

GRAND JUNCTION CITY COUNCIL MINUTES OF THE REGULAR MEETING

March 4, 2015

The City Council of the City of Grand Junction convened into regular session on the 4th day of March, 2015 at 7:00 p.m. in the City Auditorium. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. 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 Traylor Smith followed by a moment of silence.

Citizens Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, addressed the City Council regarding case reports and the issues with getting them prosecuted. He also mentioned sex education classes. Lastly, he said former Mayor Susuras approached him about his campaign button; he is running again for office.

Council Comments

Councilmember Traylor Smith attended the Energy Forum and Expo on February 26th; there were a lot of interesting presentations and speakers. One item of particular interest was a presentation on a process the oil and gas industry could use to develop new fields and technologies that would make the post extraction process more efficient.

Councilmember Chazen went to the Kids Voting Candidate Forum on February 23rd; he commented on what a good job the kids did and encouraged community support for the organization. On February 26th he attended a Downtown Development Authority meeting where they reviewed the unaudited 2014 financial statements and discussed the possibility of installing an electrical charging station in the downtown area. On March 4th he went to the Associated Governments of Northwest Colorado meeting; they reviewed applicants on behalf of the Department of Local Affairs for their mini grant program which will award \$100,000. The results will be formally announced soon.

Councilmember Boeschstein also went to the Kids Voting Forum and commended the organization for getting kids involved in the democratic process; he plans to attend their annual banquet. He also attended the Energy Forum and Expo and was pleased

to see a solar energy booth; he hopes the use of solar energy would be encouraged. On February 26th he attended a meeting with the architect for the Las Colonias Amphitheater; he commented that this is an exciting project and has had a lot of great collaboration; it will be a wonderful riverfront venue. He also attended the Museum of the West Board meeting on February 27th, and the Homeless and Vagrancy meeting on March 2nd. On March 3rd the Museum of the West celebrated their 50th Anniversary at Colorado Mesa University; it was a great event and he hopes the City and County will continue to work together to help the Museum remain viable in the Grand Junction downtown area. On March 4th he went to the Business Incubator Center meeting. He said they are continuing to do a lot of great things; they have business space available, help businesses create plans, and are able to create things on their 3D printer like the bike pins for the upcoming Walking and Biking Trails Summit. The Summit will be hosted by the City on March 13th; Council President Norris and the Mayor of Salt Lake City (SLC) will attend.

Councilmember McArthur went to Energy Forum and Expo and commented that it was a smaller event this year which he felt probably reflected the circumstances of the market. He recently had the opportunity to escort a contingent from OPQ Energy Corp., a China based company located in New York City. They were looking for oil and natural gas enterprises to invest in as well as other business opportunities such as finding users for their porcelain. On March 4th the Grand Junction Associated Members for Growth and Development held presentations on the City's two ballot initiatives. He and Councilmember Susuras gave interviews on the ballot issues and hope this would help get the facts out to the public. He encouraged anyone with questions to contact City Council.

Council President Norris attended the North Avenue Owners Association meeting on March 3rd where they reviewed initiatives and gave an update on North Avenue; this is a great committee. They will hold an open house March 5th at the Stocker Stadium Hospitality Suite at Lincoln Park from 4 to 6 p.m.; those interested in the upcoming plans for the North Avenue corridor are invited to attend. Council President Norris also mentioned the Mayor of SLC will be attending the Walking and Biking Trails Summit and noted that he has been recognized by the President of the National League of Cities for the work he has done to encourage biking in SLC. She said this is the second annual summit and everyone is encouraged to attend.

CONSENT CALENDAR

Councilmember Chazen read Consent Calendar items #1 through #8 and then moved to adopt the Consent Calendar. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote with Councilmember Doody abstaining from item #2.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the February 18, 2015 Regular Meeting

2. **Purchase Hot Mix Asphalt for Streets Division for 2015**

This request is for the purchase of up to 900 tons of hot mix asphalt for the Streets Division to be used for road work and repairs in 2015.

Action: Authorize the Purchasing Division to Enter into a Contract to Purchase Approximately 900 Tons of Hot Mix Asphalt, on Behalf of the Streets Division, from Elam Construction, Inc. as the "Primary Contractor" and Oldcastle SW Group, Inc. dba United Companies of Mesa County as an "Alternate Contractor", for an Amount Not to Exceed \$84,818

3. **Purchase of Traffic Striping Paint for 2015**

The City's Transportation Engineering Division is responsible for applying 8,750 gallons of white and yellow paint each year; striping 600+ miles of City streets and state highways. Utilizing the Colorado Department of Transportation's (CDOT's) contract prices, the City is able to take advantage of volume discounts and obtain the best unit prices.

Action: Authorize the City Purchasing Division to Enter into a Purchase Order with Ennis Paint, Dallas, TX for the 2015 Traffic Striping Paint in the Amount of \$73,220

4. **Purchase of Jacobsen 322 Triplex Greens Mowers**

This request will replace ten walking greens mowers with two riding mowers, while maintaining the same quality cut that is provided by the walking mowers. Mowers will be located at Lincoln Park and Tiara Rado golf courses.

Action: Approve the Sole Source Purchase of Two Jacobsen 322 Triplex Greens Mowers in the Amount of \$68,276

5. **Fire Station 4 Alerting System Grant Request**

This request is for authorization to submit a request to the Mesa County Federal Mineral Lease District (MCFMLD) for a \$50,000 grant to fund the Alerting System for the Relocated Fire Station 4 on Orchard Mesa. The grant application is due March 8, 2015.

Resolution No. 12-15—A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for the Fire Station 4 Alerting System

Action: Adopt Resolution No. 12-15

6. **Wireless Telecommunications Master Plan Grant Request**

This request is for authorization to submit a request to the Mesa County Federal Mineral Lease District (MCFMLD) for a \$75,000 grant to partially fund a Wireless Telecommunications Master Plan for the Mesa County Regional Communication Center coverage area. The grant application is due March 8, 2015.

Resolution No. 13-15—A Resolution Authorizing the City Manager, on Behalf of the Grand Junction Regional Communication Center, to Submit a Grant Request to the Mesa County Federal Mineral Lease District for a Wireless Telecommunications Master Plan

Action: Adopt Resolution No. 13-15

7. **Dissolution of Redlands Mesa Metropolitan District**

The board of directors of the Redlands Mesa Metropolitan District has determined it is appropriate to dissolve the District due to lack of activity and requests the consent of the City Council to do so. The board also requests the City Council to agree to termination of the Service Plan and of the Intergovernmental Agreement between the Redlands Mesa Metropolitan District and the City of Grand Junction if and when the District is dissolved by order of the District Court.

Resolution No. 14-15—A Resolution Consenting to Dissolution of the Redlands Mesa Metropolitan District and Agreeing to Termination of the Intergovernmental Agreement and Service Plan If and When the District is Dissolved by Order of the District Court

Action: Adopt Resolution No. 14-15

8. **Designating the Mesa County Workforce Center as a Federally Recognized Workforce Region**

Mr. Tracey Garchar, Executive Director of the Mesa County Department of Human Services, has requested a letter of support for the Mesa County Workforce Center to be designated as its own standalone locally controlled Workforce Region.

Action: Authorize the Mayor to Sign a Letter of Support for the Mesa County Workforce Center to be Designated as its own Standalone Locally Controlled Workforce Region

ITEMS NEEDING INDIVIDUAL CONSIDERATION**Mesa Land Trust GOCO Grant for Acquisition of a Conservation Easement**

Mesa Land Trust seeks support from the City of Grand Junction to pursue a conservation agreement on a working, multigenerational farm between Palisade and Grand Junction. This funding will be used to leverage local funds in support of a grant application to Great Outdoors Colorado. Ultimately, this conservation work will lead to an increase in the stability of the fruit industry in Palisade which is an economic driver for our community.

Rob Bleiberg, Executive Director of Mesa Land Trust (MLT), and his associate, Ilana Moir, were present to address the City Council. He stated the request is to authorize matching grant funds in the amount of \$25,000 and authorize the Mayor to sign a letter of support for the Great Outdoors Colorado (GOCO) grant. He noted the property is outside City limits and some questions arose as to why the City should invest in this property. He referred to the Grand Junction Visitor and Convention Bureau's (VCB) website that shows these areas as part of the face of the City and how they are a magnet for tourists around the world. He referred to the Economic Development Plan goals that are supported by this project: support of existing businesses, investment and development of public amenities, and marketing the strength of the community. Mr. Bleiberg then addressed the Fruitlands Forever initiative and MLT's history of leveraging local dollars for grants and federal funds which have been beneficial to the local community. Mr. Bleiberg then talked about the impact of the peach industry on the valley and noted over 450 jobs are supported by this industry; peach exports put the Valley out to the rest of the nation. This property is a successful family agricultural business on a 22 acre working farm situated along the Fruit and Wine Scenic Byway and has over 81,000 fruit trees; over 95% is exported. The operation has \$1.6 million in gross sales and the owner has recently invested \$215,000 in capital investments; depending on the time of year, the farm employs ten to fifty people. He then referred to the wine industry and its effect on tourism; a significant amount of the \$344 million spent annually on overnight travel in Mesa County is due to the wine industry. There are a lot of resources that bind all the jurisdictions as one community. He hoped the \$25,000 request to the City would be approved and that he would be able to leverage \$12 for every City dollar. He noted the landowner is also donating to the project. In conclusion, he said in 1980 there was a vision that East Orchard Mesa would be covered with workforce housing for the oil and gas industry; now the vision is to maintain the agricultural jewel.

Councilmember Traylor Smith said Council was shown a map of the property at the March 2nd Workshop which showed buffer zone lines; she asked how it was determined where the buffer zone lines would be drawn and what the intention was for where they were drawn. Mr. Bleiberg said that at the time the buffer lines were drawn he was an

observer, not a participant. The lines were created on both sides of Grand Junction as political, not natural resource, boundaries; he understood the buffer zone lines between Palisade and Clifton were placed there because it was thought at that time that Clifton would be annexed into the City.

Councilmember Boeschstein said this was an excellent presentation and he supports the MLT mission. He commented that this area is indicated on maps by the Department of Agriculture as prime and unique farmland and that page four of the new VCB guide has a picture of a vineyard with the caption "Come for the Wine, stay for everything else." The City benefits greatly from area farmlands and should continue to be a partner. This would be a huge economic benefit to the City; this is economic development. Staff recently completed and released an economic report; in the category of employment and wages, it shows total wages paid in agriculture, forestry, fishing, and hunting was over \$3 million for 2014; these earnings have a multiplier effect. Farming is a central part of the local economy and the landowners want and are willing to put these conservation easements on their properties. He thanked MLT for their work and said he will support this request.

Councilmember Chazen asked if any private money will help fund this project. Mr. Bleiberg said the private funding for this project is the 25% land value donation by the property owner; the remainder of the funding is public. Councilmember Chazen then asked if MLT has tried to solicit any private funds. Mr. Bleiberg said MLT has hundreds of members that support them on an annual basis; in 2015 they anticipate raising \$150,000 to \$175,000 from the community, however this project does not involve any of those private dollars. Councilmember Chazen asked if the amount donated by the family is tax favorable. Mr. Bleiberg said it is. Councilmember Chazen asked if there would be an ongoing public benefit to this property and if there would be any public access. Mr. Bleiberg said public access makes sense for some properties, but on this East Orchard Mesa property and others that have intensive farming operations, public access may be limited or restricted; it is not a requirement of the easement. Owners maintain full control of who has access to their property. The Fruit and Wine Trail goes by this property, so the public will be able to view it. Ms. Moir said this property will be permitted to have a fruit stand and the owner also leases a small commercial kitchen that is on the property.

Councilmember Chazen noted the presentation showed there would be a 12 to 1 leverage on the money he hoped the City would approve. He then asked to whom the leveraged money would accrue. Mr. Bleiberg said it would accrue through the grants to purchase this property. Councilmember Chazen asked if the family wanted to protect this property, do they have the option of attaching restrictions to the deed? Mr. Bleiberg said they could, but they would not be enforceable over time. Councilmember Chazen commented that the family is making a choice to restrict the land's future use, which

could have a negative impact on the property value. He asked if the family is looking for public money to reimburse them for this loss of value. Mr. Bleiberg said from his perspective he sees this transaction as a tremendous public benefit.

Councilmember Doody said this was a great presentation and over the last decade he has supported MLT and their vision. He has worked with and known many others that have also supported MLT and their vision; they have seen and understood the big picture. Councilmember Doody said he had the opportunity to work on the Western Slope War Memorial Park in Fruita and he understands having support for a project makes a difference with other potential supporters.

Mr. Bleiberg said partnerships are hugely important. He understands there are no guarantees for obtaining the grant but the more jurisdictional support they are able to get, the better chance they have of being awarded the grant.

Council President Norris said she and the City support the wine country which is why the information is in the VCB guide and she understands it is a very important part of tourism in this valley. She and the City also support MLT, however, this property is not in the buffer zone and she won't support this particular project.

Councilmember Susuras said he supports the mission of MLT and feels they have done a fantastic job of acquiring trails and farmlands; he congratulated them. This request was a deferred budget item; during the March 2nd Council Workshop the City Manager was asked to review year-end revenues to see if there were enough funds to support this project. City Manager Englehart said there was enough in the General Fund. Councilmember Susuras would support the request if the money comes from the General Fund, not the Economic Development Fund.

Councilmember McArthur said he feels there is a lot of information misdirection; the farming business was there a hundred years ago and it has remained not because of MLT, but because it is a viable industry. This property has been a peach and apricot orchard and he feels it will continue without this easement. He said the City does advertise Wine Country USA and these areas benefit without contributing to the VCB. This project may be important for open space in the future but it is also important to use City funds within the City limits. As an example, the City denied a Grand Junction Economic Partnership project because it was just outside of the City limits and that project would have generated jobs. This project is also outside the City limits, but it will not generate any new jobs. He will not support this.

Mr. Bleiberg said he did not say this property exists due to MLT and he disagrees that these properties will be able to continue farming without MLT. Landowners are more comfortable to make investments in their operations when they are protected by conservation easements. MLT has worked with this family before on a property that was one third of the size it is now. Mr. Bleiberg said that although jobs may not be

created right away there are local jobs that depend on these types of businesses: equipment sales, maintenance, etc.

Councilmember Chazen asked what the timeline is for the grant. Mr. Bleiberg said they will submit the grant to GOCO the following week; a site visit is scheduled for early April, and they anticipate hearing on the grant in June. They are also pursuing funds from the Natural Resources Conservation Service and hope to hear from them in July. After MLT hears from them they will begin the negotiation process; the closing may not occur until 2016. Councilmember Chazen asked why the decision was made to only pursue public funds for this project. Mr. Bleiberg said they used a formula that has worked for them over the last 15 years. Councilmember Chazen then asked how long they have been working on this project. Mr. Bleiberg said these projects move at a slow pace; MLT has been working with this landowner for a number of years and they have worked on this particular project for many months. Councilmember Chazen asked if there would be time to solicit other funding sources if some of these options fall short. Mr. Bleiberg said there would be.

Councilmember Doody moved to authorize matching grant funds of \$25,000 for acquisition of a conservation easement on working agricultural land through Mesa Land Trust and authorize the Mayor to sign a letter of support for the project for an upcoming grant request to Great Outdoors Colorado with these monies coming from the General Fund. Councilmember Boeschenstein seconded the motion. The motion failed with Councilmembers McArthur, Traylor Smith, Chazen, and Council President Norris voting NO.

Councilmember Traylor Smith moved to make a second motion amending the request of funds to \$15,000. Councilmember Doody seconded the motion.

Discussion ensued regard the funding. City Manager Englehart explained that during the budget process \$15,000 was earmarked and set aside with the caveat that MLT would come forward with a specific request. It has to be appropriated. After further discussion, it was specified that this money would come from a 2014 carry forward from the General Fund.

Motion carried by roll call vote with Councilmembers McArthur, Chazen, and Council President Norris voting NO.

Public Hearing—2872 Patterson Rezone, Located at 2872 Patterson Road

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.

The public hearing was opened at 8:02 p.m.

Brian Rusche, Senior Planner, introduced this item. He described the site, the location, and the request. He entered the Staff Report into the record. The property has a single family residence and a detached shop. It is adjacent to the southeast corner of the Matchett Park property. The character of the Patterson Road corridor has changed significantly since 1949 when this residence was constructed. The property was rezoned in 2008 to R-O; this zone does not allow for the uses being proposed. The opportunity corridor designation does allow for retail if the form district regulations are utilized. Mr. Rusche listed the different standards of this new type of zone district. This applicant is the first to request this new version of the form district, MXOC. Mr. Rusche said the rezone request is consistent with the Comprehensive Plan (CP) and meets the criteria of the Zoning and Development Code; the request was recommended for approval by the Planning Commission.

Councilmember Chazen stated his residence backs up to Matchett Park and asked if there would be any problems if he voted on this request.

City Attorney Shaver asked Councilmember Chazen if, by virtue of his ownership, he had formed an opinion of this rezone request. Councilmember Chazen said no. City Attorney Shaver said then there is no conflict.

Councilmember Susuras asked if Mr. Rusche had seen a site plan for this property to know where ingress/egress will be. Mr. Rusche said the site plan has not been completed; in this form district the building will probably face more toward the street but he won't know definitively until the site plan has been completed. Councilmember Susuras noted a public meeting was held and asked how many notification letters were sent out. Ted Ciavonne, of Ciavonne, Roberts & Associates, Inc., representing the owners, said 30 letters were sent out. Councilmember Susuras asked if the majority were homeowners. Mr. Ciavonne said when neighborhood meetings are scheduled, the City provides a list of the properties within 500 feet of the applicant's property and these are the owners that receive mailed notifications of the meeting; a sign is also posted on the owner's property. Councilmember Susuras asked if only one person that received the letter attended the neighborhood meeting and if the City had received a petition letter. Mr. Ciavonne answered yes to both questions.

Council President Norris asked what kind of business is being proposed and will the existing residence be torn down. Mr. Ciavonne said the existing structures will be removed; his client along with a couple of other people are looking at the property, but their businesses may not go there. The applicant is looking at a food service business, but this may change. Also, regarding traffic circulation, the City Code will require access to come off the lower volume road along with a reduction of curb cuts currently on Patterson Road; these will be a part of the site plan. Council President Norris asked

if access will be off 28 ¾ Road. Mr. Ciavonne said yes, primary access would be off the lower volume road. Council President Norris asked what type of residences are around the property. Mr. Ciavonne said across the street to the east is a vacant lot owned by a church. Council President Norris asked how the church is accessed. Mr. Ciavonne said access is off of 28 ¾ Road.

Councilmember Boeschstein asked if there is any other commercial zoning within one mile of this site.

Mr. Rusche said the nearest commercial development is one quarter of a mile to the east and includes the Safeway Shopping Center and a fueling station. There is more commercial development further east that includes a Maverik Country Store which is the same size parcel as this rezone request, and a Dollar Store; neither of these are in a form district. The nearest commercial development heading west is at 12th Street and Patterson Road and it includes restaurants.

Councilmember Boeschstein asked why the applicant would like a business at this site and not at one of the sites already developed. Mr. Rusche said this type of inquiry is not part of the review process; the zoning being requested is consistent with the Opportunity Corridors established by the CP. Councilmember Boeschstein said he understood the Overlay Zone did not allow for residential properties to be removed from the Patterson Road corridor which would create another North Avenue.

Councilmember Chazen asked if this rezone is compatible with the new designation of MXOC. Mr. Rusche said it is. Councilmember Chazen said there are long-term care facilities nearby and to the west is a low income housing project; there is nothing else commercial within walking distance of this site. He views this proposed development as a benefit to the area and is glad to see it.

Councilmember Doody asked if there is a mixed use zone at 25 ¾ Road. Mr. Rusche said there was a recent decision to rezone the 2550 block of Patterson Road creating a split zone; the front two thirds of the property was zoned mixed use shop front and the back third was zoned mixed use residential.

Councilmember Susuras noted the report states there are no storm sewers in the area; he then asked if the site plan will require a detention pond. Mr. Rusche said he cannot speak to the drainage issue, but any development must deal with storm water issues appropriately. The only criteria in the report for this site are that public facilities be made available.

Councilmember Susuras thanked Mr. Rusche for including information in the report on how this request meets the goals of the Economic Development Plan.

Councilmember Traylor Smith asked if the PC had approved this request. Mr. Rusche said it had been reviewed and approved by the PC by a five to two vote. Councilmember Traylor Smith asked if this is the first rezoning request based on the new criteria. Mr. Rusche said it is. Councilmember Traylor Smith commented that the rezone site, being mid-block, seems to be an odd location. She asked if pedestrian safety had been considered since this would not be aligned with crosswalks. Mr. Rusche said as a Planner, he likes to consider all aspects of site development. The site includes the surrounding environs and the Code calls for best practices that would help mitigate safety concerns. In terms of the corridor as a whole, it is beyond the scope of the site plan.

Floyd Carpenter, 613 ½ 28 ¾ Road, addressed Council about the neighborhood's concern regarding increased traffic. He said the traffic on Patterson Road has an 80-20 split in the morning and evening; 80% heads west in the morning and 80% heads east in the evening. Many times in order to go east he has had to turn west out of 28 ¾ Road and then turnaround because the traffic is too heavy to cross. Also contributing to the congestion is a bus stop, bicycle traffic, and traffic from two churches; a new school at 29 and F ½ Roads, the proposed completion of the 29 Road corridor, and the yet to be completed Legends subdivision will also add to the already hazardous traffic. He is also concerned about the foot traffic crossing and said traffic gets backed up at the bus stop because there is no turn out for the bus. He said this is already a dangerous area and he feels it will only get worse in the next five years. He suggested the top of the hill would be a better location for the Subway because it would be by a lighted intersection. He thanked Council for their time.

There were no other public comments.

The public hearing was closed at 8:29 p.m.

Ordinance No. 4656—An Ordinance Rezoning Property from R-O (Residential Office) to MXOC (Mixed Use Opportunity Corridors) Located at 2872 Patterson Road

Councilmember Susuras moved to adopt Ordinance No. 4656 on final passage and ordered it published in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Boeschenstein and Council President Norris voting NO.

Public Hearing—Hoffman Rezone, Located at 1410 and 1400 North 7th Street

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).

The public hearing was opened at 8:30 p.m.

Brian Rusche, Senior Planner, introduced this item. He described the site, the location, and the request. He entered the Staff Report into the record. He addressed the existing use of each property and the request for each. He explained the reason for the request as being an expansion for the Behavioral Medicine practice. He provided more details.

Councilmember Chazen asked what the big building is to the south. Mr. Rusche said it is a church.

Council President Norris commented this request fits with the CP and there are already sites in the area zoned RO.

Councilmember Susuras noted the CP is flexible and is not etched in concrete. The PC unanimously recommended approval which would assist this existing business to expand. Unless he hears any public comments that would change his mind, he will support this request.

Chris Blackburn, the applicant, said with the additional space they will be able to hire four to six new employees and noted they have agreed to rezone the adjacent property to make it more compatible with the N. 7th Street corridor; they will also eliminate a curb cut along N. 7th Street.

There were no public comments.

The public hearing was closed at 8:37 p.m.

Ordinance No. 4657—An Ordinance Rezoning Property from R-8 (Residential 8 Du/Ac) and PD (Planned Development) to RO (Residential Office) Located at 1410 N. 7th Street and 1400 N. 7th Street

Councilmember Susuras moved to adopt Ordinance No. 4657 on final passage and ordered it published in pamphlet form. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

The Council took a recess at 8:39 p.m.

The meeting reconvened at 8:44 p.m.

Construction Contract for Las Colonias Park – Phase I and Construction Contract for Las Colonias Park – Phase I Restroom/Shelter

This request is for Phase I construction at Las Colonias Park. This includes a new asphalt parking lot, recycled asphalt parking lot, and trail development. Phase I construction is supported by a Great Outdoors Colorado grant. This new western entrance will serve existing uses for the Western Colorado Botanical Gardens, the Riverfront Trail, and Watson Island as well as new uses with the new restroom/ shelter. The second part of the request is for construction of the new restroom/shelter at Las Colonias Park. This facility is part of Phase I construction and is supported by a Great Outdoors Colorado grant. The restroom/shelter will be similar in size to the newest restroom/shelter installed just north of the playground in Lincoln Park.

Rob Schoeber, Parks and Recreation Director, introduced these items. He recognized City Clerk Stephanie Tuin's involvement in the first meeting at the beginning of the project. He described the amenities being proposed for the far west end, adjacent to the Botanical Gardens, including the parking lots, the restroom/shelter, the arboretum, and the trail connections. He reviewed the budget for this phase as well as the funding sources. Mr. Schoeber acknowledged the Lion's Club for their involvement financially and with the planning. The ground-breaking will be March 25th (the last groundbreaking for a City Park was nearly 20 years ago) and the ribbon cutting for Phase I will be July 11th.

Councilmember Susuras asked Mr. Schoeber to explain to the public how the name Las Colonias was decided upon. Mr. Schoeber deferred to Councilmember Boeschstein. Councilmember Boeschstein explained Las Colonias means “the colonies” and it is in honor of a Latino settlement from this area that worked mainly at the sugar beet factory; many of the descendants still live in the lower downtown area. He also noted Mr. Schoeber has worked with Colorado Mesa University students to develop interpretive signage highlighting this and other local names.

Councilmember Susuras asked if agenda items 12 and 13 were combined into one presentation. Mr. Schoeber said this presentation is for both awards even though the bids were separate; two types of construction will be needed which will require different contractors.

Councilmember McArthur said in 2005 he built a house for less than \$200,000 which included the land and landscaping; he said it escapes him as to why the restroom will cost so much. Mr. Schoeber explained this will be a heated block building, have special LED (Light Emitting Diode) lighting, and must be Americans with Disabilities Act compliant; it is consistent with similar bids except for the lighting which makes it slightly higher.

Council President Norris asked if this has already been out for bids and if this was the lowest bid. Mr. Schoeber said it has and this is the lowest bid.

Councilmember Chazen asked if there had been an opportunity to value engineer the components of this project in order to find areas in which to save, helping to offset enhancements such as the LED lighting. Mr. Schoeber said in 2013 they made and have kept their commitment to Council that at every step of the way they would value engineer each bid and when possible complete projects in house to keep costs down as much as possible; currently in house crews are doing preliminary work at the Park which will help decrease the Phase I costs.

Councilmember Susuras noted the presentation said a trailhead is necessary on the northern border of the park property; is this cost included in the restroom/shelter bid? Mr. Schoeber said no, this cost is included in the trails bid of Phase I.

Councilmember Boeschstein thanked Mr. Schoeber and Staff for moving this project forward.

Councilmember Boeschstein moved to authorize the Purchasing Division to enter into a contract with M.A. Concrete Construction for Phase I at Las Colonias Park in the amount of \$418,633.20. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Councilmember Traylor Smith moved to authorize the Purchasing Division to enter into a contract with Asset Engineering Limited for Phase I Restroom/Shelter at Las Colonias Park in the amount of \$201,315. Councilmember Susuras seconded the motion.

Councilmember Susuras commented he is happy to see this project moved forward.

Motion carried by roll call vote.

Staffing for Adequate Fire and Emergency Response Grant Request

This request is for authorization to submit a request to the Department of Homeland Security, Federal Emergency Management Agency (FEMA) for a Staffing for Adequate Fire and Emergency Response (SAFER) Grant to fund up to three Firefighter Paramedic positions. The grant application is due March 6, 2015.

Bill Roth, Deputy Fire Chief, introduced this item. He explained the grant program and the reason for the grant request. He said 80% of their calls are EMS (Emergency Medical Service) related and this is a highly specialized component. The Department has moved three Firefighter Paramedics to supervisor positions which has created staffing shortages. This grant would backfill the vacant positions for two years, 2016 and 2017. There are no staffing requirements beyond that time. The SAFER grant relates to goals 11 and 12 of the Comprehensive Plan and also connects with the Economic Development Plan in that public safety is one of the guiding areas of emphasis. He noted that Fire Chief Ken Watkins spoke with Council regarding this at the March 2nd Council Workshop.

Councilmember Traylor Smith asked for clarification that this grant is to add required staff for only two years and that the City will not be required to maintain these positions when the grant runs out. Deputy Chief Roth said that is correct.

Resolution No. 15-15—A Resolution Authorizing the City Manager to Submit a Grant Request to the United States Department of Homeland Security, Federal Emergency Management Agency for a Staffing for Adequate Fire and Emergency Response Grant

Councilmember Chazen moved to adopt Resolution No. 15-15. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 9:01 p.m.

Stephanie Tuin, MMC
City Clerk