valuations jumped up and the collected taxes increased. In addition voters allowed the City to keep the TABOR overage and put it into escrow.

Projections from 2010 and 2011 were more than \$2 million per year into escrow. In 2013, assessed valuations went down due to the economic downturn. In 2007, the ballot language said there shall be no increase in taxes; the voters said yes. But there was an increase in taxes because there were no refunds. However, the voters understood these funds were going into escrow to pay off the Riverside Parkway debt. He would rather the City pay off the debt like they promised, but now Council is considering not only delaying the debt payoff, but incurring new debt. He would support constructing the project in phases and paying for it in cash so that taxpayer dollars can be used on something worthwhile.

Dennis Simpson, 2306 E. Piazza, candidate for City Council, said the ballot question in 2007 was not a long term commitment for more projects. He has a spreadsheet with various pay off years, but has not been able to compare his figures with Jodi Romero's, City of Grand Junction's Finance Director. He has concerns regarding the ballot language because it does not state how much the City is planning on spending for this project. The total is \$23 million and there is an assumption the voters know the City has \$11 million in cash. It is unfair to the voters that they are not told how much this project will cost. He said if future plans are not explicitly stated in the ballot language, then it is left up to interpretation and allows future Councils to go in a different direction. Another issue not discussed is how and when the City will be borrowing money. Interest rates could change dramatically and then what would happen if no contingency plan is in place. There could be millions of dollars in interest earned if the money is not spent. Also, the cost estimates are rough; there is a 20% contingency built into this number. What would happen if the project doesn't cost as much as budgeted, where does the money go? Does it go to retire the debt or does it become discretionary funds? There are a lot of holes in this ballot issue.

Poppy Woody, NAOA (North Avenue Owner's Association) President, appreciates the opportunity to express her opinion and those of the NAOA. She is pleased the Council does not want to use these funds in an area where they were not generated. She would like the money spent on North Avenue, but understands it would be unfair to the rest of the City. She feels these funds should be used proportionately in the areas where the funds were generated on infrastructure. Ms. Woody asked if the City is planning on waiving development fees as an incentive for new businesses. Many things need to be addressed prior to spending attention and money. The City needs to take care of businesses already here.

There were no other comments.

Councilmember Chazen referenced a comment by Mr. Voss and asked City Attorney Shaver if the minimum legal TABOR levy jumped from 7.308 to 8% due to a Supreme Court ruling that froze mill levy rates. City Attorney Shaver said he believed that ruling was the elimination of the credit mill levy that dealt with the excess. In 2007 the ballot

question asked to allow any excess be used to pay off the Riverside Parkway. Councilmember Chazen asked about Mr. Voss's issue with the ballot wording, specifically "without raising new taxes". His point was that this would not raise tax rates. How does the wording of the current ballot address this concern? City Attorney Shaver read the first line of the ballot question.

Councilmember Traylor Smith said she had been looking at the project numbers and did not come up with a debt service of 5%. She said it is more like 10% over the nine years. She then stated the City has a lot of projects that could be done. Taxpayers have asked for this project to be completed in the past. There are other projects and other funding sources. Council has to look to the future and ask what can be done to help the community grow and this is one of those projects that can be done. This project is in the spirit of TABOR; asking the citizens if this is how they would like to spend their tax dollars. This question has been posed before and the City has gotten different answers at different times. The City has gotten a yes to the Parkway question which is why this is a valid project and one that needs to be addressed. The City has looked at transportation models and knows this area is going to be a challenge. It is better to complete the project rather than constructing it piecemeal. The Avalon Theatre project showed how costs increase when construction is spread out.

Council President Norris noted that the ballot question talks about each road and each area that the money is to be spent on; does this language mean all the money has to be spent on these specific areas? City Attorney Shaver said it would. If costs are below the estimates there are other project enhancements that could be done. For example, the ultimate design of F ½ Road is for a five lane section rather than the proposed three lanes. Council would have the ability to spend those dollars, but it would have to be on these particular streets. Council President Norris clarified that if excess funds are raised they would need to be spent on this project only. City Attorney Shaver said yes.

Council President Norris commented on the partnership with the HDABID for Phase I of their project. She said Council is looking hard at the area and the improvements that need to be made since there have been accidents in the area. Regarding North Avenue, she said this is another area that needs more work and the City will continue to support this very important area. Orchard Mesa is also an area Council is looking at to help, but it can't afford to do them all at once. The Westside Beltway is a project the City can afford. If 29 Road is completed first, it would cause failure on Horizon Drive and 24 Road; this is the first step.

Councilmember Chazen said "our purpose here tonight, it is to consider taking voter approval to finance a \$25.5 million project to widen portions of 25 Road, 24 Road, and extend F ½ Road. As Staff described, about \$11.5 million would come from funds already set aside to pay for Parkway debt. The balance, about \$14.5 million, would

come from new borrowing. Without this proposal, based on current projections, the Parkway debt would be defeased, essentially paid off, in about five years. With a contemplative proposal, projected TABOR overages would be retained until existing additional debt is paid off, sometime around 2024. As required by TABOR, the plan requires voter approval. My support for economic development, infrastructure, and public safety has been clear and consistent and I am a strong supporter of TABOR which requires government to ask for voter approval to raise taxes, borrow money, or keep taxes in excess of spending limits. I also believe that before asking for a TABOR override, the government has an obligation to search for funding solutions within current operations. During our discussions I have heard no proposal for the City to shoulder any of capital costs for this project. The entire \$14.5 million burden with interest is loaded on taxpayers in the form of forfeited TABOR refunds. Even a modest annual capital contribution by the City over the long life of this project would materially lighten the burden on taxpayers but no such alternative proposal was offered. I cannot, in good conscience, put this take it or leave it proposal on the ballot until we make a good faith effort to look at financing alternatives which may include some belt tightening by the City. The merit of this project to improve traffic flow and prepare the area for economic growth is not at issue. I agree with these goals and recognize the benefits of this project to our City. However, all the variables, cost, financing, TCP, future revenues, traffic, and TABOR cannot be discussed in isolation. Perhaps the project should have been thoroughly vetted against competing projects as part of the annual budget which was approved as recently as December. There is a good chance that the vote tonight will refer this matter to the voters. Voters who have a proven track record of making wise decisions under TABOR. Whatever voters decide on April 7th, if this goes to ballot, I will fully support without reservation the outcome of that election. Thank you.”

Councilmember Traylor Smith asked Mr. Valentine if with her figures, she would have gotten back approximately \$10 per year, for a total of \$98 over 7 years and asked if she was in the ball park with the assessed value reduction. Mr. Valentine said that is correct. City Attorney Shaver added that on the 8 mill property tax levy, one could apply the difference with the reduction to get the same result.

Councilmember Doody said this project has continued since he has been on Council; “Council has worked on this Economic Development Plan and we continue to do that, and what I see out of this project, it benefits the whole City, because it is part of the loop that is going to take people to all parts of the City. It is also going to inspire existing business, it will attract new business; each dollar of capital investment in our community is estimated to generate \$1.75 in jobs, wages, and spending. It will mitigate future traffic volume impediments and the public safety piece; we can get around a little bit better. On so many levels, it is a good opportunity. Now, if the citizens don’t want this opportunity they will tell us on April 7th, but I think that is what TABOR is all about.

You take a project, it's been vetted for years; you bring it to the citizens and say can we spend your money to build this project? That's what TABOR is about, and if you are afraid to go out there and ask a TABOR question, well I'm not, I signed on to do this job, and I see my job is to go out and to try to get the best benefit, the best darn buck for the job to get something complete and that at the end of the day people are going to look back just like they do on the Riverside Parkway right now. I drive it every day. I'm extremely proud of that project but it's a continuation, this West Beltway is a continuation of that vision that people had way before I came on".

Councilmember Boeschstein said he agreed with Councilmember Doody that this an important project but he believes a community recreation center is a more important project; the City is the only community that does not have a recreation center. The City has a site for it, so right now the most important thing to Councilmember Boeschstein is the community recreation center. The Westside Beltway will be needed in the future, but not now.

Resolution No. 09-15—A Resolution Setting a Title and Submitting to the Electorate on April 7, 2015 a Measure Concerning the Issuance of Bonds to Finance the Westside Beltway and to Retain and Spend Revenues as Defined by Article X, Section 20 of the Colorado Constitution for the Westside Beltway and Providing Other Details Relating Thereto

Councilmember McArthur moved to adopt Resolution No. 09-15. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote with Councilmember Boeschstein and Mayor Pro Tem Chazen voting NO.

Non-Scheduled Citizens & Visitors

Constance Holland, 587 Eastbrook Street, hopes that Council would support the building of a recreation center; she belonged to private and city recreation centers in Longmont, and it did a better job of building community than any of the private centers did. In Longmont, three other gyms existed and a fourth one opened after the recreation center opened. Today she did a brief look online at recreation centers; it is a tremendous benefit to urban youth, giving them some place to go that is affordable. The exercise and health classes that are available to those that can't afford a private club makes it a tremendous draw and a healthier community.

Other Business

City Attorney Shaver said there is one other item relative to the ballot questions. The City Clerk needs direction of the ordering of the questions and the numbering of the questions. Council President Norris asked for comments and or preferences.

Councilmember Doody said he believed the hot button is the Broadband issue and this should take precedent. Councilmembers Chazen, Boeschstein, and Norris all agreed. Council President Norris said the Broadband issue will be first and the question for the Westside Beltway project next.

City Attorney Shaver said the Secretary of State has specific rules for numbering. City Clerk Stephanie Tuin said that for measures referred by the City Council, it should be the number 2 followed by a letter. Council President Norris said the ballot measures should then be 2A and 2B.

There was no further business.

Adjournment

The meeting was adjourned at 9:25 p.m.

Stephanie Tuin, MMC
City Clerk

CITY OF GRAND JUNCTION MILL LEVY AND PROPERTY TAX HISTORY

LEVY YEAR	ASSESSED VALUATION	BASE MILL LEVY	PROPERTY TAX LEVIED	TEMPORARY MILL LEVY REDUCTION	TEMPORARY CREDIT AMOUNT	LEGAL TAVOR MAXIMUM LEVY	LEGAL TAVOR MAXIMUM ALLOWED
2000	\$382,132,990	8.000	\$3,057,064	-1.570	-\$599,949	6.430	\$2,457,115
2001	\$440,947,146	8.000	\$3,527,577	-0.556	-\$245,167	7.444	\$3,282,410
2002	\$468,909,060	8.000	\$3,751,272	-0.331	-\$155,209	7.669	\$3,596,063
2003	\$507,715,470	8.000	\$4,061,724	-0.631	-\$320,368	7.369	\$3,741,356
2004	\$529,459,570	8.000	\$4,235,677	-0.640	-\$338,854	7.360	\$3,896,823
2005	\$637,918,800	8.000	\$5,103,350	-0.706	-\$451,647	7.294	\$4,651,703
2006	\$659,810,420	8.000	\$5,278,483	-0.696	-\$459,228	7.304	\$4,819,255
					-\$2,570,422		
2007	\$903,464,430	8.000	\$7,227,715	0.000	\$0	8.000	\$7,227,715
2008	\$939,281,030	8.000	\$7,514,248	0.000	\$0	8.000	\$7,514,248
2009	\$1,139,985,540	8.000	\$9,119,884	0.000	\$0	8.000	\$9,119,884
2010	\$1,182,180,290	8.000	\$9,457,442	0.000	\$0	8.000	\$9,457,442
2011	\$1,002,046,980	8.000	\$8,016,376	0.000	\$0	8.000	\$8,016,376
2012	\$1,009,395,420	8.000	\$8,075,163	0.000	\$0	8.000	\$8,075,163
2013	\$953,214,670	8.000	\$7,625,717	0.000	\$0	8.000	\$7,625,717

* As long as the base levy is maintained at the artificially high 8 mills, the temporary reduction becomes, in essence, permanent. All data taken directly from "Summary of Levies" published by the Mesa County Assessor.



Date: January 23, 2015
 Author: Brian Rusche
 Title/ Phone Ext:
Senior Planner/4058
 Proposed Schedule: 1st Reading:
February 18, 2015
 2nd Reading: March 4, 2015
 File #: RZN-2014-493

Attach 2

CITY COUNCIL AGENDA ITEM

Subject: 2872 Patterson Rezone, Located at 2872 Patterson Road
Action Requested/Recommendation: Introduce Proposed Ordinance and Set Public Hearing for March 4, 2015.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicant requests that the City rezone the property at 2872 Patterson Road from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors). The applicant is in the process of creating a site plan for the 1.415 acres in anticipation of future commercial development.

Background, Analysis and Options:

The property located at 2872 Patterson Road includes a single-family residence, constructed in 1949, and detached shop. The property was annexed to the City in 1999. The property was rezoned in 2008 from R-5 (Residential 5 du/ac) to R-O (Residential Office).

The Comprehensive Plan, adopted in 2010, introduced a new Mixed-Use Opportunity Corridor along the entire length of Patterson Road, in order to implement Goal 3 of the Plan, which calls for spreading growth throughout the community. In particular, the Plan calls for the creation of opportunities to reduce trips generated for shopping by providing commercial areas throughout the community.

The current owner met with the City in May 2014 to discuss possible commercial development options for the property, including restaurants. The R-O Zone does not permit restaurants.

Areas within a Mixed Use Opportunity Corridor that are currently zoned for residential purposes may be rezoned for more intense use (including nonresidential uses), provided that Form Districts are utilized and the depth of the lot is at least 150 feet (Grand Junction Municipal Code Section 21.02.140.c.2). The property is approximately 214 feet in depth, excluding right-of-way.

On November 19, 2014 the City Council adopted an amendment to the Zoning and Development Code (ZDC) creating a new form district specifically for use within the Mixed Use Opportunity Corridors. The applicant requests that the City rezone the

subject property to this new form district, MXOC (Mixed Use Opportunity Corridors), in anticipation of future commercial development.

See attached staff report for further analysis and options.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on July 15, 2014 at the Grace Point Church, which is across 28 ¾ Road from the subject property. Only a representative of the church was in attendance.

Upon learning of the proposed zone change, two neighbors have contact the Planner expressing concern about traffic, both current and future, that may impact the intersection of Patterson and 28 ¾ Road, which is the only access to their residences. The applicant has been informed that a Traffic Impact Study will be required prior to any development. The City will gather updated information on existing traffic counts at/near this intersection to aid in this study.

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

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

The proposed rezoning of the property will create an opportunity for appropriate “infill” redevelopment of the property in a manner that is consistent with the Comprehensive Plan.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The property includes a single-family residence and detached shop. This use can continue until such time as the applicant is ready to move forward with redevelopment of the property.

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

The proposed rezoning of the property will create an opportunity for appropriate commercial development along the corridor that will be accessible to the surrounding residential neighborhoods and the future Matchett Park.

Economic Development Plan:

The purpose of the recently adopted Economic Development Plan is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone meets with the goal and intent of the Economic Development Plan by providing opportunities for new businesses within the community.

Board or Committee Recommendation:

The Planning Commission, by a vote of 5-2, recommended approval at their February 10, 2015 regular meeting.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Legal issues:

City Legal Staff has reviewed the requested Rezone application.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been previously discussed.

Attachments:

1. Background information
2. Staff report
3. Site Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Neighborhood Meeting
9. Ordinance

BACKGROUND INFORMATION			
Location:	2872 Patterson Road		
Applicant:	Jim Cagle - Applicant Ciavonne, Roberts and Associates – Representative Benson James Investments LLC - Owner		
Existing Land Use:	Single-family residence		
Proposed Land Use:	Restaurant(s) and Office(s)		
Surrounding Land Use:	North	Single-family Residential	
	South	Vacant Residential property	
	East	Grace Point Church	
	West	Matchett Park (Master Plan adopted 2014)	
Existing Zoning:	R-O (Residential Office)		
Proposed Zoning:	MXOC (Mixed Use Opportunity Corridors)		
Surrounding Zoning:	North	R-5 (Residential 5 du/ac)	
	South	PD (Planned Development) – The Legends	
	East	R-5 (Residential 5 du/ac)	
	West	CSR (Community Services and Recreation)	
Future Land Use Designation:	Residential Medium (4-16 du/ac per Blended Map) Mixed-Use Opportunity Corridor		
Zoning within density range?	X	Yes	No

Sections 21.02.140 of the Grand Junction Zoning and Development Code:

Zone requests must meet at least one of the following criteria for approval:

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

The Comprehensive Plan, adopted in 2010, designated the future land use of the property as Residential Medium. The Comprehensive Plan also introduced a new Mixed-Use Opportunity Corridor along the entire length of Patterson Road, in order to implement Goal 3 of the Plan, which calls for spreading growth throughout the community. In particular, the Plan calls for the creation of opportunities to reduce trips generated for shopping by providing commercial areas throughout the community.

While the existing zoning of R-O (Residential Office) implements the Residential Medium land use designation, the only zoning that implements the Mixed Use Opportunity Corridor is the Mixed Use Opportunity Corridor (MXOC) form district, established by Ordinance 4646. In order to provide for commercial uses other than office, a rezone to MXOC is required.

This criterion **has** been met.

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

The character of the entire Patterson Road corridor has changed significantly from when the residence on the subject property was constructed in 1949. Each of the residential subdivisions constructed on either side of Patterson within this segment of the corridor represents successive decades of the growth, along with some years of stagnation, of our community. The designation of Patterson Road as a Mixed Use Opportunity Corridor in 2010 has unlocked some demand for commercial space along the corridor. Examples of recent development along Patterson Road includes the Maverik convenience store at the northwest corner of 29 ½ Road and a Family Dollar general store at the northeast corner of 30 Road.

This criterion **has** been met.

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

There are public utilities already connected to the existing residence, including potable water provided by Ute Water Conservancy District, sanitary sewer service maintained by the City, and electricity from Grand Valley Power.

The property is adjacent to the southeast corner of the Matchett Park property, with 28 ¾ Road terminating north of Patterson in a corner of the Park. The Matchett Park Master Plan was approved in September 2014.

Commercial uses, including a grocery store, two gas stations, and a bank, are just over one-quarter mile to the east of the subject parcel at the intersection of 29 and Patterson Roads. Three churches are located within one-quarter mile either side of the site. Grand Valley Transit provides bus service along Patterson Road, with a stop in each direction on Patterson within walking distance of the subject property. Fire Station #2 is one-half mile west on Patterson Road.

This criterion **has** been met.

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

This is the first property to be considered for the newly established MXOC (Mixed Use Opportunity Corridors) zone district, which is intended to:

- (1) Create mixed use development(s) along the corridor in a pedestrian-friendly environment while accommodating the more automobile-centric nature of the areas due to the fact that these corridors are primarily along arterial streets;
- (2) Provide a transition from nonresidential to existing neighborhood residential uses, and respect the limitations set forth in GJMC 21.02.140(c)(2);
- (3) Combine access between two or more sites whenever possible to restrict the number of access points along the arterial street; and
- (4) Establish standards for access, parking, delivery and pick-up areas, trash service, signage, building entry, and architecture that reflect the somewhat more automobile-centric nature compared to the other form districts.

Areas within a Mixed Use Opportunity Corridor may be rezoned for more intense use (including nonresidential uses), provided that Form Districts are utilized and the depth of the lot is at least 150 feet (GJMC Section 21.02.140.c.2). The property is approximately 214 feet in depth, excluding right-of-way.

This criterion **has** been met.

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

In addition to the rezone criteria of Section 21.02.140(a), Section 21.02.140(c)(2) states that during consideration of the application of a Form District, the City Council shall consider the following:

- (i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and*

The proposed zoning will implement several goals of the Comprehensive Plan, including:

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

The proposed rezoning of the property will create an opportunity for appropriate “infill” redevelopment of the property in a manner that is consistent with the Comprehensive Plan.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The property includes a single-family residence and detached shop. This use can continue until such time as the applicant is ready to move forward with redevelopment of the property.

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

The proposed rezoning of the property will create an opportunity for appropriate commercial development along the corridor that will be accessible to the surrounding residential neighborhoods and the future Matchett Park.

- (ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.

There are 19 dwelling units on 28 ³/₄ Road, 112 dwelling units in Indian Village, 57 dwelling units in Belhaven, 48 dwelling units in Pepper Ridge, 156 dwelling units in the Legends, along with 108 units approved for Bella Dimora (adjacent to Legends), all within one-half mile (1/2 mi) walk from the subject property.

While the MXOC zone would permit a variety of uses that may not be in demand by these adjacent residents, the potential is still present. In addition, the potential for the property is complemented by the location of other commercial uses to the east, including the Patterson Marketplace (Safeway) at 29 and Patterson Roads.

This criterion **has** been met.

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

- a. R-4 (Residential – 4 du/ac)
- b. R-5 (Residential – 5 du/ac)
- c. R-8 (Residential – 8 du/ac)
- d. R-12 (Residential – 12 du/ac)
- e. R-O (Residential – Office)

The Mixed Use Opportunity Corridor designation is implemented with the MXOC, a three-story form district as limited by GJMC [21.02.140\(c\)\(2\)](#); in addition, because the Mixed Use Opportunity Corridor overlays other future land use designations as shown on the Comprehensive Plan Future Land Use Map, other zone districts which implement the underlying future land use designation would also be appropriate zoning options in a given area of the Mixed Use Opportunity Corridor.

In reviewing the other zoning district options, the residential (R-4, R-5, R-8, R-12) zone districts and the existing R-O zone district do not allow commercial retail land uses. This limits the potential for the property to provide opportunities for goods and services in close proximity to the neighboring residential population, as well as the future users of the adjacent Matchett Park.

It is my professional opinion that the newly crafted MXOC zone is the best option for the property and for implementing the goals and policies of the Comprehensive Plan.

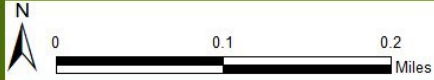
If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the 2872 Patterson Rezone, RZN-2014-493, a request to Rezone the property at 2872 Patterson Road from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

AERIAL PHOTO



Printed: 1/12/2015

1 inch = 358 feet



**2872 Patterson Road
Rezone
December 16, 2014
General Project Report**

Project Overview

Owner of the subject property is Benson James Investments, LLC. The owner is proposing a Rezone of a 1.415 acre parcel located at 2872 Patterson Road in the City of Grand Junction from an R-O to MXOC Form District Zone to redevelop the properties from residential business to mixed use. The name of this project is 2872 Patterson Road.

A. Project Description

Location and Site Features

- The parcel exists with a single family residence and detached shop and garage that is accessed from either 28 $\frac{3}{4}$ Road or Patterson Road. To the west of the residence and shop is undeveloped land, which comprises the majority of the parcel.
- Access is unchanged and will continue to be from both Patterson Road and 28 $\frac{3}{4}$ Road.
- Surrounding land use is single family homes to the north (zone R-5), a church to the east (zone R-5); single family homes to the south (zone PD); and Matchett Park to the west (zoned CSR).
- Topography of the parcels gently slopes southeast from the northwest corner of the site, with approximately 8 feet of grade variation.
- The site is in the Palisade Irrigation District.
- The parcel is currently zoned R-O (Residential Office). Within the Future Land Use Plan it is identified as being Residential Medium (4-8 DU/Acre) and it is in a Mixed Use Corridor.
- The proposed plan is to rezone the existing R-O zoning to an MXOC Form District Zone.
- At some point following an approved rezone, the plan is to submit for a Site Plan Approval of restaurant and office uses having shared parking.

B. Public Benefit:

- the development of property adjacent to existing City services;
- the creation of mixed use property meeting the intent of the Future Land Use Plan;
- 'Infill' development of vacant land along a major transportation corridor;
- the ability to provide limited desired services within walking distance of significant residential development and a Regional Park site (Matchett Park);
- as this property develops, the elimination of un-necessary an un-safe access points;

C. Neighborhood Meeting

A Neighborhood Meeting was held on July 15th, 2014 for the rezone of 2872 Patterson Road. 30 notices were sent out, only one neighbor attended, and that was the host of the neighborhood meeting. At this meeting we explained the intentions of pursuing the MXOC Zone District, which was 'in process' at that time.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The recently created MXOC Form District Zone
The Future Land Use Plan.

2. Surrounding Land Use

The land surrounding the subject parcel has gradually converted from agricultural uses to residential, planned development, and community services uses through the City subdivision and review processes. To the south are single family residences zoned PD; to the east is church property in an R-5 zone; to the north are single family residences zoned R-5; adjacent to the west boundary is Matchett Park zoned CSR.

3. Site Access and Traffic

Although not a Rezone criteria, access to 2872 Patterson will continue to be from the east from 28³/₄ Road, and from the south from existing Patterson Road.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: There is an existing 8" sanitary sewer line in Patterson Road.
There is also an existing 8" sanitary sewer line down the center of 28 ³/₄ Road.
Storm Sewer: There is no storm sewer. This site will need to detain its storm events.

Water: Is provided by Ute Water. Sufficient fire flow will be provided.

6. Effects On Public Facilities

The addition of more mixed use sites and the resulting new businesses will have expected, but not unusual impacts on the fire department and police department.
There should be no impacts to the public school system.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards N/A

9. Hours of Operation N/A

10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation N/A

E. Development Schedule and Phasing

At this point in time the intent is to submit a Site Plan sometime in 2015.



222 North 7th Street Grand Junction, CO 81501
PH 970-241-0745 FX 970-241-0766 www.clavonne.com

Neighborhood Meeting Notice Letter

Mailing Date: June 27, 2014

RE: A Neighborhood Meeting concerning a Rezone of 2872 Patterson Road.

Dear Property Owner:

This letter is intended to notify you that on **Tuesday (July 15th), starting at 5:30 pm**, a neighborhood meeting will be held to update you on a proposed **Rezone** at 2872 Patterson Road, Grand Junction, Colorado. This meeting will be held at **Grace Point Church, 606 28 ¼ Road, Grand Junction, Colorado 81520**.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the owner **James Benson**, the developer **Jim Cagle**, and the City of Grand Junction staff.

The applicant will be submitting a Rezone application for this project to the City of Grand Junction. The proposal includes rezoning the existing parcel from an R-O (Residential Office) to a Fom District (Mixed Use). As a neighbor of this property you will be notified of pending development applications and public hearings (if any) by mail.

The list of property owners being notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to ted@ciavonne.com or the City of Grand Junction Planning Department at brianr@ci.grandjct.co.us.

We look forward to seeing you at this meeting.

Sincerely,

Ted Ciavonne, PLA
Ciavonne, Roberts and Associates, Inc

NEIGHBORHOOD MEETING
REZONE
2872 PATTERSON ROAD

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
BRIAN RUSCHE	250 N. 5TH ST. G5	256-4058
DOUG SIKES	606 28 ³ / ₄ RD. GJ.	201-6917
Jim Cagle	2440 1/2 JAIL CR. AD.	261-0343

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
FROM R-O (RESIDENTIAL OFFICE) TO
MXOC (MIXED USE OPPORTUNITY CORRIDORS)**

LOCATED AT 2872 PATTERSON ROAD

Recitals:

The applicant requests that the City rezone the property at 2872 Paterson Road from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors). The applicant is in the process of creating a site plan for the 1.415 acres in anticipation of future commercial development.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors) for the following reasons:

The zone district meets the Mixed Use Opportunity Corridor land use category as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan and is generally compatible with land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the MXOC zone district to be established.

The Planning Commission and City Council find that the MXOC zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned MXOC (Mixed Use Opportunity Corridors).

All that portion of the SE $\frac{1}{4}$ of Section 6, Township 1 South, Range 1 East of the Ute Meridian, described as follows:

Beginning at a point 1690 feet West of the Southeast Corner of said Section 6;

Thence north 264 feet;

Thence West 290 feet;

Thence South 264 feet;

Thence East 290 feet to the Point of Beginning;

EXCEPT the South 30 feet conveyed to the County of Mesa in Quit Claim Deed recorded August 18, 1977 in Book 1116 at Page 414;
AND EXCEPT the South 50 feet conveyed to the County of Mesa in Deed recorded March 23, 1982 in Book 1363 at Page 267.

County of Mesa, State of Colorado

Introduced on first reading this _____ day of _____, 2015 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: January 19, 2015

Author: Brian Rusche

Title/ Phone Ext:

Senior Planner/4058

Proposed Schedule: 1st Reading:

February 18, 2015

2nd Reading: March 4, 2015

File #: RZN-2015-18

Attach 3

CITY COUNCIL AGENDA ITEM

Subject: Hoffman Rezone, Located at 1410 and 1400 North 7 th Street
Action Requested/Recommendation: Introduce Proposed Ordinance and Set Public Hearing for March 4, 2015.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicant, on behalf of Rocky Mountain TMS, requests that the City rezone the property at 1410 N. 7th Street from R-8 (Residential 8 du/ac) to R-O (Residential Office). The applicant is in the process of purchasing the single-family residence in order to expand the medical practice, known as Mesa Behavioral Medicine, located next door at 1400 N. 7th Street and zoned PD (Planned Development). In order to maintain consistency of zoning, Staff recommended and the applicant has agreed to include this property in the request to rezone to R-O (Residential Office).

Background, Analysis and Options:

Rocky Mountain TMS is a partnership between Dr. Robert Sammons of Mesa Behavioral Medicine and Christopher M. Blackburn. They are in the process of purchasing the residence at 1410 N. 7th Street in order to expand the current practice, located at 1400 N. 7th Street. The request to rezone the property to R-O (Residential Office) would allow the existing structure to be used for a medical office, which is not permitted within the R-8 zone.

Dr. Sammons relocated Mesa Behavioral Medicine from 1300 N. 7th Street (now 710 Bunting Avenue) to 1406 (now 1400) N. 7th Street in 2000. The building had previously been used as an insurance office, which was approved as Planned Business (PB) in 1987 and expanded in 1996. Prior to the insurance office, it was a single-family residence.

In 1987, there was no Comprehensive Plan for this area of the City. Prior to the Growth Plan of 1996, the 7th Street Corridor Guideline indicated that professional offices were appropriate for the corridor between Orchard and Bunting Avenue, retaining the residential scale for all new development. As of 2010, the corridor has been designated as Residential Medium-High with the adoption of the Comprehensive Plan. This future land use designation includes an option for R-O (Residential Office) zoning, which the zoning of all of the parcels on the west side of N. 7th Street between Orchard and Bunting Avenue.

The purpose of the R-O (Residential Office) zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment. New construction, including additions and rehabilitations, in the R-O district must be designed with residential architectural elements and shall be consistent with existing buildings along the street. "Consistent" means operational, site design and layout, and architectural considerations, which are outlined in Grand Junction Municipal Code (GJMC) Section 21.03.070(a)(3).

See attached staff report for further analysis and options.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on January 15, 2015.

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

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

The expansion of the medical office adjacent to the existing practice is arguably more efficient than a relocation of the entire practice.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The property is a single-family residence that is currently used as a rental home. This use can continue until such time as the applicant is ready to move forward with the reuse of the structure for a medical office.

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

The rezone of both properties to an R-O (Residential Office) zone district will allow Dr. Sammons to continue providing services to his patients.

The Comprehensive Plan Future Land Use designation of the property is Residential Medium-High (8-16 du/ac). The proposed zoning of R-O (Residential Office) will implement this land use designation and is consistent with the Comprehensive Plan.

Economic Development Plan:

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community as it expands their business offerings to serve patients both local and from out of town.

Board or Committee Recommendation:

The Planning Commission unanimously recommended approval at their February 10, 2015 regular meeting.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Legal issues:

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

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been previously discussed.

Attachments:

1. Background information
2. Staff report
3. Site Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Neighborhood Meeting summary
9. Press coverage
10. Ordinance

BACKGROUND INFORMATION					
Location:		1410 N. 7 th Street 1400 N. 7 th Street			
Applicant:		Christopher Blackburn for Rocky Mountain TMS David Hoffman for Mountain West Properties LLC Drs. Robert and Louise Sammons			
Existing Land Use:		Single-family detached home Medical Office			
Proposed Land Use:		Medical Office			
Surrounding Land Use:	North	Single-family Residential			
	South	Church			
	East	Single and Two-family Residential			
	West	Single-family Residential and Medical Office			
Existing Zoning:		R-8 (Residential 8 du/ac) PD (Planned Development)			
Proposed Zoning:		R-O (Residential Office)			
Surrounding Zoning:	North	R-8 (Residential 8 du/ac)			
	South	R-8 (Residential 8 du/ac)			
	East	R-8 (Residential 8 du/ac)			
	West	R-O (Residential Office)			
Future Land Use Designation:		Residential Medium-High (RMH)			
Zoning within density range?		X	Yes		No

Sections 21.02.140 of the Grand Junction Zoning and Development Code:

Rezone requests must meet at least one of the following criteria for approval:

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

The Comprehensive Plan, adopted in 2010, designated the Future Land Use of the property as Residential Medium-High. Goal 3 of the Comprehensive Plan includes policies calling for the creation of opportunities to reduce trips and provide services throughout the community.

The R-O (Residential Office) zone district is an option within the Residential Medium-High designation. The purpose of the R-O (Residential Office) zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods.

The applicant is requesting the R-O zoning to expand an existing medical practice into the adjacent residence, in order to continue providing services to patients.

This criterion **has** been met.

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

Dr. Sammons relocated Mesa Behavioral Medicine from 1300 N. 7th Street (now 710 Bunting Avenue) to 1406 (now 1400) N. 7th Street in 2000. The building had previously been used as an insurance office, which was approved as Planned Business (PB) in 1987 and expanded in 1996. Prior to the insurance office, it was a single-family residence. Dr. Sammons and his business partner are in the process of purchasing the residence at 1410 N. 7th Street in order to expand the current practice.

In 1987, there was no Comprehensive Plan for this area of the City. Prior to the Growth Plan of 1996, the 7th Street Corridor Guideline indicated that professional offices were appropriate for the corridor between Orchard and Bunting Avenue, retaining the residential scale for all new development. As of 2010, the corridor has been designated as Residential Medium-High with the adoption of the Comprehensive Plan. This future land use designation includes an option for R-O (Residential Office) zoning, which the zoning of all of the parcels on the west side of N. 7th Street between Orchard and Bunting Avenue.

This criterion **has** been met.

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

There are public utilities already connected to both buildings, including potable water provided by the City of Grand Junction, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility).

The alley behind the properties was rebuilt in 2004 as part of an Alley Improvement District. Grand Valley Transit provides bus service is available along Orchard and North Avenue (one-quarter mile walk).

Retail and restaurant uses, as well as services including medical offices, along with two churches, are within one-quarter mile walking distance of the subject parcel. Colorado Mesa University (CMU) is to the east and St. Mary's Hospital main campus is two-thirds (2/3) of a mile north.

This criterion **has been met**.

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

All of the properties on the west side of N. 7th Street between Orchard and Bunting Avenue are zoned R-O; however the majority of these remain single-family residences. The R-O Zone is a unique zone which allows professional offices and multifamily residential to join with single family residential uses and

others, such as churches, that may be found in a residential zone. Examples of these uses can be found within walking distance of the subject property.

As of January 8, 2014 there was a total of 98.33 acres of R-O zoned property within the City. This represents less than 2% of the total acreage zoned for non-residential development (planned developments excluded).

The nature of the R-O zone district is to provide a range of uses that function as a transition between single-family residential neighborhoods and more intensive uses, so it is implemented as needed in appropriate transition areas.

This criterion **has been met**.

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

The R-O Zone is a unique zone within the City and allows professional offices and multifamily residential to join with single family residential uses and others that may be found in a residential zone, including group living, as well as community services, such as daycare or religious assembly. Examples of all of these uses can be found within walking distance of the subject property.

The proposed R-O zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier. The expansion of the medical office adjacent to the existing practice is arguably more efficient than a relocation of the entire practice.

This criterion **has** been met.

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

- a. R-4 (Residential – 4 du/ac)
- b. R-5 (Residential – 5 du/ac)
- c. R-8 (Residential – 8 du/ac)
- d. R-12 (Residential – 12 du/ac)
- e. R-16 (Residential – 16 du/ac)

The R-4 through R-16 zones are inconsistent with the applicant's request, since the goal is an expanded medical office, which is not a use by right in any of these zones.

The purpose of the R-O zone is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Performance standards within this zone are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

It is my professional opinion that rezoning both properties will achieve not only the goals of the Comprehensive Plan but also provide a suitable use compatible with the adjacent neighborhood. The conversion of the existing residence at 1410 N. 7th Street will be

reviewed by the City to ensure conformance with these standards. The scale, form, and site improvements for the existing practice at 1400 N. 7th Street, achieved through the Planned Development (PD), are consistent with the standards of the R-O zone. The PD has served its purpose and can now be repealed.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the Hoffman Rezone, RZN-2015-18, a request to rezone the properties at 1410 N. 7th Street and 1400 N. 7th Street from R-8 (Residential 8 du/ac) and PD (Planned Development) to R-O (Residential Office), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

Site Location Map



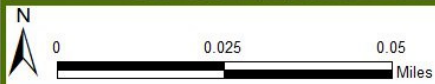
0 0.025 0.05 Miles

Printed: 1/12/2015

1 inch = 90 feet



Aerial Photo

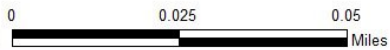


Printed: 1/12/2015

1 inch = 90 feet



Future Land Use Map

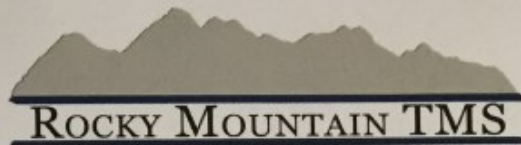


Printed: 1/12/2015

1 inch = 90 feet



Rocky Mountain TMS
1400 N. 7th Street, Grand Junction, CO 81501
Tel 970-261-4649 Fax 970-242-6135
Rockymountaintms@gmail.com
www.rockymountaintms.com



GENERAL PROJECT REPORT

Currently Mesa Behavioral Medicine and Rocky Mountain TMS, located at 1400 North Seventh Street, are in the process of purchasing the property located at 1410 North Seventh Street. Furthermore, we are working with the City of Grand Junction to change the zoning at 1410 N 7th, from Residential to Residential Office, which will allow us to have an office located in the property – similar to the property next door. Additionally, we are co-operating with the City to re-zone 1400 N 7th St. from a “Special Use Planned Development” to Residential Office. We have agreed to make this change.

The use for the property located at 1410 North 7th Street will be so Mesa Behavioral Medicine and Rocky Mountain TMS (Currently located at 1400 N 7th Street) can expand our current practice. Please contact me with any questions.

Regards in kind,

Christopher M Blackburn
Partner, Rocky Mountain TMS
970-261-4649

From: Christopher Blackburn <rockymountaintms@gmail.com>
To: Brian Rusche <brianr@ci.grandjct.co.us>, Bob Sammons <bob@mesabmc.com>, David Hoffman <poundsnails@gmail.com>
Date: 1/16/2015 10:26 AM
Subject: Neighborhood Meeting

Brian:

This email is to serve as notice that a required neighborhood meeting was conducted on Thursday, January 15, 2015 concerning properties located at 1400 and 1410 North Seventh Street, Grand Junction, CO.

There were three property owners in attendance: Pamela Noonan, Bob Sammons, Louise Sammons; a representative from the City of Grand Junction, Brian Rusche; and a partner in Rocky Mountain TMS, Christopher Blackburn.

Pam inquired with a few questions regarding the use of the property. It was explained that Dr. Sammons wants additional space for his current practice to allow for TMS (Transcranial Magnetic Stimulation). Dr. Sammons explained the procedure and showed Pam the chair and its use. Furthermore, parking was discussed and no negative issues arose.

Other issues were discussed regarding Colorado Mesa Universities growth intentions but nothing that pertained to Dr. Sammons practice growth.

If you have any questions please contact me direct at the Mobile number below. Thank you for your time.

Regards in kind,

Christopher M Blackburn
1400 North Seventh Street
Grand Junction, CO 81501
970-241-1983 Office
970-261-4649 Mobile
Rockymountaintms@gmail.com

Neighborhood Meeting

Proposed Hoffman Rezone

Located at 1410 and 1400 N. 7th Street

Existing Zoning: R-8 (Residential 8 du/ac) & PD (Planned Development)

Proposed Zoning: R-O (Residential Office)

Future land Use Designation is Residential Medium-High

Please Sign In

Name	Address	Contact info
BRIAN BUSCHÉ	250 N. 5TH ST.	256-4058
PAM Noonan	1337 N. 7 th	244-1718
Chris Blackburn	1400 N. 7 th	261-4649
Bob Stummons	1400 N 7 th	241-1983
Louis Sammons	1400 N 7 th	"



Unique therapy for depression available in Grand Junction

By: Sara Zendeenam - Email

Updated: Wed 4:31 PM, Dec 17, 2014



GRAND JUNCTION, Colo. Being diagnosed with depression can be a hard pill to swallow.

Some people who have it worry about the stigma surrounding the condition. One Grand Valley man - who chose not to be identified for that reason - has been dealing with the condition for decades, "I was diagnosed with major depression 22 years ago so I've struggled with it for a long time," he said.

This patient has taken prescription medications for years without much relief. It wasn't until he tried transcranial magnetic stimulation therapy that he started getting back to his old self, "I can't speak more highly about it it's been a God-send for me," he said.

Dr. Robert Sammons invested in the system which uses electromagnetic pulses to stimulate nerve cells in the brain to improve

symptoms of moderate to severe depression for those who haven't had great responses to medication.

After living in the Valley for nearly 30 years, Sammons said he needs to help lower the growing rate of depression on the Western Slope, "You just feel bad for people who have a very disabling and very disruptive condition."

Mesa Behavioral Medicine brought in the machine in September and has since had 11 patients use the services. While there's a promising success rate there's still a 50% chance TMS therapy won't put you in remission.

The recommended treatment is five times a week for six weeks and each session takes about 40 minutes to complete.

Side effects can include headaches and there is a small chance for seizure, about the same risk as taking anti-depressant medications.

Some insurance carriers like Rocky Mountain Health Plans and medicaid do cover part of the \$7,500 cost of the therapy.

2531 Blichmann Avenue Grand Junction, CO 81505

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
FROM R-8 (RESIDENTIAL 8 DU/AC) AND
PD (PLANNED DEVELOPMENT)
TO
R-O (RESIDENTIAL OFFICE)**

**LOCATED AT
1410 N. 7TH STREET AND 1400 N. 7TH STREET**

Recitals:

The applicant, on behalf of Mesa Behavioral Medicine and Rocky Mountain TMS, requests that the City rezone the property at 1410 N. 7th Street from R-8 (Residential 8 du/ac) to R-O (Residential Office). The applicant is in the process of purchasing the single-family residence in order to expand the medical practice, which is located next door at 1400 N. 7th Street and zoned PD (Planned Development). In order to maintain consistency of zoning, staff recommended and the applicant has agreed to include this property in the request to rezone to R-O (Residential Office).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning R-8 (Residential 8 du/ac) and PD (Planned Development) to the R-O (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium-High as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan; and is generally compatible with land uses located in the surrounding area.

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

The Planning Commission and City Council find that the R-O zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned R-O (Residential Office):

Lots 29, 30, 31, and 32 of Block 1, ELM AVENUE SUBDIVISION.

Introduced on first reading this _____ day of _____, 2015 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: February 6, 2015
 Author: Stephanie Tuin
 Title/ Phone Ext: City Clerk, X1511

 Proposed Schedule: February 18,
2015
 2nd Reading
 (if applicable): _____ NA

Attach 4
CITY COUNCIL AGENDA ITEM

Subject: Election Notice for the Regular Election April 7, 2015
Action Requested/Recommendation: Adopt Proposed Resolution
Presenter(s) Name & Title: Stephanie Tuin, City Clerk

Executive Summary:

Both the Charter and the Municipal Election Code have specific content and publication requirements for the election notice. The proposed notice contained within the resolution being presented meets those requirements.

Background, Analysis and Options:

The Charter, Section 17, requires that a notice of election be published three times within the ten days prior to the election. The Mail Ballot Election Act requires that such notice be published at least twenty days prior to the election and that the contents include the voter qualifications. The notice will be published February 27, and in March on March 18, 28, 29, and 30. The proposed notice contained within the resolution includes the pertinent information specific to this election.

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

This action is needed to continue to meet the plan goals and policies.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

Publication of these notices is estimated at \$1,300 which is in the budget.

Legal issues:

The notice meets the legal requirements.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been presented previously.

Attachments:

Proposed Resolution which contains the notice.

RESOLUTION NO. ___-15

**A RESOLUTION SETTING FORTH THE NOTICE OF ELECTION
FOR THE REGULAR MUNICIPAL ELECTION TO BE HELD
ON APRIL 7, 2015 IN THE CITY OF GRAND JUNCTION**

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

The Election Notice hereinafter be the Notice of the Regular Municipal Election to be held in the City on April 7, 2015 and further that the same be published in accordance with election procedures:

“ELECTION NOTICE

**CITY OF GRAND JUNCTION, COLORADO
NOTICE OF REGULAR MUNICIPAL ELECTION
TO BE HELD ON TUESDAY, THE 7TH DAY OF APRIL, 2015**

PUBLIC NOTICE IS HEREBY GIVEN THAT A REGULAR MUNICIPAL ELECTION WILL BE HELD BY MAIL-IN BALLOT ON TUESDAY, THE 7TH DAY OF APRIL, 2015, IN THE CITY OF GRAND JUNCTION, COLORADO.

That said Regular Municipal Election will be held by mail-in ballot with ballots mailed to all active registered voters in said City of Grand Junction. Ballot packages will be mailed no later than March 23, 2015 and must be returned to the Mesa County Clerk no later than 7:00 p.m. on Election Day, Tuesday, April 7, 2015. Voted ballots may be mailed with proper postage affixed and received by Mesa County Clerk no later than 7:00 p.m. Election Day, or returned to the following locations, also no later than 7:00 p.m. Election Day:

Grand Junction City Hall
City Clerk's Office
250 N. 5th Street
Grand Junction, CO 81501

Mesa County Central Services
Elections Department
200 S. Spruce Street (West Entrance)
Grand Junction, CO 81501

Mesa County Central Services
Clerk & Recorder
200 S. Spruce Street (Main Entrance)
Grand Junction, CO 81501

Mesa County Central Services
Outside Drop Box
200 S. Spruce St. (by West Entrance)
Grand Junction, CO 81501

On April 7, 2015, the places designated will be open until the hour of 7:00 p.m. NO voting devices will be provided at any location. The election will be held and conducted as prescribed by law.

The Mesa County Elections Department at 200 S. Spruce Street will be open for issue of ballots to “inactive voters”, or the reissue of ballots to those who have spoiled, lost, moved, or for some reason did not receive a ballot, for the period 25 days prior to the election, Monday through Friday, from 7:30 a.m. to 5:00 p.m. and on Tuesday, April 7, 2015 from 7:00 a.m. to 7:00 p.m. (Election Day).

Registered voters within the city limits of Grand Junction are qualified to vote. Registration of voters for the said election has taken place in the time and manner provided by law.

Candidates are:

CITY COUNCIL DISTRICT B

Four-Year Term

(Vote for One)

Barbara Traylor Smith

CITY COUNCIL DISTRICT C

Four-Year Term

(Vote for One)

Bennett Boeschstein

CITY COUNCIL DISTRICT E

Two-Year Term

(Vote for One)

Duncan McArthur

CITY COUNCIL AT-LARGE

Four-Year Term

(Vote for One)

Chris Kennedy

Dennis J. Simpson

CITY COUNCIL AT-LARGE

Two-Year Term

(Vote for One)

Kim Kerk

Rick Taggart

Questions on the Ballot:

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

RESTORING AUTHORITY TO THE CITY TO PROVIDE EITHER DIRECTLY OR INDIRECTLY WITH PUBLIC OR PRIVATE SECTOR PARTNERSHIPS HIGH-SPEED INTERNET AND CABLE TELEVISION SERVICE

SHALL THE CITY OF GRAND JUNCTION, WITHOUT INCREASING TAXES BY THIS MEASURE, BE AUTHORIZED TO PROVIDE, EITHER DIRECTLY OR INDIRECTLY WITH PUBLIC OR PRIVATE SECTOR PARTNER(S), HIGH-SPEED INTERNET SERVICES (ADVANCED SERVICE), TELECOMMUNICATIONS SERVICES AND/OR CABLE TELEVISION SERVICES AS DEFINED BY §§29-27-101 TO 304 OF THE COLORADO REVISED STATUTES, INCLUDING BUT NOT LIMITED TO ANY NEW AND IMPROVED HIGH BANDWIDTH SERVICE(S) BASED ON FUTURE TECHNOLOGIES, TO RESIDENTS, BUSINESSES, SCHOOLS, LIBRARIES, NONPROFIT ENTITIES AND OTHER USERS OF SUCH SERVICES, WITHOUT LIMITING ITS HOME RULE AUTHORITY?

YES

NO

CITY OF GRAND JUNCTION REFERRED MEASURE 2B

AUTHORIZING THE CITY TO INCUR ADDITIONAL DEBT FOR TRANSPORTATION PROJECTS (WESTSIDE BELTWAY) AND TO KEEP AMOUNTS IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO SPEND UNDER TABOR IN ORDER TO PAY DEBT SERVICE AND FINANCING AND CONSTRUCTION COSTS OF WESTSIDE BELTWAY PROJECTS

WITHOUT ANY INCREASE OF ANY EXISTING TAX RATE AND WITHOUT

IMPOSING ANY NEW TAXES SHALL CITY OF GRAND JUNCTION, COLORADO (CITY) DEBT BE INCREASED \$14,500,000 WITH A REPAYMENT COST OF \$16,500,000 TO PROVIDE FINANCING FOR THE PURPOSE OF PAYING FOR ALL OR ANY PORTION OF THE COSTS OF THE DESIGN AND CONSTRUCTION OF TRANSPORTATION IMPROVEMENTS KNOWN AND REFERRED TO AS THE WESTSIDE BELTWAY WHICH INCLUDES 25 ROAD FROM I-70 B/HIGHWAY 6&50 TO F 1/2 ROAD, F 1/2 ROAD TO 24 ROAD AND 24 ROAD FROM PATTERSON ROAD TO THE INTERCHANGE AT I-70; SHALL SUCH DEBT BE PAYABLE FROM SUCH CITY REVENUES AS THE CITY COUNCIL MAY DETERMINE AND BE ISSUED WITH SUCH TERMS AS THE CITY COUNCIL DETERMINES TO BE NECESSARY AND IN THE BEST INTERESTS OF THE CITY; AND SHALL THE CITY, WITHOUT ANY INCREASE OF ANY EXISTING TAX RATE AND WITHOUT IMPOSING ANY NEW TAXES, BE AUTHORIZED TO CONTINUE TO RETAIN ALL REVENUES IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO SPEND UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION (TABOR), INCLUDING THE CURRENT RIVERSIDE PARKWAY DEBT RETIREMENT FUND, FOR 2015 AND SUBSEQUENT YEARS UNTIL 2024, FOR THE PAYMENT OF ALL CITY DEBT ISSUED FOR RIVERSIDE PARKWAY AND THE WESTSIDE BELTWAY UNTIL ALL DEBT IS PAID IN FULL, WITH ALL AMOUNTS RETAINED TO BE USED FOR PAYMENT OF THE COSTS OF THE FINANCING, DEBT, INTEREST AND COSTS OF ISSUANCE AND CONSTRUCTION INCURRED FOR THESE PROJECTS?

YES

NO

BY ORDER OF THE CITY COUNCIL

Stephanie Tuin, City Clerk”

PASSED and ADOPTED this _____ day of _____, 2015.

President of the Council

ATTEST:

City Clerk



Date: 2-5-2015
 Author: Trent Prall
 Title/ Phone Ext: Engineering Manager, 970-256-4047
 Proposed Schedule: Wednesday, February 18, 2015
 2nd Reading (if applicable): N/A
 File # (if applicable): _____

Attach 5
CITY COUNCIL AGENDA ITEM

Subject: Lewis Wash GRJ-F.5-30.8 Bridge Replacement Intergovernmental Agreement
Action Requested/Recommendation: Adopt a Resolution Authorizing the City Manager to Enter into an Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for the Replacement of the F 1/2 Road Bridge over Lewis Wash
Presenter(s) Name & Title: Greg Lanning, Public Works Director Trent Prall, Engineering Manager

Executive Summary:

In July of 2012, the City was awarded a Colorado Off-System Bridge Program grant in the amount of \$578,400 for the replacement of the Lewis Wash Bridge GRJ-F.5-30.8 in 2015. This intergovernmental agreement establishes the relationship between Colorado Department of Transportation (CDOT), acting on behalf of Federal Highway Administration (FHWA), and the City of Grand Junction.

Background, Analysis and Options:

The Colorado Off-System Bridge Program provides a grant opportunity to replace the subject bridge. This grant focuses on off system (off state highway) bridge replacements. This grant is a 20% local agency and 80% Federal grant.

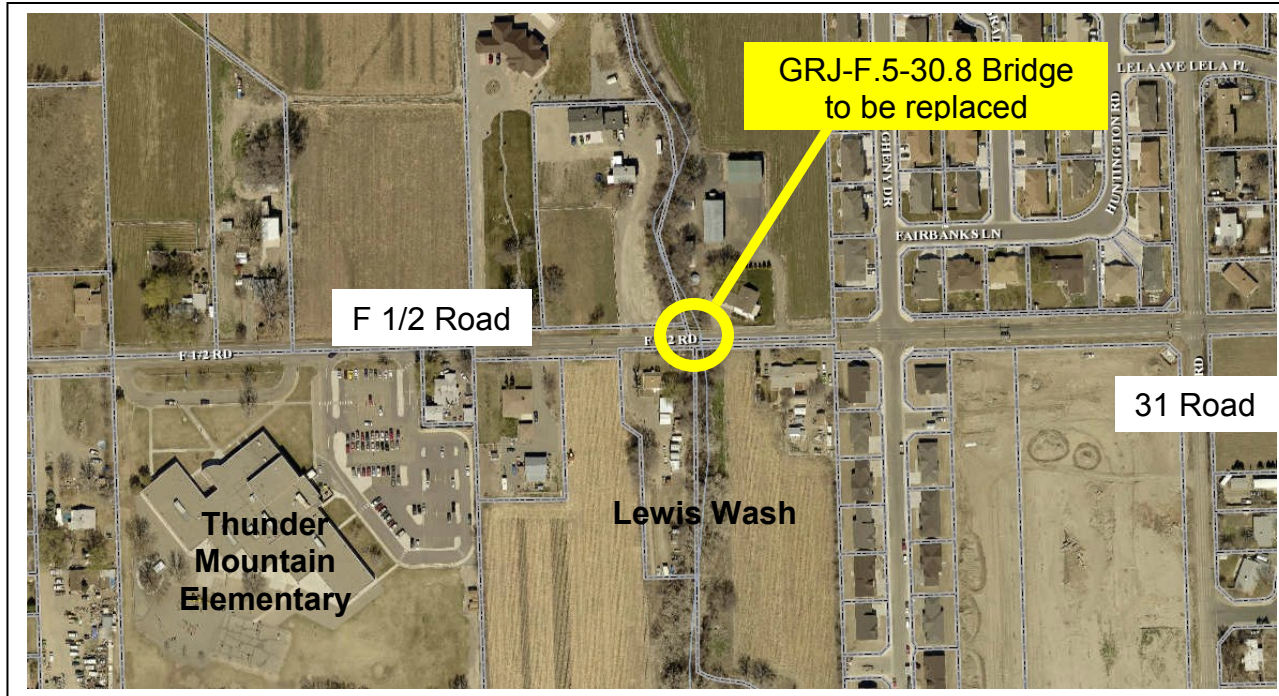
The bridge was constructed in 1949 and is currently rated as structurally deficient. The existing structure is just east of Thunder Mountain Elementary School.

The pedestrian path over Lewis Wash is cantilevered structure that is constructed from corrugated metal with a thin concrete substructure and an asphalt deck. The corrugated metal deck and cantilevered arms are showing significant signs of deterioration.

Both the road structure and the pedestrian structure will be combined one single span bridge to increase the hydraulic capacity and reduce the risk of scour during high water events, thus improving public safety.

The new structure will be two lanes like the current with concrete sidewalks on both sides for pedestrians. Some right-of-way is anticipated in order to accommodate wing walls on both the upstream and downstream portions of the structure.

Schedule for the project is for the IGA to be completed by late June. Design would be completed by early 2016, followed by construction in the fall of 2016 through early 2017. Due to Migratory Bird Treaty Act, construction is not allowed from April 1st to August 31st. Close coordination with Thunder Mountain Elementary will be required during construction for routing of traffic as the road will need to be shut down for construction.



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

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

Bridge replacements are an important component of street network to ensure safe facilities for the community. This facility is well past its design life as it is over 65 years old.

How this item relates to the Economic Development Plan:

Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment

Public infrastructure is the foundation for economic development. This project replaces a key 65 year old link in the transportation network and maintains mobility for all modes of travel in a growing residential area in the community.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The 2015 CIP budget includes the matching funds required by this IGA.

Legal issues:

If approved, the contract will be reviewed and approved by the City Attorney prior to execution.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This project was part of the capital improvement program review during the 2014 budget process.

Attachments:

Proposed Resolution

RESOLUTION NO. ____-15

A RESOLUTION ACCEPTING FEDERAL AID FUNDS FOR THE REPLACEMENT OF THE LEWIS WASH BRIDGE GRJ-F.5-30.8, AUTHORIZING CITY MATCHING FUNDS AND AUTHORIZING THE CITY MANAGER TO SIGN AN INTERGOVERNMENTAL AGREEMENT WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT)

Recitals:

The City has requested funds from the Colorado Off-System Bridge Program for replacement the F ½ Road Bridge over Lewis Wash. The project consists of design, right of way acquisition and construction of the bridge structure.

Federal aid funds were awarded to the City and will be paid by and through an Intergovernmental Agreement (IGA) between the Colorado Department of Transportation (CDOT) and the City. The Project number is PROJECT BRO M555-031, (20432) and is for a total amount of \$578,400.00. The City must contribute matching funds in the amount of \$144,600.00.

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

Federal aid funds in the amount of \$578,400.00 awarded to the City for construction work for replacement of the Lewis Wash Bridge (GRJ-F.5-30.8) are hereby accepted and that the City Manager is hereby authorized to expend \$144,600.00 in matching funds for the project.

The City Manager is authorized to execute and enter into the Intergovernmental Agreement with the Colorado Department of Transportation for this project, with the foregoing match and for the purposes described.

PASSED AND APPROVED this _____ day of _____, 2015.

Phyllis Norris
President of the Council

ATTEST:

Stephanie Tuin
City Clerk



Attach 6
CITY COUNCIL AGENDA ITEM

Date: 2/4/2015
 Author: Tim Barker
 Title/ Phone Ext: Fleet
 Supervisor/244-1532
 Proposed Schedule: February 18,
2015
 2nd Reading (if applicable): _____
 File # (if applicable): _____

Subject: Purchase Four (4) Utility Vehicles
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase Four Utility Vehicles from US Tractor and Harvest Inc. in the Amount of \$52,000
Presenter(s) Name & Title: Jay Valentine, Internal Services Manager

Executive Summary:

This request is for the purchase of a scheduled equipment replacement for the Parks and Waste Water Treatment Departments.

Background, Analysis and Options:

These Units are a part of the resources needed to provide ongoing maintenance in the Parks and Wastewater Treatment Departments. The equipment will be used for everyday maintenance and operations. This equipment is scheduled replacement for the departments, as determined by the equipment replacement committee.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations) and advertised in The Daily Sentinel; three local companies and two Denver based companies submitted formal bids, of which all but one were found to be responsive and responsible, in the following amounts: The price reflects a total for all 4 units.

COMPANY	YR/MAKE/MODEL	TRADITIONAL FUEL	ALT. FUEL
US Tractor and Harvest, Inc. Grand Junction, CO	2015 John Deere HPX Gator	\$52,000.00	N/A
Duffy's Small Power Repair and Sales, Grand Junction, CO	2015 Gravely JSV3000	\$61,154.72	N/A
Western Implement, Grand Junction, CO	2015 Kubota RTU-X900W-H	\$62,000.00	N/A
Mile High Golf Cars, Parker, CO	Cushman 1600XD	\$67,822.80	N/A
Sun Enterprises, Denver, CO	2014 Kawasaki Mule 4010	No Pricing Submitted	N/A

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.*

These utility carts will be used by the Public Works and Parks departments to improve the efficiency of maintaining City infrastructure and sustaining recreational opportunities.

How this item relates to the Economic Development Plan:

Policy 1.6 Investing in and Developing Public Amenities

This purchase furthers the investment in critical infrastructure and helps maintain public parks and open space which contributes to making this community an attractive place to live.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee, and the Fleet Services Division.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

No legal issues have been identified.

Other issues:

There are no other issues for consideration.

Previously presented or discussed:

This was part of the budget review process.

Attachments:

None.



Date: Feb 4, 2015
 Author: Lori V. Bowers
 Title/ Phone Ext: Sr. Planner/256-4033
 Proposed Schedule: PC – Jan 13, 2015
 CC 1st Reading: February 4, 2015
 CC 2nd Reading: February 18, 2015
 File # (if applicable): ZCA-2014-478

Attach 7
CITY COUNCIL AGENDA ITEM

<p>Subject: Amending Sections of the Zoning and Development Code to Allow Permanent Outdoor Display within the Front Yard in B-1, C-1 and C-2 Zone Districts, Including Seasonal Sales and Exempting Certain Display Areas</p>
<p>Action Requested/Recommendation: Adopt on Final Passage and Order Final Publication of the Ordinance in Pamphlet Form</p>
<p>Presenter(s) Name & Title: Lori V. Bowers, Senior Planner</p>

Executive Summary:

The proposed amendment to the Zoning and Development Code clarifies outside storage and display in the B-1 zone district, allows permanent display areas within the front yard in the C-1 zone district without approval of a Conditional Use Permit, and clarifies where and how permanent outdoor display is allowed in the C-2 zone district. The proposed amendments do not change the outdoor storage restrictions along commercial corridors, but allow outdoor display of merchandise, such as automobiles, along street frontages. In addition, the amendment would allow display areas under eaves, canopies, or other storefront features immediately connected to the building; because these are discreet and commonly accepted as simply an extension of the indoor display, Staff has determined that they should not be treated as “outdoor display.”

Background, Analysis and Options:

In April, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code (GJMC). City Council has requested that staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning and Development Code. The proposed amendments will enhance the responsiveness of the Code to the concerns of citizens and enhance its effectiveness. In addition, City Council has recently developed an Economic Development Plan. The proposed amendments will implement the Plan by removing barriers and streamlining the review process by eliminating the requirement of a conditional use permit (CUP) for outdoor display in the C-1 zoning district and for displays that are adjacent to the building and integral to the indoor operations.

Merchandise displayed in doorway areas are increasingly common and expected with retail businesses. Staff feels that displays immediately adjacent to the primary façade near the customer entrance that do not negatively impact pedestrian and parking areas or beyond the roof overhang do not warrant special or conditional permitting.

The proposed amendment would have the effect of allowing vending machines such as Red Box video rental, newspaper stands, propane gas tank exchanges, soda and ice machines, and seasonal merchandise to be located “outdoors” but near the front door area, under the roof eaves or canopies. Under the proposed amendment, these types of displays will no longer be considered “outdoor display,” and will not require a CUP in any zone district.

Presently in the C-1 zone district outdoor storage and outdoor display are allowed only in the rear half of the lot, beside or behind the principal structure, unless a CUP has been issued. Since 2010 several CUPs have been issued for outdoor display in the C-1 zone. Given that, it is reasonable to conclude that front yard merchandise display is now considered consistent and compatible with the C-1 zone district. Outdoor storage, however, is generally not as aesthetically pleasing as display of outdoor merchandise, which are by their nature designed to attract customers; therefore outdoor storage will not be allowed in the front yard in the C-1 zone district.

Performance standards in the C-2 zone district state that “[o]utdoor storage and display areas are not allowed within the front yard. Permanent and portable display of retail merchandise is permitted,” creating an ambiguity. The distinction should be made between storage and display. The amendment clarifies that outdoor storage is not allowed in the front yard in the C-2 zone district, but outdoor display is allowed in the front yard. C-2 is a highly visible zone district, predominate along the western end of North Avenue heading west along Highway 6 and 50 to the Mall and past 24 Road. To clarify the difference for consideration, auto dealerships “display” cars; storage units are displayed by business selling storage units; large pieces of granite and/or stone are displayed outdoors by retailers, as are other large items that are too large to either display indoors or move in and out of doors, either as purchased or at the end of the business day. But inoperable vehicles, pallets of building materials, items that a customer would not normally browse through to make a selection or that are not for immediate retail sale, would be considered “stored” items rather than “displayed” items.

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

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

By clarifying the Code where it was unclear or contradictory regarding outdoor display vs. outdoor storage; and removing a step (CUP for outdoor display in the C-1 zone district) from the development review process will continue to provide quality development that is visually appealing.

How this item relates to the Economic Development Plan:

These amendments to eliminate barriers to economic growth by streamlining the review process, clarifying the commercial zone district performance standards to make development review more predictable, and eliminating special review for commercial activity that has become more commonplace and expected in commercial zones. They do so while continuing to respect the protections put in place through the Comprehensive Plan. The proposed amendments relate to the following Action Step of the Economic Development Plan: Be proactive and business friendly and review

development standards and policies to ensure that they are complimentary and support the common mission.

Board or Committee Recommendation:

Planning Commission made the recommendation of approval to City Council at their meeting of January 13, 2015. There was no one present from the public to speak for or against the amendments. The vote was unanimous by those Commissioners present.

Financial Impact/Budget:

No financial impacts have been identified.

Legal issues:

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

Other issues:

No other issues have been identified.

Previously presented or discussed:

This proposed text amendment was discussed with City Council at the workshop on February 2, 2015 and was presented for consideration on February 4, 2015.

Attachments:

Proposed Ordinance

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING SECTIONS 21.03.070(b), (d), AND (e), AND
21.04.040(h)(3) OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING
OUTDOOR DISPLAY AND OUTDOOR STORAGE**

Recitals:

This ordinance amends Title 21 of the Grand Junction Municipal Code (known as the Zoning and Development Code), allowing display areas in the front yard in the C-1 zone district without a conditional use permit, clarifying the C-2 performance standards regarding outdoor display and outdoor storage, and exempting from specially regulated “outdoor display” display areas under eaves, canopies or other storefront features immediately adjacent to buildings, which are increasingly commonplace and integral to indoor retail operations.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business expansion and streamlining development review processes.

The amendments eliminate the requirement of a conditional use permit for outdoor display in certain areas of lots in commercial and mixed use zones and exempt from special regulation displays that are in building entrance areas and more integral to indoor operations.

After public notice and public hearing as required by the Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the amendments.

The City Council finds that the amendments are in the best interest of the community and further the goals of the Comprehensive Plan and the Economic Development Plan.

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

Section 21.03.070(b)(2) (B-1 performance standards) of the Grand Junction Municipal Code is amended as follows (deletions struck through; additions underlined):

- (2) Performance Standards.

(i) Parking. Business uses shall be designed and operated so as not to increase on-street parking in front of neighborhood dwellings. On-site parking shall be provided.

(ii) Hours of Business. No use in this district shall open or accept deliveries earlier than 5:00 a.m. nor close later than 11:00 p.m. "Close" includes no customers on site and no deliveries.

(iii) Service Entrances. Business service entrances, service yards and loading areas shall be located only in the rear or side yard.

(iv) Outdoor Storage and Display. Outdoor storage and ~~permanent displays~~ are is prohibited. ~~Portable~~ Outdoor display of retail merchandise ~~may be~~ is permitted ~~as elsewhere provided in this code~~ subject to Section 21.04.040(h) of this Code.

All other provisions of Section 21.03.070(b) shall remain in effect.

Section 21.03.070(d)(3) (C-1 performance standards) is amended as follows (deletions struck through; additions underlined):

(3) Performance Standards.

(i) Service Entrances. Building entrances to service yard and loading areas shall be located only in the rear and side yard.

(ii) Outdoor Storage and Display. Outdoor storage and ~~permanent display areas shall only be allowed in the rear half of the lot, beside or behind the principal structure except when a CUP has been issued~~ is not allowed within the front yard. ~~Portable~~ Outdoor display of retail merchandise ~~may be~~ is permitted subject to Section 21.04.040(h) of this Code.

All other provisions of Section 21.03.070(d) shall remain in effect.

Section 21.03.070(e)(3) (C-2 performance standards) is amended as follows (deletions struck through; additions underlined):

(3) Performance Standards. Outdoor storage and ~~display areas are~~ is not allowed within the front yard ~~setback.~~ ~~Permanent and portable~~ Outdoor display of retail merchandise is permitted subject to Section 21.04.040(h) of this Code.

All other provisions of Section 21.03.070(e) shall remain in effect.

Section 21.04.040(h)(3) is amended as follows (deletions struck through; additions underlined):

(3) Outdoor Display. ~~A permissible outdoor~~ “Outdoor display” of merchandise is a includes portable displays taken inside at the close of each business day or a display of large commercial items of merchandise for immediate sale and open to customers for browsing (e.g., such as, but not limited to, operable autos, RVs, trucks, modular homes, hot tubs) that is permanent permanently located outdoors. Retail sales areas located outdoors and generally on-grade will be considered permanent display if the area is open daily to customers for browsing. Retail displays including shelving or rack areas higher than six feet, wholesale merchandise displays, and other areas not accessible to the general public are considered outdoor storage and subject to the provisions of subsections (h)(3)(vii) (h)(1) and (2) of this section 21.04.040. “Outdoor display” does not include merchandise displayed immediately adjacent to the primary façade near the customer entrance(s) that does not protrude into parking areas or drive aisles or beyond the eaves, roof overhang or covered entrance area; rather, these displays are considered permissible extensions of the indoor retail operations. All permissible outdoor display areas shall comply with the following requirements, except as otherwise indicated:

- (i) All outdoor display shall conform to specific zone performance criteria in GJMC [21.03.070](#) and the use-specific requirements of that particular use;
- (ii) No permanent outdoor display area shall be located in a required landscaped area;
- (iii) Outdoor display areas shall meet all landscaping requirements, but shall not be subject to the screening requirements for storage lots;
- (iv) No portion of a right-of-way shall be used for any type of display without a valid revocable permit;
- (v) For vehicle sales, not more than one vehicle display pad, elevated up to six feet in height as measured at the highest point, shall be permitted per 100 feet of street frontage;
- (vi) Display lots shall be paved, except that only the access roads shall be required to be paved for lots displaying large merchandise, such as manufactured homes or heavy equipment;
- (vii) All outdoor display shall conform to all requirements of TEDS (GJMC Title [29](#)) and the applicable sight distance triangle. Regardless of any provision to the contrary, no display shall be maintained in a location if it obstructs view, thereby constituting a traffic or pedestrian hazard; and
- (viii) Nonconforming sites shall comply with Chapter [21.08](#) GJMC.

All other provisions of Section 21.04.040(h) shall remain in effect.

Introduced on first reading this 4th day of February, 2015 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____, 2015.

ATTEST:

City Clerk

Mayor



Date: February 2, 2015
 Author: Lori V. Bowers
 Title/ Phone Ext: Sr. Planner/256-4033
 Proposed Schedule: February 18, 2015
 File #: SPN-2015-44

Attach 8
CITY COUNCIL AGENDA ITEM

Subject: North Avenue Catalyst Grant Application for 2865 North Avenue, Grand Valley Power Sports
Action Requested/Recommendation: Consider Approval of a North Avenue Catalyst Grant Application from Grand Valley Power Sports
Presenter(s) Name & Title: Lori V. Bowers, Sr. Planner

Executive Summary:

Grand Valley Power Sports, located at 2865 North Avenue has submitted an application for consideration for \$10,000 of the North Avenue Catalyst Grant Program. This is the first application for this program to come before the City Council.

Background, Analysis and Options:

In November 2014, the City Council established a grant program in an effort to help revitalize North Avenue. The grant program requires a 50% match from the property/business owner with grant amounts up to \$10,000 per property. Projects meeting the requirements of the program and approved by City Council will be funded on a first come first serve basis. This is the first such application presented for consideration.

The applicant proposes to renovate the front entryway by providing a Porte Cochere, replace the exterior siding, and install new window and building trim. These additions and improvements will exceed \$40,900. The applicant therefore requests the maximum amount available from this program, \$10,000. The site plan and architectural building elevations are attached to this staff report. There will also be interior work done to the building. Interior remodeling is not eligible for the grant funding. A breakdown of the estimates is as follows:

		<u>Eligible Grant Costs - City Staff Analysis</u>
1. Interior renovations--	\$ 4,500.00	Not Eligible
2. VCT flooring-----	\$12,200.00	Not Eligible
3. Siding/trim mtl-----	\$24,600.00	\$24,600
4. labor-----	\$17,000.00	Unknown, labor cost are eligible for exterior work
5. Entries- labor/mtls---	\$11,000.00	\$11,000
6. Flashing-----	\$ 2,100.00	\$ 2,100
7. Concrete/demo-----	\$ 3,200.00	\$ 3,200
Total estimate-----	\$74,600.00	\$40,900

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

The application presented for consideration meets **Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.

The applicant is providing a total exterior remodel to provide a more modern, western look to his building. The building has similar architectural elements of Texas Roadhouse which is located nearby.

How this item relates to the Economic Development Plan:

The North Avenue Catalyst Grant Program supports the City's 2014 Economic Development Plan; specifically Section 1.5 Supporting Existing Business: Continue to explore opportunities and review requests to assist the business community through tax policies, financing options and financial incentives.

Board or Committee Recommendation:

The North Avenue Owners Association (NAOA) forwards a recommendation of approval from their meeting held on February 3, 2015. The review committee consists of three members of NAOA, Poppy Woody, Deborah Hoey, and Kevin Bray. Also on the review committee are Councilman Bennett Boescheinstein and City Principal Planner, Dave Thornton.

Financial Impact/Budget:

The requested \$10,000 will come from the allocated Economic Development budget of \$100,000 for the North Avenue Catalyst Grant program.

Legal issues:

The City Attorney has reviewed and approved the form of the grant contract.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has not been previously presented.

Attachments:

- Location Map
- Photos of existing property
- Architectural rendering
- Site Plan
- Building Elevations

2865 North Avenue

City of Grand Junction



2865 North Avenue

Texas Roadhouse

Wal-Mart



Printed: 2/2/2015

1 inch = 236 feet





Existing building





GRAND VALLEY POWER SPORTS

PORTE COCHERE ADDITION & SIDING REPLACEMENT

SHEET INDEX

A0.0	COVER PAGE
A0.1	PLOT PLAN
A1.0	FOOTING PLAN
A1.1	PORTE COCHERE FLOOR PLAN
A1.2	SHED ROOF FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	ENLARGED PORTE COCHERE ELEV
A2.2	ENLARGED SHED ROOF ELEV
A3.0	SECTIONS AND DETAILS
A4.0	FRAMING & TIMBER ORTHOGRAPHIC VIEWS
A4.1	ROOF FRAMING LAYOUTS
A5.0	ROOF BRACKET LAYOUT



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PROJECT:
PORTE COCHERE ADDITION
& SIDING REPLACEMENT
GRAND VALLEY POWER SPORTS
2865 NORTH AVENUE
GRAND JUNCTION, CO 81501

DATE	ITEM
01/28/15	PRELIM
01/31/15	PERMIT SET

SHEET:

A0.0



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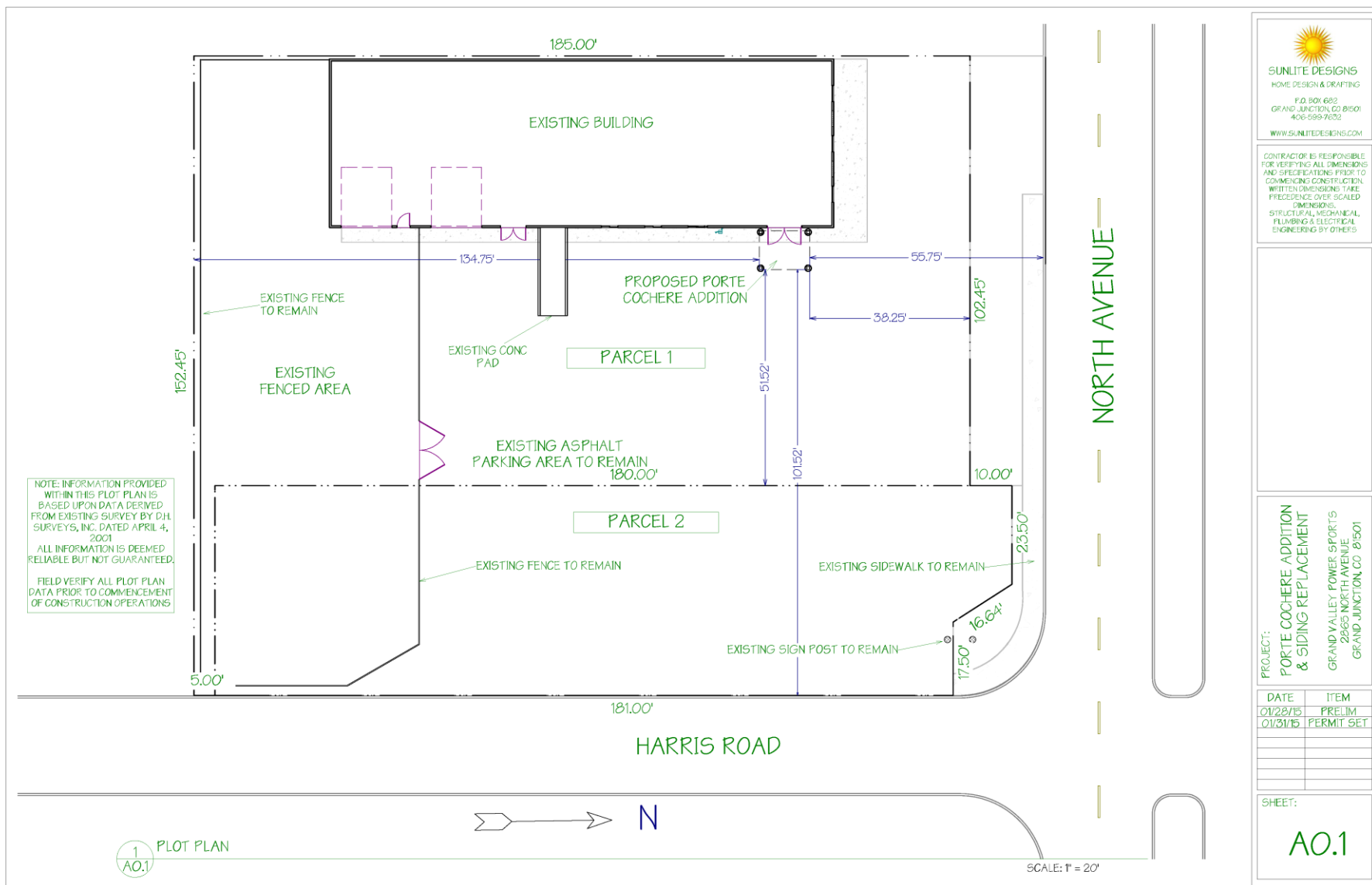
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PROJECT:
PORTE COCHERE ADDITION
& SIDING REPLACEMENT
GRAND VALLEY POWER SPORTS
2865 NORTH AVENUE
GRAND JUNCTION, CO 81501

DATE	ITEM
01/28/15	PRELIM
01/31/15	PERMIT SET

SHEET:

A0.1



NOTE: INFORMATION PROVIDED WITHIN THIS PLOT PLAN IS BASED UPON DATA DERIVED FROM EXISTING SURVEY BY DJL SURVEYS, INC. DATED APRIL 4, 2001. ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED. FIELD VERIFY ALL PLOT PLAN DATA PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.

1
A0.1 PLOT PLAN

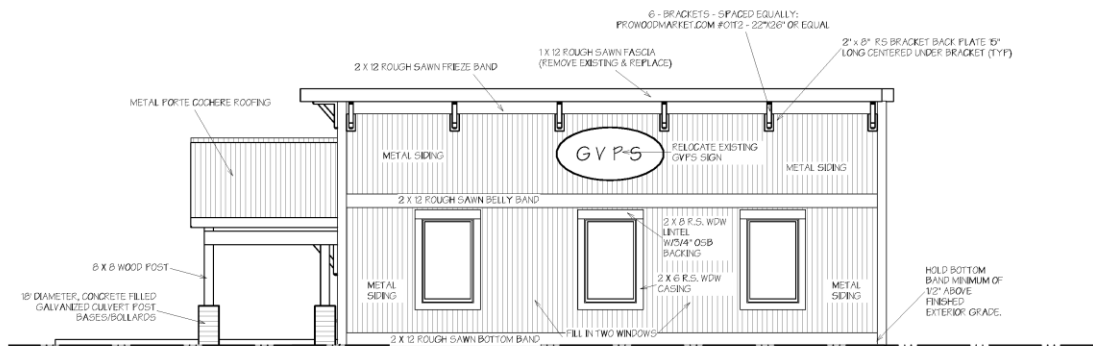


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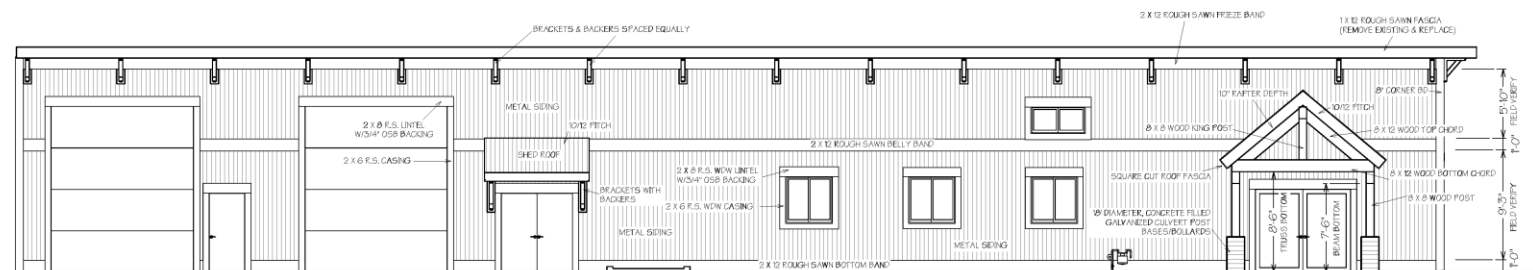


2
A2.0 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL SIDING NOTES:

1. FIR OUT BACK OF DOOR AND WINDOW HEAD LINTELS WITH 3/4" OSB SO LINTEL IS SLIGHTLY PROUD OF SIDE JAMB AND SILL CASING.
2. WHERE NEW METAL SIDING MEETS SIDING BANDS, BRACKET BACKERS, DOOR AND WINDOW LINTELS AND CASING INSTALL METAL "J" FINISH TRIM BETWEEN SIDING AND WOOD TRIM. CAULK WHERE METAL J TRIM MEETS WOOD TRIM.



1
A2.0 EAST ELEVATION

SCALE: NONE (NTS)

PROJECT:
PORTE COCHERE ADDITION
& SIDING REPLACEMENT
GRAND VALLEY POWER SPORTS
2865 NORTH AVENUE
GRAND JUNCTION, CO 81501

DATE	ITEM
01/28/15	PRELIM
01/31/15	PERMIT SET

SHEET:

A2.0



Date: 2-4-2015
 Author: Darren Starr
 Title/ Phone Ext: Streets & Solid Waste Manager, ext. 1493
 Proposed Schedule: 2-18-2015
 2nd Reading
 (if applicable): N/A
 File # (if applicable): _____

Attach 9
CITY COUNCIL AGENDA ITEM

Subject: Purchase of Crack-Fill Material
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Crafcoc, Inc. to Provide Approximately 200,000 pounds of Deery 103 Plexi Melt Fully Melttable Crack-Fill Material, for an Estimated Total Amount of \$88,200
Presenter(s) Name & Title: Greg Lanning Public Works Director Jay Valentine, Internal Services Manager Darren Starr, Streets and Solid Waste Manager

Executive Summary:

This request is for the purchase up to 200,000 pounds of crack-fill material to be used in this year's preventive street maintenance program.

Background, Analysis and Options:

Each year on a rotational basis we crack-fill one maintenance area (2015 area #5 - attached) and start on the next year's area. This amount of material will allow the City to operate two crack-fill crews in the spring and fall when the street cracks are widest. This particular product is packaged in an inclusive type packaging that when heated with the rest of the material, melts and combines with the crack-fill creating zero waste in packaging.

As part of the preventive maintenance program crack-filling the streets is one of the most important and least expensive components, helping keep water out of the sub surface and prolong the life of the pavement. This material will help finish area #5 prior to chip-seal, and provide a head start on next year's area #6.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), sent to the Western Colorado Contractors Association and the Grand Junction Chamber of Commerce, and advertised in The Daily Sentinel. Three companies submitted formal bids, all of which were found to be responsive and responsible in the following amounts.

FIRM	LOCATION	COST
Deery / Crafc0	Chandler, AZ	\$88,200
Right Pointe Co.	DeKalb, IL	\$97,000
Maxwell Products	Salt Lake City, UT	\$104,000

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.*

Public infrastructure is the foundation for economic development. Access to roads, water, sewer, communication technologies, and electricity are all essential to the economy. Investment in both the infrastructure, equipment, and the operation and maintenance of these structures can expand the productive capacity of an economy.

How this item relates to the Economic Development Plan:

This project hits in two areas of emphasis: Public Safety, as the City is repairing street damage to make them safer for the public to drive, and Infrastructure, as this work increases the life of one of the City's most expensive infrastructure, roads.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

\$110,000 was budgeted for the purchase of 200 pounds of crack-fill material.

Legal issues:

There are no legal issues associated with the recommended purchase.

Other issues:

No other issues have been identified.

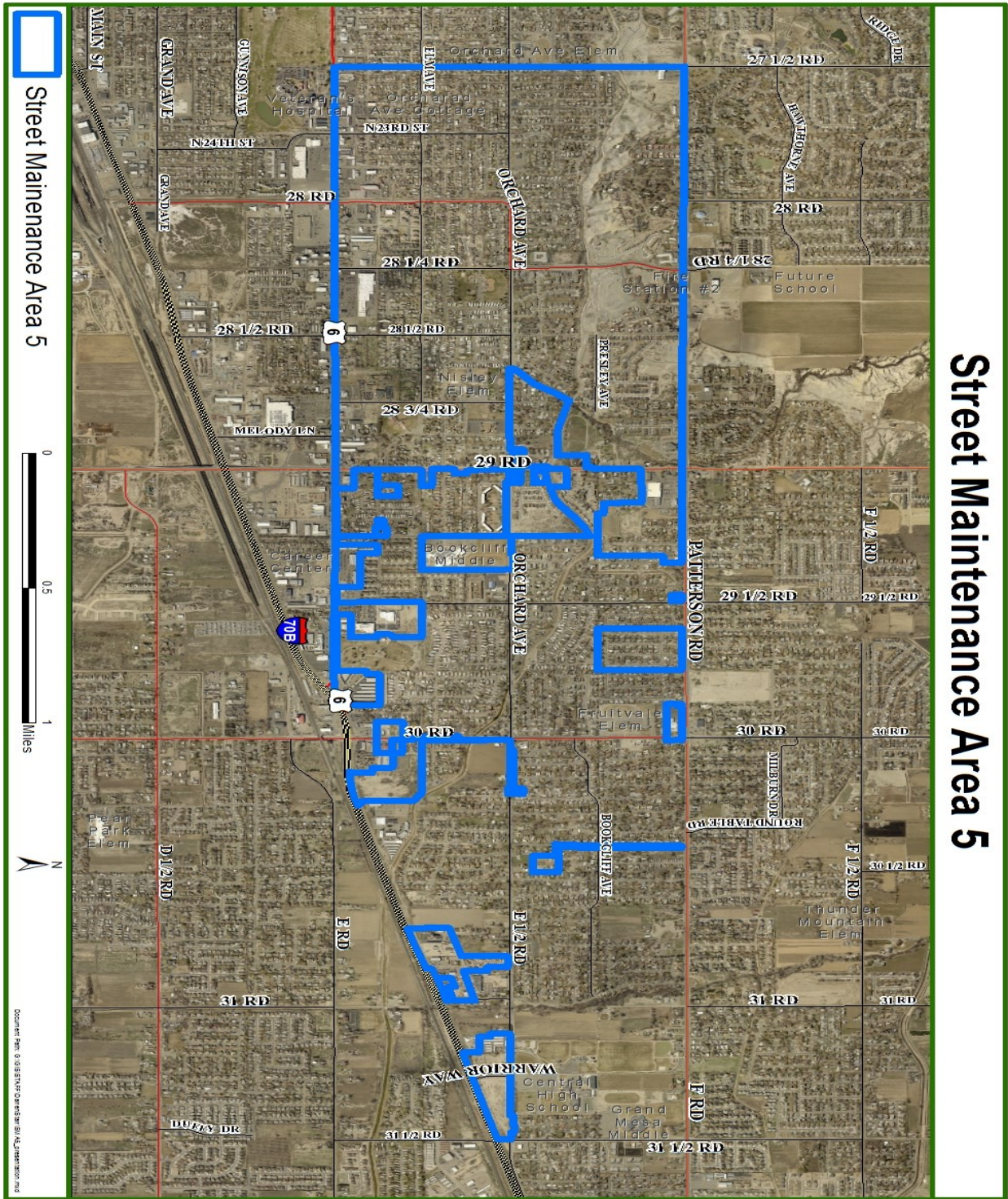
Previously presented or discussed:

This annual purchase was part of the budget review process.

Attachments:

Map of Area.

MAP OF CRACKFILL AREA #5



Street Maintenance Area 5



Date: February 3, 2015
 Author: Justin Vensel
 Title/ Phone Ext: Project Engineer,
ext. 4017
 Proposed Schedule: February 18,
2015
 2nd Reading
 (if applicable): N/A
 File # (if applicable): N/A

Attach 10
CITY COUNCIL AGENDA ITEM

Subject: Contract for the 2015 Asphalt Overlay Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Oldcastle SW Group Inc., dba United Companies of Mesa County of Grand Junction, CO for the 2015 Asphalt Overlay Project in the Amount of \$ 1,426,768
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the annual asphalt resurfacing project along arterial road classifications throughout the City of Grand Junction. In all, a total of 6 locations were selected.

Background, Analysis and Options:

The annual street maintenance project generally consists of resurfacing City streets with up to 2 ½” of new asphalt pavement based on the condition of the existing street section. Work items associated with the paving include: milling of existing asphalt pavement where needed, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter. Streets were selected for the 2015 overlay project using the following parameters: Traffic volume, pavement quality, structural adequacy and surface distress. The streets selected are consistent with condition survey and the lists presented to council throughout the 2015 budget process.

The 2015 Overlay Project totals 61,300 square yards of asphalt milling and 12,170 tons of Hot Mix Asphalt and includes the following streets:

1. 27 ½ Rd – Patterson Rd to Horizon Dr.
2. Patterson Rd – 27 ½ Rd to 28 ½ Rd
3. 12th St – Patterson Rd to Midway Dr
4. 15th St – Bookcliff Ct to Patterson Rd
5. Horizon Dr. – 27 Rd to 27 ½ Rd
6. D ½ Rd – 29 Rd to 30 Rd

A formal solicitation was advertised in the Daily Sentinel, and sent to Western Colorado Contractor's Association (WCCA), and posted on the City's website.

The following bids were received:

Firm	Location	Amount
Oldcastle SW Group Inc.	Grand Junction, CO	\$ 1,426,768.00
Elam Construction Inc.	Grand Junction, CO	\$ 1,485,132.25

This project is scheduled to begin on early June with an expected final completion date of late July.

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

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

Street overlays improve the existing streets, provide longevity of the asphalt and prevent having to reconstruct the street cross section. This is a needed maintenance activity to maintain the existing street system to move traffic throughout the community safely and efficiently.

How this item relates to the Economic Development Plan:

Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment
Public infrastructure is the foundation for economic development. This project relates to the Economic Development Plan by maintaining the existing street network infrastructure leads to general safety and improving the motorist efficiency to travel.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The funding to complete this project is budgeted in the Sales Tax CIP Fund as follows:

Sources

CIP Contract Street Maintenance Budget **\$2,000,000**

Expenditures

Construction Contract Old Castle SW Group Inc. **\$1,426,768**

Construction Contract MA Concrete (separate action) 424,928

Total Project Expenditures **\$1,851,696**

Remaining Budget **\$ 148,304**

Remaining funds in the Contract Street Maintenance Budget will be used for other separate pavement preservation treatments and will contribute to a portion of the overlay of the residential streets in the 2015 Sewer Line Replacement Project (separate action).

Legal issues:

If approved, the contract for the construction will be reviewed and approved by the City Attorney prior to execution.

Other issues:

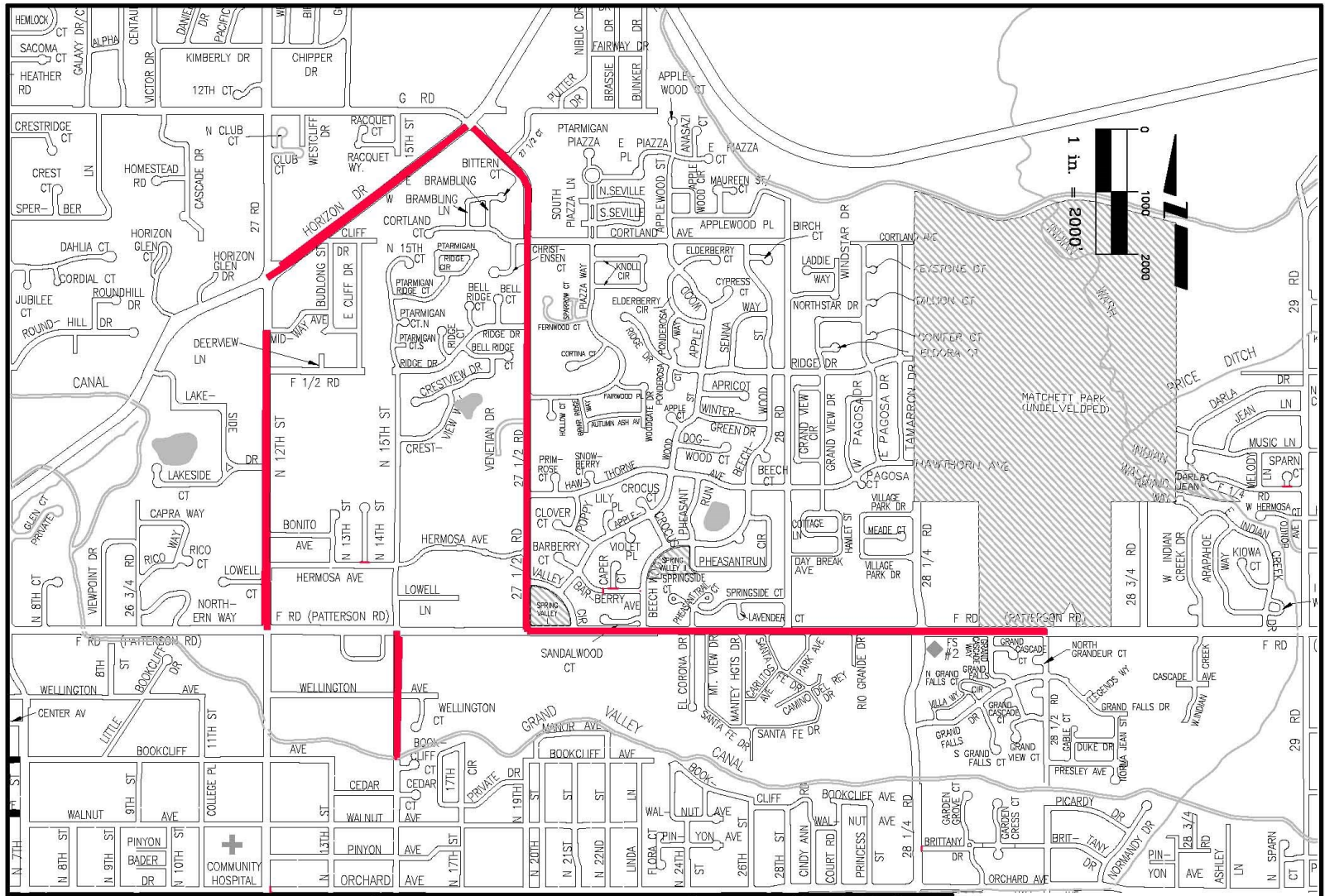
No other issues have been identified.

Previously presented or discussed:

This was presented during budget reviews.

Attachments:

See attached maps

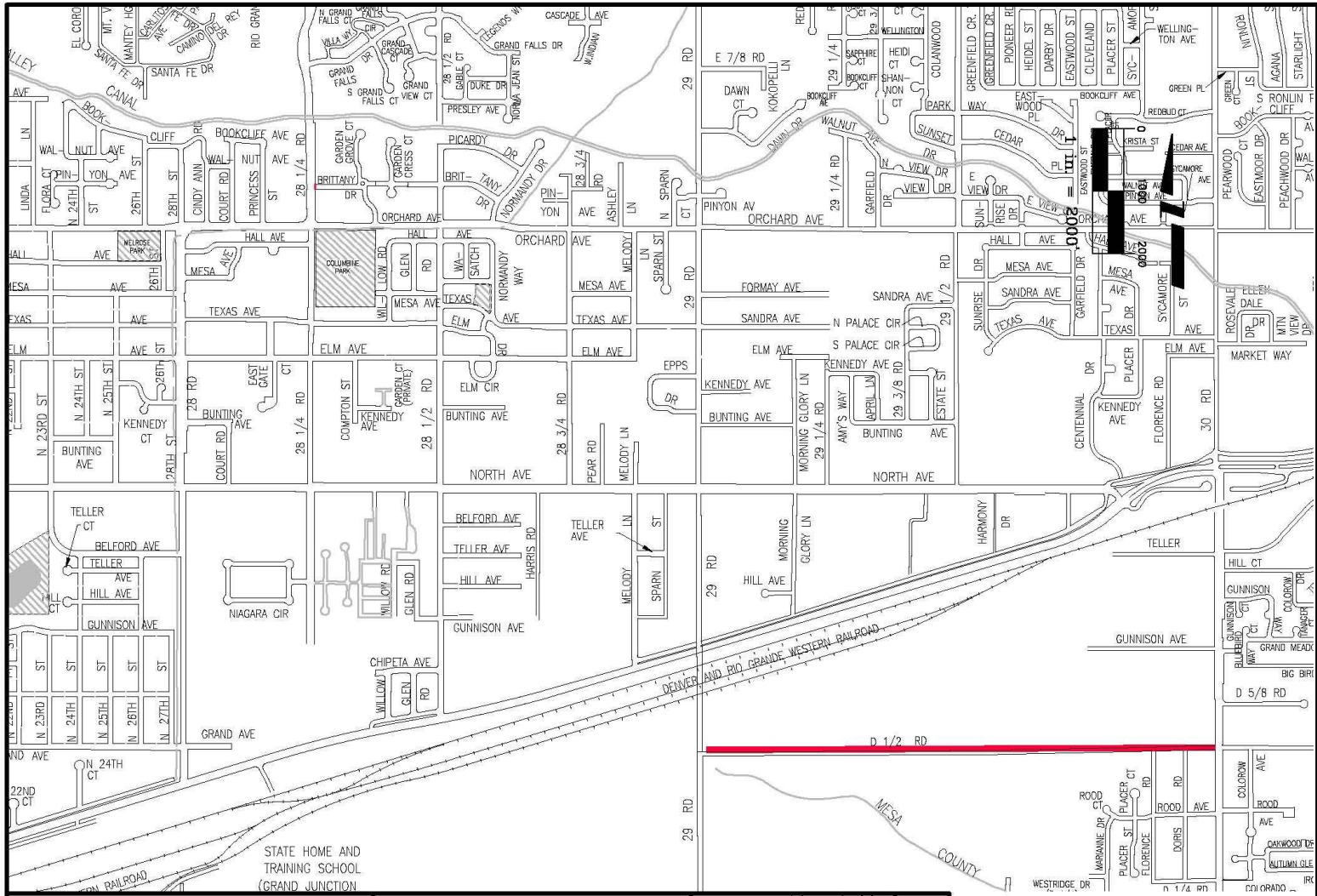


DEPARTMENT OF PUBLIC WORKS AND UTILITIES
CITY OF GRAND JUNCTION, COLORADO

2015 ASPHALT OVERLAYS

REV: DEC 2014
DRAWN: JVV

PAGE 1



DEPARTMENT OF PUBLIC WORKS AND UTILITIES
CITY OF GRAND JUNCTION, COLORADO

2015 ASPHALT OVERLAYS

REV: DEC 2014
DRAWN: JUV

PAGE
2



Date: February 3, 2015
 Author: Justin Vensel
 Title/ Phone Ext: Project Engineer,
ext. 4017
 Proposed Schedule: February 18,
2015
 2nd Reading (if applicable): N/A
 File # (if applicable): N/A

Attach 11

CITY COUNCIL AGENDA ITEM

Subject: Contract for the 2015 Sewer Line Replacement Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 2015 Sewer Line Replacement Project for the Bid Amount of \$1,705,344.25
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the sewer line replacement project at various locations within the 201 Persigo boundaries to replace 7,100 lineal feet of aging sewer or deteriorated sewer lines. This project is combined with the street overlay program and includes full width asphalt resurfacing in the Hillcrest Manor, Bookcliff Park, and Bookcliff Heights subdivisions.

Background, Analysis and Options:

The existing concrete and vitrified clay pipe sewer lines have met or exceeded the design service life and will be replaced with Poly Vinyl Chloride (PVC) Pipe. In addition, sanitary sewer manholes damaged by hydrogen sulfide gases will be replaced. The sanitary sewer service lines will also be replaced within the street right of way.

Upon completion of the installation sanitary sewer line the roads will be resurface with 1 1/2" of new asphalt pavement. These streets will then be complete with new underground infrastructure and a new road surface.

A formal solicitation was advertised in the Daily Sentinel, and sent to Western Colorado Contractor's Association (WCCA), and posted on the City's website.

The following bids were received:

Firm	Location	Amount
MA Concrete Construction	Grand Junction, CO	\$ 1,705,344.25
Sorter Construction, Inc.	Grand Junction, CO	\$ 1,723,830.20

This project is scheduled to begin on early March with an expected final completion date of early August.

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

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

Street overlays improve the existing streets, provide longevity of the asphalt and prevent having to reconstruct the street cross section. This is a needed maintenance activity to maintain the existing street system to move traffic throughout the community safely and efficiently.

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 collection system.

How this item relates to the Economic Development Plan:

Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment

This project relates to the Economic Development Plan by maintaining and improving collection system infrastructure. The replacement of the existing infrastructure allows for improved conveyance of sewage to the waste water treatment plant. Maintenance of the sewer collection system is crucial to all future economic development within the 201 Sewer Boundary. By completing this project, the City is ensuring that the collection system infrastructure will have adequate capacity to accommodate a growing economy and population.

Public infrastructure is the foundation for economic development. This project relates to the Economic Development Plan by maintaining the existing street network infrastructure leads to general safety and improving the motorist efficiency to travel. The improved street network will continue to have the productive capacity needed for a growing economy and population.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The 2015 Sewer Line Replacement Project includes funding from two sources; Fund 902, Sewer Line Replacement in Collection System; and Fund 201, Contract Street Maintenance.

Sources

Fund 902 Budget	\$2,517,155.00
Sales Tax CIP Street Overlay Budget	<u>424,928.00</u>
Total Project Sources	\$2,942,083.00

Expenditures

Construction Contract MA Concrete	\$1,705,344.25
Project Design	22,986.00
Project Administration/Inspection (est.)	<u>42,000.00</u>
Total Project Expenditures	\$1,770,330.25

Remaining 902 Fund Budget **\$1,171,752.75**

The remaining funds in the 902 budget, Sewer Line Replacement in Collection System, will be used for sewer line replacement projects scheduled for later in 2015.

Legal issues:

If approved, the contract for the construction will be reviewed and approved by the City Attorney prior to execution.

Other issues:

No other issues have been identified.

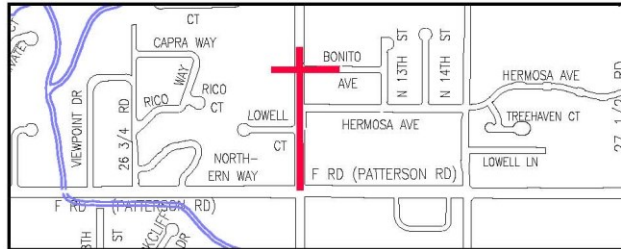
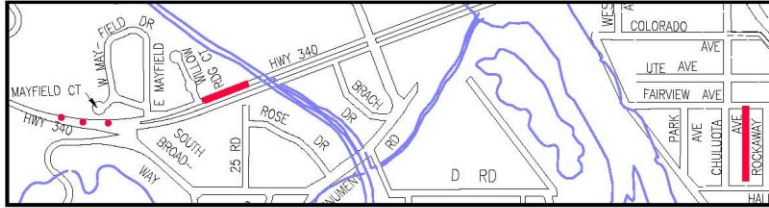
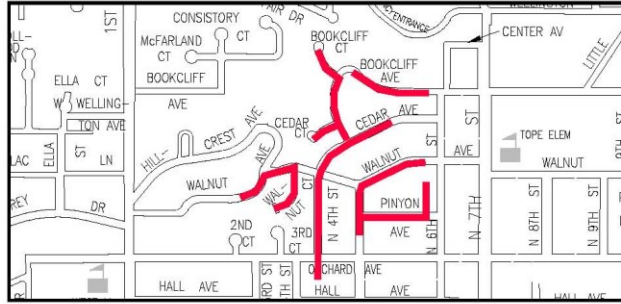
Previously presented or discussed:

This was presented during budget review.

Attachments:

See attached sewer line/overlay location map.

2015 SEWER LINE REPLACEMENT VICINITY MAP



CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: Sept 18, 2015

Citizen's Name: Debra J. Schumler

Address: 415 Capital Avenue #25

Phone Number: _____

Subject: Reports ?? Homeless Complex + Concert Show - Jack Boy Mission

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.

WE sent Keefina 25000 \$ Red Cross Med