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**CITY COUNCIL AGENDA  
WEDNESDAY, MARCH 18, 2015  
250 NORTH 5<sup>TH</sup> 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  
Moment of Silence

**Proclamation**

Proclaiming March, 2015 as “Developmental Disabilities Awareness Month” in the City of Grand Junction [Attachment](#)

**Citizen Comments**

[Supplemental Documents](#)

**Council Comments**

**\*\*\* CONSENT CALENDAR \*\*\*®**

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

*Action: Approve the Summaries of the February 2, 2015 Workshop and the March 2, 2015 Workshop, the Minutes of the March 2, 2015 Special Session, and the Minutes of the March 4, 2015 Regular Meeting*

Revised March 19, 2015

\*\* Indicates Changed Item

\*\*\* Indicates New Item

® Requires Roll Call Vote

2. **Aggregate and Road Material for the Streets Division for 2015** [Attach 2](#)

This request is for the purchase of 6,800 tons of 3/8" aggregate for the City's Streets Division for 2015. This aggregate will be used as chips for the 2015 Chip Seal project.

*Action: Authorize the Streets Division to Enter into a Contract with Whitewater Building Materials to Provide Aggregate and Road Materials for the Streets Division for an Estimated Amount of \$112,200*

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

3. **Motor Control Center Replacement for Persigo WWTP** [Attach 3](#)

The Persigo Wastewater Treatment Facility is currently 30 years old. As a result of its age, many of the electrical components have exceeded their useful life expectancy. This request is to authorize the Purchasing Division to enter into a contract with CAM Electric to provide a new replacement motor control center for the Aeration Basin Building.

*Action: Authorize the Purchasing Division to Enter into a Contract with CAM Electric to Provide a New Replacement Motor Control Center for the Aeration Basin Building at Persigo in the Amount of \$233,105*

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

4. **Purchase Seven All Wheel Drive (AWD) Utility Police Special Services Vehicles** [Attach 4](#)

This purchase of seven AWD utility vehicles will replace seven police sedan patrol vehicles. As part of the Fleet Replacement Program, these new units will continue to be used as patrol vehicles in the Police Department.

*Action: Approve the Purchase of Seven AWD Utility Police Special Services Vehicles from Sill-TerHar Motors of Broomfield, CO in the Amount of \$280,980*

Staff presentation: Jay Valentine, Internal Services Manager

**5. Police Annex Design Grant Request**[Attach 5](#)

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs for a \$25,000 grant with a local match of \$25,000 for programmatic and schematic design of the Police Annex Building. Funding for the local match will be provided from the 2015 CIP budget.

Resolution No. 16-15—A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Program for Schematic Design of the Police Annex Building

®Action: *Adopt Resolution No. 16-15*

Staff presentation: John Camper, Chief of Police

**6. Coon Hill Utility Easement Vacation, Located at 2693 ½ Highway 50 [File # VAC-2015-39]**[Attach 6](#)

Request to vacate a 10'15' public utility easement. The easement is no longer needed and is located under a portion of the storage units located on the property. Removal of the easement will clear up any potential title issues for the owner in the future.

Resolution No. 17-15—A Resolution Vacating a Public Utility Easement Located at 2693 ½ Highway 50 (Coon Hill Subdivision)

®Action: *Adopt Resolution No. 17-15*

Staff presentation: Senta Costello, Senior Planner

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

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

**7. Roll-Off Trucks and Containers Service and Dump Truck Rentals for the City Spring Cleanup Program 2015**[Attach 7](#)

This request is for the approval for the award of roll-off trucks and containers service and for the rental of 15 dump trucks with drivers to haul debris and refuse to designated collection sites. Both of these actions are for the City's Annual Spring Cleanup Program for 2015.

*Action: Authorize the Purchasing Division to Enter into a Contract with Waste Management to Provide Roll-off Service for an Estimated Amount of \$55,000 and Authorize the Purchasing Division to Enter into a Contract with Upland Companies to Provide Fifteen Dump Trucks with Drivers for an Estimated Amount of \$80,000 for the Duration of the Two Week City Spring Cleanup Program*

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

8. **Construction Contract for the Leach Creek Flood Control Dam** [Attach 8](#)

The Public Works Department is requesting that City Council approve awarding a contract for the construction of the Leach Creek Flood Control Dam. This project will complete the remaining embankment and spillway of a dam on the main stem of Leach Creek. When completed, the dam will detain storm water runoff that will mitigate flooding impacts to over 100 properties.

*Action: Authorize the City Purchasing Division to Enter into a Contract with Con-Sy, Inc. of Grand Junction, CO for the Leach Creek Flood Control Dam Project for the Bid Amount of \$267,826*

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

9. **North Avenue Complete Streets Grant Request** [Attach 9](#)

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs for a \$600,000 grant with a local match of \$1,290,000 for the streetscape and lighting components of the North Avenue Complete Streets Project. Funding for the local match will be provided from the 2015 CIP budget.

Resolution No. 18-15—A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Program for the North Avenue Complete Streets Project

®Action: *Adopt Resolution No. 18-15*

Staff presentation: Greg Lanning, Public Works Director

10. **Non-Scheduled Citizens & Visitors**
11. **Other Business**
12. **Adjournment**



# Grand Junction

State of Colorado

## PROCLAMATION

WHEREAS, *individuals with development disabilities, their families, friends, neighbors, and co-workers encourage everyone to focus on the abilities of all people; and*

WHEREAS, *the most effective way to increase this awareness is through everyone's active participation in community activities and the openness to learn and acknowledge each individual's contribution; and*

WHEREAS, *opportunities for citizens with developmental disabilities to function as independently and productively as possible must be fostered in our community; and*

WHEREAS, *we encourage all citizens to support opportunities for individuals with developmental disabilities in our community that include full access to education, housing, employment, and recreational activities.*

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

### ***“Developmental Disabilities Awareness Month”***

*in the City of Grand Junction and recognize that our communities are stronger when everyone participates. Take time to get to know someone with a disability and recognize what a person with a developmental disability can do like you.*

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

\_\_\_\_\_  
Mayor



Attach 1

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY  
February 2, 2015 – Noticed Agenda Attached**

Meeting Convened: 5:04 p.m. in the City Auditorium

Meeting Adjourned: 8:40 p.m.

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

Staff present: Englehart, Shaver, Moore, Lanning, Tice, Kovalik, Valentine, Finlayson, Thornton, Ranguet, and Tuin.

Others: Dennis Simpson, Bill Voss, Diane Schwenke, Kelly Flenniken, Jon Maraschin, Amy Hamilton, Daily Sentinel, Travis Khachatoorian, KREX, Kim Kerk

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City Manager Englehart opened the meeting and explained that for the first two items Staff is looking for direction to possibly add to Wednesday's agenda.

Agenda Topic 1. Senate Bill 05-152

Elizabeth Tice, Legislative and Management Liaison, began with a recap of information already talked about. This topic started as a result of concerns that the City has received from businesses. Staff has done a lot of research and outreach with the providers who spoke at a workshop and tonight ask for a possible ballot issue.

Ms. Tice talked about what broadband is, explained the new definition, why there are increased demands, and the applications the public is requiring (i.e. live streaming). Ms. Tice said by Nielsen's Law, the internet speeds will double every two years. The importance of this issue is that it is now considered a fourth utility. Citizens and businesses are indicating this is something they need and this is an expectation for businesses to relocate to the area.

Ms. Tice answered questions regarding the National Broadband Map; the data that is gathered is a joint effort from the National Telecommunication and Information Administration and the Federal Communications Commission. This was started in 2011. The data is gathered by the broadband providers. The Colorado Broadband Data and Development Program were developed under the Governor's office. The maps are updated every 6 months.

There was talk about speed comparison and/or data transfer rates. They have looked at several areas and been able to compare them to Grand Junction. Currently Grand Junction won't meet the new definition for speeds of 25 Mbps. The City goal should be for 100 Mbps and currently there aren't any providers. The upload speeds are also an issue for businesses.

Ms. Tice said, in the City, higher speeds currently have a high cost and there is limited access for prospective businesses.

SB 05-152 has limited the City of Grand Junction being involved directly or indirectly in providing services. Ms. Tice explained there is a lot of legal uncertainty as there is no case law. However, there are missed opportunities through partnerships and joint ventures; she spoke of the implications of no public Wi-Fi, missed grant opportunities, being a Google City, and other private partnerships.

Ms. Tice explained the SB 05-152 overrides that have taken place with other cities since 2011 and their high percentages of passage.

Ms. Tice also provided the ballot language prepared by City Attorney Shaver. Ms. Tice read the title as “Restoring Authority to the City to Provide Either Directly or Indirectly with Public or Private Sector Partnerships High-Speed Internet and Cable Television Service”.

City Attorney Shaver said one of the questions is what can the City do right now. SB 05-152 would allow the City to install fiber for only governmental purposes, and it cannot be shared without asking the override question to the voters. It makes good economic sense if the investment is able to be shared with others who would benefit.

Councilmember Traylor Smith asked if during construction and putting in new conduit, if they can even put that fiber in. City Attorney Shaver answered that it would need to be only for governmental purposes. He explained that without asking this question of the voters, the City cannot legally share the capacity. A ballot question allows the City to investigate opportunities; the City does not want to create an expectation or a solution, but there could be variations to this proposal if this is overridden by the voters. City Attorney Shaver stated this will not be a solution but rather a first step.

Councilmember McArthur said with the issues the citizens have recently experienced, he is worried that people will think the City is getting into the cable tv business. City Attorney Shaver said that is one of the reasons for the Council to have these conversations.

Ms. Tice explained the amount of infrastructure in the community, and what is referred to as the “middle mile”, which is the connection between the main fiber line and the businesses. Until it is deployed, it is not shown on the broadband map.

Council President Norris said competition could help bring costs down.

Councilmember Traylor Smith said the confusion is that it is not available at every business, the costs are different at different locations, but without the override the City doesn't have the availability to have these conversations, so the City won't know.



Councilmember Chazen asked if SB 05-152 is binding on State government too, and is there anything going on at the State level. Ms. Tice said currently no bill to repeal SB 152 has been introduced. There has been some discussions of changes at the federal level.

Councilmember Boeschstein said he is in favor of a ballot question and asked why there were only two providers at the meeting. It was agreed competition is needed in the area.

IT Director Jim Finlayson said there are a few other providers in the area to provide wireless; a few have expressed interest, but without an override the City can't have these conversations.

A general discussion with Council indicated there are lots of ideas and opportunities that can happen with partnerships and focus groups and what the City can do to garner the partnerships and work on the Economic Development Plan. The Economic Development Partners in the meeting also agreed that for the benefit of the City, the businesses, and the citizens, this could leverage options, but until there is an override, nothing can be done. An override will give Council authority to explore possible solutions.

Council President Norris said that consideration of placing the override on the ballot will be brought forward on Wednesday's Council Agenda.

## Agenda Topic 2. Westside Beltway

City Manager Rich Englehart introduced this item as a second possible ballot question and explained why it is being brought forward. He provided a history and described the basis for the request; currently TABOR funds are being collected and saved to pay off the Riverside Parkway debt in 2021. There are no new taxes being proposed with this proposal. City Council asked to tie this to Economic Development through creation of jobs, it being a commerce route, and it will bolster existing businesses along the corridors. The question is asking voters to use the funds accumulated for the early repayment and then finance the rest of the funds needed at 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. Mr. Englehart described the Westside Beltway and the traffic failures anticipated in that area with future traffic models. He detailed the timeline and the breakdown of costs for each section. The proposed debt will be paid off at the same time the Riverside Parkway debt is due, 2024. There was a general discussion on when legally the debt can be paid off and where those funds are currently.

Councilmember Chazen asked City Attorney Shaver what determines the value of defeasance. City Attorney Shaver said by virtue of the 2007 question to the voters, the use of the TABOR excess goes toward the re-payment. There is no formal agreement between the City and the bond holders but the expectation is that the bond holders would get their full benefit.

City Manager Englehart showed the traffic studies from 2010 versus 2020 and explained how 24 Road is becoming a trouble area. If the 29 Road interchange is done, 24 Road will fail

sooner. City Manager Englehart explained construction could begin in 2017. A traffic model based on two possible end dates of 2024 and in 2027 can be provided. These two options came out of the exercises from the Council retreat.

Option A's proposal of widening 24 Road is an \$8 – \$9 million project, the proposed F ½ Road is \$9-\$10 million, and the 25 Road widening is \$6.5 million, for a total projected cost of \$25.5 million. This is the full build-out.

Councilmember Traylor Smith asked how much contingency is built into these costs. Public Works Director Greg Lanning responded 20%.

Jay Valentine, Internal Services Manager, explained the two different options which are being described as Option A1 and A2. Mr. Valentine explained different scenarios including the annual payments, terms, the sensitivity analysis (which is the difference in interest rates and maximum debt service costs), and the credit rating. Mr. Valentine said these would be considered capital expenditures each year during the budget.

City Manager Englehart then presented Option B's scope of work. This scenario is not doing all of 24 Road, but just F ½ Road to Patterson which is \$2.5 to \$3 million, the proposed F ½ Road Parkway which is \$9-\$10 million, and then the widening of 25 Road which is \$6.5 million, for total project costs of \$19.5 million. Mr. Valentine explained the financing of Option B, the reduced scope of 24 Road with the debt issuance being \$8 million.

City Manager Englehart noted it would take about 2 years to begin construction.

Councilmember Chazen asked how Transportation Capacity Payments (TCP) are built into the analysis. Mr. Englehart said TCP was not included.

There was a general discussion on the development of G Road with the new hospital going in, TCP payments, and what is the possible build out rate and development for this area, the design of F ½ Road, and finishing the vision of the Beltway for the community.

Council President Norris said five Councilmembers are in agreement to bring Option A1 to Wednesday night's City Council meeting to consider asking the voters on the April 7, 2015 ballot.

City Attorney Shaver recapped the discussion: \$14.5 million in debt financing assuming 1.5% interest rate, and the term would be until 2024. This is for projects proposed in this draft question, and nothing else. If this question is not successful, this does not undo the 2007 authorization to retain excess for early repayment of the Riverside Parkway debt.

### Agenda Topic 3. Drainage

Council President Norris explained she wanted some clarification on this issue.

Councilmember McArthur said what was discussed before has already changed. The Grand Valley Drainage District (GVDD) wants to meet with County Commissioner Scott McInnis, 521

Chairman Dave Edwards, and Councilmember McArthur on February 24<sup>th</sup>. Commissioner McInnis and Chair Edwards both favor change to the District.

Council President Norris asked what support change means? Councilmember McArthur said once the meeting takes place all that will be discussed.

Councilmember McArthur had questions for City Attorney Shaver: if the District agrees with a legislative solution, will the Council need to approve it? City Attorney Shaver said he thinks they would want the policy changes discussed. Councilmember McArthur asked Attorney Shaver to draft three possible changes which are first to change the boundaries to be more in line with the 521; second to change the mission and purpose, to change some of the definitions incorporating the discharge of storm water runoff, the definitions of torrential flows and storms, and the authority to manage the discharge permits; and the third for the District to collect fees.

Councilmember Boeschstein asked if the local legislators are involved. Councilmember McArthur said yes.

Councilmember McArthur said the goal is to combine the 521 and GVDD into one district.

Councilmember Doody asked what is going on in the immediate future with the drainage issues relative to the current development projects. City Attorney Shaver said the District has submitted their review comments on all of the proposals and stated their opposition; City Attorney Shaver understands that the District is willing to allow those projects to move forward if conversations continue for some kind of a solution. If that does not occur, the District has asserted that there is not capacity in the Buthorn Drain; their position is that the development should not occur. City Attorney Shaver said the practical portion is much more challenging than the legal and agreement part.

Councilmember Boeschstein said he is glad that this may be resolved by passing a new State Statute and glad to know it is on track. He asked is there adequate drainage for the two current projects (Bookcliff Avenue and City Market)?

Deputy City Manager Moore said City Market has designed retention ponds to retain more stormwater than historic flows.

Attorney Dan Wilson, representing GVDD, said he agrees with everything City Attorney Shaver has said to this point. The big picture items will be discussed on the 24<sup>th</sup>. Short term, if there is regulated water going into an area of concern then if the City would indemnify GVDD, that would cover their interim concerns. They are going to figure out a way to not stop projects.

Councilmember Norris said that the City has taken responsibility in the past but there are a lot of issues to work through.

Kevin Williams, Manager of the District, said they are not going to hold development up but there is a gamble with a 12 inch pipe handling a storm event, but that would go back on the City.

That concluded the discussion.

#### Agenda Topic 4. Update on Zoning Code Amendments

City Manager Englehart introduced this item and asked Deputy Manager Moore to review a list of clean-up Code amendments that Council will be seeing in the near future.

Deputy City Manager Moore described the current Code in regards to Outdoor Storage and Display. He provided examples of the C-1, B-1, and C-2 Zone Districts that have been identified by either the business community or Staff that need to be looked at in order to help businesses as laid out in the City's Economic Development Plan. Both Councilmembers McArthur and Boeschstein are aware of these proposals and have reviewed the proposed changes. Current zoning in the C-1 District requires a Conditional Use Permit (CUP) for these businesses to have permanent display areas in the front of their buildings. Mr. Moore showed several businesses around town and explained the outdoor storage. On February 18<sup>th</sup> Council will have a Public Hearing on the proposed amendment to the Code to allow display areas in the front yard in the C-1 zone district; clarify the C-2 regulations regarding outdoor display and storage; and exempting specially regulated outdoor display areas under eaves, canopies, or other storefront features adjacent to buildings.

Mr. Moore then passed out a list of seven additional proposed Zoning and Development Code amendments which will to come before Council in the future. The plan is to bring them two at a time, in a workshop first before they go before Planning Commission and then to Council for formal approval.

#### Agenda Topic 5. Legislative Update

Ms. Elizabeth Tice, Legislative and Management Liaison, passed out the Government Affairs Videoconference Agenda for February 3, 2015 and explained the corresponding bills. She talked about remote testimony and how Council President Norris testified remotely for the Tamarisk and Russian Olive removal and that it was a good process. Next week is Representative Thurlow's sponsorship of HB-15-1040 regarding Homeowner Association (HOA) Management Licensing Requirements.

Councilmember McArthur said that bill would really hurt a lot small of associations in this area. He asked if there is an opportunity for remote testimony, and if the City interested in testifying. Councilmember McArthur said he is going on behalf of the realtors that he represents. Councilmember McArthur said Lois Dunn will also be able to chime in.

There was a general discussion on the State Statute for delinquent foreclosed association dues. Ms. Tice said another benefit is to get additional people to testify remotely to prove the demand is there and that it is a benefit to be able to testify from the Western Slope.

City Manager Englehart asked if Council if they wanted Councilmember McArthur to testify on behalf of the City since he will be there for the realtors? City Attorney Shaver said he would recommend keeping them separate and this way there would be two people testifying.

Ms. Tice referenced the report on the legislative updates and noted there have been some additional bills on transportation, legal, water, and under judicial. Ms. Tice made mention of an Economic Development Bill sponsored by Representative Willett to help highly distressed rural and urban regions, and the possibility of creating Tax-Free Zones or other Economic Development tools for those regions. Ms. Tice also mentioned a couple of new grant programs sponsored by Representative Willett for the purpose of growing the economies of highly distressed rural counties with populations of less than 175,000. This funding can be used for infrastructure or facility investments, and may help rural communities such as this one. There is a rural economic development Emergency Assistance Grant Bill that Ms. Tice believes has less merit and may die. Ms. Tice explained the bills on taxation and how AGNC and CML have different views regarding taxation on retail marijuana. Being tried again is the Sales and Use Tax exemption on Data Centers which failed last year. There is a tax incentive for agritourism related activities that could allow for a State income tax deduction. Councilmember McArthur asked what types of businesses that includes. Ms. Tice gave examples such as wineries, lavender farm productions, and craft breweries. The last one was an income tax credit for property taxes paid, sponsored by Representative Thurlow.

Councilmember Chazen asked about SB-15-089 on page 16 regarding what County Commissioners can do regarding being fiscally responsible for providing and maintaining buildings for courts. Councilmember McArthur said this was in the kill committee.

That concluded the Legislative Update.

#### Agenda Topic. 6. Other Business

City Manager Englehart met with the Executive Director and Board of the Horizon Drive Business Improvement District; discussions are ongoing and he will be bringing back alternatives to Council relative to the recent pedestrian fatality. Council President Norris added they are looking at grant dollars for possible funding for improvements.

Councilmember Doody asked if the hotels could provide their guests with information on the hazards of crossing Horizon Drive.

There was no other business.

## Agenda Topic 7. Board Reports

Councilmember Chazen said the Downtown Development Authority (DDA) meeting went into another Executive Session.

Councilmember Boeschenstein said the Riverfront Commission should have the ground breaking for Las Colonias coming up, and the Land Trust keeps clicking along. He mentioned the Incubator board meeting. Councilmember Doody noted the restrooms at Las Colonias are up for bid now.

City Manager Englehart has asked for an update on the North Avenue project and will get it out to Council once received.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, FEBRUARY 2, 2015**

**WORKSHOP, 5:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

- 1. Senate Bill 05-152**
- 2. Westside Beltway**
- 3. Drainage**
- 4. Update on Zoning Code Amendments**
- 5. Legislative Update**
- 6. Other Business**
- 7. Board Reports**

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**March 2, 2015 – Noticed Agenda Attached**

Meeting Convened: 5:14 p.m. in the City Auditorium

Meeting Adjourned: 8:13 p.m.

City Council Members present: All.

Staff present: Englehart, Shaver, Moore, Lanning, Tice, Portner, Watkins, and Tuin.

Others: Biz Collins, Kristin Heumann, Julie Sabin, Jeff Kuhr, Rob Bleiberg, Ilana Moir, Tim Fry, Tracey Garchar, Sue Tuffin, Kim Kerk, Rick Taggart, and Dennis Simpson

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Agenda Topic 1. Workforce Center

Tracey Garchar, Executive Director for the Mesa County Department of Human Services and Acting Workforce Center Director introduced Sue Tuffin, past Workforce Center Director, and Tim Fry, Workforce Center Board Vice Chair. Mr. Garchar explained that the Workforce Center has an opportunity because of legislation passed in 2014 to seek federal designation as their own Workforce Center area. They currently operate in Mesa County as a sub region of the Colorado Rural Consortium. The key in seeking federal designation is that it would give them the same status as eight other Colorado regions and would allow them to work directly through Colorado Labor and Employment as well as the Governors Workforce Development Council and they would have the ability to define their own measures, operations, partnerships that would fit this area. One of the requirements for the federal designation is to ensure that the community business leaders, community partners, and municipalities within Mesa County support the Workforce Center in becoming their own federally designated region. They are asking for a letter of support from City Council.

Ms. Tuffin advised that the money for the Workforce Center would still come through the County Board of Commissioners and they will still be County operated but the federal designation would allow them to create their own contracts and grants and to develop some training opportunities by working with their partners. They will be meeting with Grand Junction Economic Partnership (GJEP) Executive Committee, the Chamber Executive Committee, Fruita, Palisade, and will be sending letters out to the rest of the Town Managers in Mesa County.

Mr. Garchar said that they believe that their funding will go up because currently funds are withheld for administration with the Consortium. He stressed that they are not asking the City for funding.



Tim Fry, Workforce Center Board Vice Chair, said he sat on the board for the Rural Consortium and it was always frustrating to fight to get the funding allocation for Mesa County and he feels that this is a great opportunity to get more funding for the Workforce Center.

City Council was in favor of providing a letter of support for designating the Mesa County Workforce Center as a federally recognized workforce region. Ms. Tuffin advised that they will draft a letter for City Council's review.

City Manager Englehart advised that this matter will be added to the agenda for the March 4, 2015 regular City Council meeting.

### Agenda Topic 2. Mesa Land Trust Request

Rob Bleiberg, Mesa Land Trust Executive Director, introduced Ilana Moir, Land Protection Specialist, and thanked Council for allowing them to make a presentation. They were requesting funding for a matching Great Outdoors Colorado grant and a letter of support for a conservation agreement on a working, multigenerational farm between Palisade and Grand Junction. Mr. Bleiberg reviewed the history since 2009 where they started working with the fruit growers to sustain the fruit industry. Approximately 90% of the fruit that is grown in Mesa County is exported out to the Midwest and approximately half of the remaining 10% go to tourists locally for fruit and wine. Mr. Bleiberg showed some statistics of the overall economic effects of wine based tourism and sales in Colorado and how much funding has been invested by local partners. They are seeking funding of \$25,000 and a letter of support from the City for the acquisition of a perpetual conservation easement for a 22 acre piece of property in Palisade. The total value of the property is \$379,840.

When asked if Mesa Land Trust controls how the money is spent by the owners, Mr. Bleiberg answered was no, but he gave examples on how the money has been used for past projects.

Mr. Bleiberg broke out the total projected value and how much each partner will or be asked to put in for the acquisition of the easement.

With Natural Resource Conservation Service (NRCS) as a federal government partner, language would be put into an agreement requiring that only federally lawful crops be grown on the property.

There was discussion about the easements being perpetual, the property being outside the City limits, future water availability, and future status change with the property.

When asked if there is the \$25,000 being requested in the budget for Mesa Land Trust, City Manager Englehart said that on the Capital Project side of the budget, there was \$120,000 set aside for any new requests, which is what this is. It is part of the Economic Development and would require an appropriation. There is about \$450,000 in the Economic Development fund that is not committed.

City Council discussed whether or not the City would support this project, what the long term advantages and disadvantages are. When polled, Councilmembers Boeschstein, Doody and Susuras were in favor of supporting the project while Councilmembers Chazen, McArthur, and Council President Norris were not in favor, and Councilmember Traylor Smith was unsure and would like to see the amount that the County is willing to put in.

When asked about Mesa Land Trust's timeline, Mr. Bleiberg said that they plan to submit a grant request the following week, therefore would like a letter of support from City Council before submitting the grant request. In June, they should find out if they will be awarded the grant to fund the project and close the project in about one year.

There was discussion about other programs that the City subsidized such as the North Avenue Catalyst Program, other industry support through GJEP, and the Maker Space.

Mr. Bleiberg said that they did have a briefing that morning with County officials but he is unsure of their commitment. He pointed out that the Grand Junction Visitor and Convention Bureau's website promotes peaches and wine grapes on their website. That is what brings people into Mesa County.

City Manager Englehart said he will look at the budget to find out where the money could come from, check with the County to see what they may be putting in, and place this item on the Wednesday, March 4<sup>th</sup> regular City Council meeting. He asked Mr. Bleiberg if he will be bringing forth a buffer zone project this year. Mr. Bleiberg said no, not for the buffer zone. City Manager Englehart advised that Council set aside \$15,000 for a buffer zone project and that may be able to be looked at whether or not that could be used for this project.

### Agenda Topic 3. Urban Trails Committee

Kathy Portner, Community Development Manager, introduced members present from the Urban Trails Committee (UTC), Kristin Heumann, Julie Sabin, Biz Collins, and Jeff Kuhr. Ms. Portner advised Council that they will be seeking their direction after the presentation.

Ms. Sabin thanked Council for the recent adoption of the bylaws for the Urban Trails Committee. She reviewed that the Urban Trails Committee is an advisory board to the City Council and it is all about safe and efficient pedestrian and bicycle travel throughout the community. She reviewed the list of the current members and advised that they have two vacant positions which they are recruiting to fill at this time.

Ms. Collins reviewed some highlights of the Strategic Plan they are currently working on which included supporting healthy lifestyles, interfacing with and providing connectivity to recreational trails on public lands, cultivating and promoting safe walking and biking opportunities, and promoting the economic benefits of a walkable/bikeable community.

Ms. Sabin reviewed some the current UTC activities which included the 2015 Walking and Biking Summit and Bike Month and Bike to Work Day.

Ms. Heumann reviewed other current activities such as the Healthy Mesa County Built Environment and Leadership for Healthy Community Design Team to develop some leadership opportunities to promote Safe Routes to School Program and the work to obtain a Bicycle Friendly Community Designation.

Ms. Collins reviewed more current activities which included Active Transportation Priorities; Safe Routes to School Program, and the upcoming Mayor's challenge.

Mr. Kuhr reviewed the recommended Safe Routes to School priorities which included Orchard Avenue Elementary, Thunder Mountain Elementary, Pear Park Elementary, and a route between Pomona Elementary – West Middle School which included two alternative ideas.

Ms. Portner advised that the Urban Trails Committee will evaluate the four schools for the Safe Route to Schools Program and see which ones will be eligible for Community Development Block Grant (CDBG) funding and will bring two of those to Council for their consideration. Mr. Portner advised that the Urban Trails Committee is seeking Council support in the Bicycle Friendly Community Designation to receive the recognition of what has already been done. There are four levels of recognition. They are also looking for direction from Council on whether or not they can take the pledge for the Mayor's Challenge.

Councilmember Boeschenstein advised that the Horizon Drive Association Business Improvement District Board (HDABID) has proposed a bike route that the hotels on Horizon Drive are interested in. They would like to see a bike path that runs between Bookcliff Country Club and behind the hotels to the existing concrete trail that runs from of Safeway on Horizon Drive for safe walking and biking. Also, the Department of Energy (DOE) compound is landlocked; should a train ever derail they will need another way out of the compound which could be a bicycle/pedestrian bridge over the Gunnison River. Ms. Sabin advised that those projects are already on their list of other priorities.

City Manager Englehart said that the group was tasked to put together a Master Plan. They are putting together a list of priorities for trails and that will be coming back to Council.

All of Council thanked the Urban Trails Committee for all of their work.

#### Agenda Topic 4. City Property Inventory

City Manager Englehart presented maps that identified properties within the valley floor and up at the watershed that the City owns. The School District has been in contact with the City regarding properties that may be exchanged or that the School District wants to dispose of that the City may be interested in.

Deputy City Manager Tim Moore explained the maps. The watershed map showed some green areas which are properties that could be sold, yellow areas that have long term leases associated with the properties, and the red areas are areas where they are required for the watershed or parklands that can't be disposed of without a vote of the people. The map that shows the City owned properties within the valley showed the same color codes for properties, green for properties that could be sold, yellow areas that have long term leases associated with the properties, and red properties that are by in large parks and would take a vote of the people to dispose of. Deputy City Manager Moore said the next step would be to look at the School District's map and compare and see what may be of interest to either dispose of or to trade.

City Attorney Shaver advised Council that no matter what the color of the properties are, there are some with unique characteristics that could have some restrictions with the title to the property so each one may have to be looked at individually for concerns.

City Manager Englehart said that Staff will sit down with the School District to see what areas they are looking at and at some point have a meeting with Council and the School District to have discussion about this. Matchett Park would be one property to be discussed.

#### Agenda Topic 5. Update on North Star Visit

City Manager Englehart said that North Star couldn't make it due to the weather and asked that Elizabeth Tice, Legislative and Management Liaison, provide an update to Council.

Ms. Tice said that North Star is the lead contractor for the branding initiative. Even though their people from Nashville, Tennessee were not able to make it because of the weather, their people from California and Ohio were able to make it to tour the community for the day and their focus is purely on economic development. The Tennessee North Star people are planning on coming to Grand Junction on April 6<sup>th</sup>.

#### Economic Development Update

Ms. Tice reviewed the latest Quarterly Economic Update for the fourth quarter of 2014. For unemployment in Grand Junction MSA, the jobs showed an increase but the workforce showed a loss. She reviewed the unemployment rate, the annual wages and employment by industry, and the 3<sup>rd</sup> quarter wages and employment by industry. Ms. Tice also reviewed the sales tax revenue using a 5 year comparison by category and by location. She advised that natural gas and crude oil prices were down and that has affected the employment because of layoffs, mostly being on the Front Range in the Denver area. Ms. Tice showed a comparison of drilling permits comparing those obtained in Weld County with Western Colorado. She advised that the Purchasing Managers Index is monitored as an overall indicator of economic health for manufacturing nationwide. Real estate transactions showed a slight increase in Mesa County for the fourth quarter of 2014. Mesa County is almost at pre-recession numbers for foreclosure sales and filings. The City of Grand Junction was one of the main contributors for

Building Permits in 2014 and advised that solar panel installation is the largest contributor in the commercial, industrial, and public works category for building permits.

Ms. Tice advised Council that she and City Manager Englehart met with Matt Rosenberg and Derek Wagner from Colorado Mesa University (CMU) regarding a partnership opportunity. CMU has an economist on staff and they are talking about having CMU provide economic indicator tracking and reporting for the community. They have talked to CMU about crafting a Memorandum of Understanding (MOU) with them. Using CMU would provide third party credibility. It could provide opportunities to have interns or students working on some of the compilation. City Council thought that this would be a good idea however, it would be important to keep all of the benchmarks and the partners involved.

When asked if North Star was on track, Ms. Tice said the cluster analysis and the industry screening is ahead of schedule. Visioning and branding will be delayed approximately one to two weeks.

#### Agenda Topic 6. Legislative Update

Ms. Tice advised that there are a couple of bills that she would recommend letters of support from Council. The first one is House Bill 15-1177 which is the Rural Economic Development Initiative Grant Program. It proposes a different way of calculating for distressed counties who were previously not eligible for funding under the traditional program. Some would now be eligible under the new program. Under the new provisions, Mesa County would qualify as economically distressed and would qualify for the program. The other bill she would recommend a letter of support would be Senate Bill 15-091 which would reduce the statute of limitations for construction defect litigation. She explained the difference between the two construction defect bills, Senate Bill 15-091 and Senate Bill 15-177.

City Council was in favor of supporting those bills. Ms. Tice will prepare letters for review and signature.

Ms. Tice advised that they met with Kelly Flenniken who sits on the board for Economic Development Council of Colorado (EDCC) which takes positions on bills. They compared notes on bills to support or oppose and will add their position to the letters.

Ms. Tice said that it looks like Foresight Park will be added as an Enterprise Zone along with others. Also, a compromised Urban Renewal bill is out there without a lot of movement.

One policing efforts bill has been introduced and more will be introduced in regards to data used for tracking demographics for persons arrested, interviewed, canvassed, etc.

The Oil and Gas Task Force has posted their findings and recommendations and the report is 140 pages.

Ms. Tice informed Council that the State Budget Forecast comes out on March 20<sup>th</sup>.

Ms. Tice advised that another bill to write a letter of support for would be House Bill 15-1003 for funding the Safe Routes to School Program as well as House Bill 15-1109 which extends Senate Bill 09-228 for transfers to HUTF and CCF. She advised that these bills won't move too fast.

Council was in favor of sending a letter of support for House Bill 15-1003.

#### Agenda Topic 7. Other Business

City Manager Englehart updated Council on the difference with the Staffing for Adequate Fire and Emergency Response (SAFER) grant program for the Fire Department from previous SAFER grants. There is no requirement to keep the positions filled once the grant money is gone.

Fire Chief Ken Watkins handed out a paper for frequent asked questions regarding the program. He described the program and the reason for the request. There is currently one Staff vacancy everyday on one fire engine. They want to use the grant monies to hire straight Fire Fighter and Paramedic positions. They anticipate they won't hear anything on the grant until summer and then there would be a 180 recruiting period. They would hope to know whether or not they will be funded by the 2016 budget process. The grant would pay for salary and benefits for two years. There would be some costs for training. He said that, if the grant is awarded, the intent would be to keep the additional positions once the grant monies are gone, but they would not have any requirement to do so. This item is on the Wednesday, March 4<sup>th</sup> City Council Regular Meeting agenda.

City Manager Englehart informed Council on a few more items including: Horizon Drive's options will be brought back to the next workshop; he thinks it would be a good idea to set up a Property Committee for the property matter with the School District; he will be out of the office the following week; and to dispel any false rumors, he clarified to Council that there is money in the projected budgets for right-of-way acquisition in F ½, 25 Road, and 24 Road projects (Westside Beltway).

Council President Norris said she received a letter from Grand Valley Drainage District and they want to meet with a group of people that they listed and asked that the City Manager Rich Englehart be involved. A letter will be sent to them explaining that the City already knows what all of the issues are and felt there is no need for more meetings.

City Attorney Shaver clarified that in the draft letter two things were asked; 1) the funding issue and if the City is supportive of the fee and 2) what will occur with the development in the interim.

Councilmember McArthur said he met with County Commissioner Scott McInnis, representatives from Palisade and Fruita, and the Grand Valley Drainage District Board and it

was recommended that a committee be put together to develop a model for a future entity. They discussed the basics with the Board, and they were supportive of a single entity. The legislation will be on hold and the question would be if it could or should happen this year. One contention during the meeting was the Buthorn Drain issue but Staff has come up with a temporary solution for the ending of the Buthorn Drain which is additional piping to alleviate the flows.

City Attorney Shaver explained to Council the reason for the dissolution of Redlands Mesa Metro District that is on the consent agenda for Wednesday, March 4, 2015 City Council meeting. The City has no issue with it, it is a requirement by Title 32 that the District has the City's approval for the dissolution and then the District Court can dissolve the District.

### Board Reports

Councilmember Chazen advised that on Wednesday, March 4<sup>th</sup>, the Associated Governments of Northwest Colorado (AGNC) group will be going to Parachute to look at various projects to distribute dollars from a mini-grant program.

Councilmember Traylor Smith advised that the Housing Authority is moving forward on their renovation of their administration space.

Councilmember Susuras reported that Grand Junction Economic Partnership (GJEP) Executive Committee held a meeting recently and is in support of the two ballot measures that were presented to them by Council President Norris, City Manager Englehart, and Legislative and Management Liaison Elizabeth Tice.

Councilmember Boeschstein said that the Las Colonias architects were here for the amphitheater and it is close to being designed. The groundbreaking should be soon. He also reported that the Incubator will be producing bicycle pins with their 3-D printer for bicycle/pedestrian month.

Councilmember McArthur advised that there was an update on the Jordan Cove L & G project (construct a pipeline from the Piceance Creek area to Oregon) at the Club 20 meeting and the project is going through the Federal Government and anticipating approval within the next year. It is expected to be a four year project. The project could be a tremendous boom to the Economic Development.

With no other business, the meeting adjourned.

GRAND JUNCTION CITY COUNCIL  
MONDAY, MARCH 2, 2015

WORKSHOP, 5:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET

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

1. **Workforce Center:** Mr. Tracey Garchar, Executive Director of the Mesa County Department of Human Services, will present a brief explanation of the current structure of the Mesa County Workforce Center. He will also describe the opportunity that the Center has to be designated as its own standalone locally controlled Workforce Region. Mr. Garchar will be requesting support for this request via a Council vote. **Attachment**
2. **Mesa Land Trust Request:** Executive Director Rob Bleiberg will present a request for matching funds in anticipation of an application to Great Outdoors Colorado for a grant to obtain a conservation easement on an east valley property.
3. **Urban Trails Committee:** Members of the Urban Trails Committee will brief City Council on their draft strategic plan and recommended Safe Routes to School priorities. **Attachment**
4. **City Property Inventory**
5. **Update on North Star Visit**
6. **Legislative Update**
7. **Other Business**
8. **Board Report**



**GRAND JUNCTION CITY COUNCIL**

**SPECIAL SESSION MINUTES**

**MARCH 2, 2015**

The City Council of the City of Grand Junction, Colorado met in Special Session on Monday, March 2, 2015 at 4:00 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Bennett Boeschenstein, Marty Chazen, Jim Doody, Duncan McArthur, Barbara Traylor Smith, Sam Susuras, and President of the Council Phyllis Norris. Also present were City Manager Rich Englehart and City Attorney John Shaver.

Councilmember McArthur moved to go into Executive Session to discuss the Purchase, Acquisition, Lease, Transfer, or Sale of Real, Personal, or other Property Interest Under Section 402(4)(a) of the Open Meetings Law. Councilmember Boeschenstein seconded the motion. Motion carried.

The City Council convened into executive session at 4:02 p.m.

Stephanie Tuin, MMC  
City Clerk

## **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 4<sup>th</sup> 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 26<sup>th</sup>; 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 23<sup>rd</sup>; he commented on what a good job the kids did and encouraged community support for the organization. On February 26<sup>th</sup> 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 4<sup>th</sup> 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 26<sup>th</sup> 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 27<sup>th</sup>, and the Homeless and Vagrancy meeting on March 2<sup>nd</sup>. On March 3<sup>rd</sup> the Museum of the West celebrated their 50<sup>th</sup> 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 4<sup>th</sup> 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 13<sup>th</sup>; 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 4<sup>th</sup> 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 3<sup>rd</sup> where they reviewed initiatives and gave an update on North Avenue; this is a great committee. They will hold an open house March 5<sup>th</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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 Boeschstein 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 <sup>3</sup>/<sub>4</sub> 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 <sup>3</sup>/<sub>4</sub> 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 12<sup>th</sup> Street and Patterson Road and it includes restaurants.

Councilmember Boeschenstein 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 Boeschenstein 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 Boeschstein and Council President Norris voting NO.

#### **Public Hearing—Hoffman Rezone, Located at 1410 and 1400 North 7<sup>th</sup> Street**

The applicant, on behalf of Rocky Mountain TMS, requests that the City rezone the property at 1410 N. 7<sup>th</sup> 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. 7<sup>th</sup> 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. 7<sup>th</sup> Street corridor; they will also eliminate a curb cut along N. 7<sup>th</sup> 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. 7<sup>th</sup> Street and 1400 N. 7<sup>th</sup> 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 25<sup>th</sup> (the last groundbreaking for a City Park was nearly 20 years ago) and the ribbon cutting for Phase I will be July 11<sup>th</sup>.

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 2<sup>nd</sup> 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



Date: 3-2-2015  
 Author: Darren Starr  
 Title/ Phone Ext: Streets and Solid Waste Manager, ext. 1493  
 Proposed Schedule: 3-18-2015  
 2nd Reading (if applicable): N/A  
 File # (if applicable): \_\_\_\_\_

Attach 2

**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Aggregate and Road Material for the Streets Division for 2015
<b>Action Requested/Recommendation:</b> Authorize the Streets Division to Enter into a Contract with Whitewater Building Materials to Provide Aggregate and Road Materials for the Streets Division for an Estimated Amount of \$112,200
<b>Presenter(s) Name &amp; Title:</b> 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 of 6,800 tons of 3/8” aggregate for the City’s Streets Division for 2015. This aggregate will be used as chips for the 2015 Chip Seal project.

**Background, Analysis and Options:**

Each year the City’s Streets Division conducts repairs and maintenance of numerous streets and roads in its jurisdiction. The aggregate and road materials are used for chip sealing as well as providing a stronger longer lasting base on which to apply the chip seal process. This method of maintenance and repair not only extends the life of the existing road or street at a greatly reduced price compared with re-asphalting process, but also provides citizens and tourists safer roads.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), advertised in The Daily Sentinel, posted on the City’s website, sent to the Western Colorado Contractors Association (WCCA), and the Grand Junction Chamber of Commerce. Six companies submitted formal bids for this combined solicitation with the County, which were found to be responsive and responsible. However, only one company submitted a formal bid that met the City’s specification for 3/8” aggregate in the following amount:

<b>FIRM</b>	<b>LOCATION</b>	<b>COST</b>
Whitewater Building Materials	Grand Junction, CO	\$ 16.50 ton

**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.

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 on economy.

Providing chip seal repair to distressed street areas will help to ensure smooth and safer traffic flow, while extending the life of the roadways and realizing significant cost savings.

**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:**

There is \$917,500 is budgeted in the CIP fund for the Chip Seal Program.

**Estimated Chip Seal Project Costs:**

3/8 inch Chips (Est.)	\$ 112,200
Chip Seal Oil (Est.)	671,000
Crack-fill material (Prior Action)	<u>88,200</u>
<b>Total Estimated Project Cost</b>	<b>\$ 871,200</b>

**Legal issues:**

The purchase, if authorized, will be made pursuant to a contract the form of which has been approved by the City Attorney.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This annual purchase was part of the budget review process.

**Attachments;**

There are no attachments.



Attach 3  
CITY COUNCIL AGENDA ITEM

Date: 03/05/14  
Author: Dan Tonello  
Title/ Phone Ext: Wastewater  
Services Manager/4171  
Proposed Schedule: 03/18/14  
2nd Reading (if applicable):  
File # (if applicable):

<b>Subject:</b> Motor Control Center Replacement for Persigo WWTP
<b>Action Requested/Recommendation:</b> Authorize the Purchasing Division to Enter into a Contract with CAM Electric to Provide a New Replacement Motor Control Center for the Aeration Basin Building at Persigo in the Amount of \$233,105
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

**Executive Summary:** The Persigo Wastewater Treatment Facility is currently 30 years old. As a result of its age, many of the electrical components have exceeded their useful life expectancy. This request is to authorize the Purchasing Division to enter into a contract with CAM Electric to provide a new replacement motor control center for the Aeration Basin Building.

**Background, Analysis and Options:**

The Persigo treatment facility is comprised of seven individual unit processes that provide different levels of treatment to the wastewater before being discharged to the Colorado River. Each of these processes requires electricity that is supplied through a Motor Control Center (MCC). As a result of the treatment facilities age, and the corrosive environment in which the equipment operates, the MCC's throughout the facility needed to be replaced.

During 2010, the MCC's in three of the unit processes were replaced, leaving four more still needing replacement. During 2014, an addition MCC center was replaced leaving three still needing to be replaced.

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

Company	City, State	Price for Aeration Basin Building MCC Replacement
CAM Electric	Montrose, CO	\$233,105
Sturgeon Electric Co	Grand Junction, Co	\$258,722

**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.

Approval to purchase the requested Motor Control Centers will allow for the effective treatment of wastewater generated within the community, helping to make Grand Junction “the most livable community west of the Rockies”.

**How this item relates to the Economic Development Plan:**

**Policy 1.4** Providing Infrastructure that Enables and Supports Private Investment

This project provides for the continued and reliable operation of the sewage treatment plant. The adequate operation and capacity of the treatment plant ensures one of the basic services for businesses and growth in the valley.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

The 2015 Wastewater Division Budget includes \$389,000 that has been specifically allocated for this project under the Persigo Joint Sewer System, Plant Backbone Improvement account.

**Legal issues:**

A contract in a form and with content acceptable to the City Attorney will be used for the purchase if it is authorized.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

The goal to replace all seven MCC's over the next several years was presented to City Council during the fall of 2010. One additional replacement occurred during 2014.

**Attachments:**

None.

Date: 2/25/15

Author: Kimberly Swindle

Title/ Phone Ext: Police Financial

Analyst: x 5119

Proposed Schedule: March 18,, 2015

2nd Reading (if applicable): \_\_\_\_\_

File # (if applicable): \_\_\_\_\_

Attach 4

## CITY COUNCIL AGENDA ITEM

**Subject:** Purchase Seven All Wheel Drive (AWD) Utility Police Special Services Vehicles

**Action Requested/Recommendation:** Approve the Purchase of Seven AWD Utility Police Special Services Vehicles from Sill-TerHar Motors of Broomfield, CO in the Amount of \$280,980

**Presenter(s) Name & Title:** Jay Valentine, Internal Services Manager

### Executive Summary:

This purchase of seven AWD utility vehicles will replace seven police sedan patrol vehicles. As part of the Fleet Replacement Program, these new units will continue to be used as patrol vehicles in the Police Department.

### Background, Analysis and Options:

These vehicles are replacements to the fleet and will be purchased through accruals in the Fleet Replacement Fund. More than any other vehicle in the City's fleet, Police vehicles are in constant use and driven through adverse conditions which diminish the life span of the units. The replacement of these vehicles will help ensure the equipment maintains the highest practical state of suitability, reliability, safety, and efficiency.

The Fleet Services Division administers the equipment replacement program and vehicle operating budgets. This includes evaluation and determination of equipment replacement, preparation of specifications which ensure acquisition of effective equipment and asset management of all equipment from purchase through disposal.

All vehicles and equipment with a purchase or replacement value of \$5,000 and above and all vehicles or equipment that requires registration and licensing shall be included in the Fleet accrual fund.

At the end of their useful life of 95,000 miles, these police vehicles, according to policy, will either be sold at public auction, donated to other law enforcement agencies and/or academies or retained as maintenance only reserve vehicles.

A formal Invitation for Bids was completed via the Rocky Mountain Bid System, an on-line site for government agencies to post solicitations, and advertised in The Daily Sentinel. E-



mail notifications we, re also sent to selected local dealers. Two vendors responded in accordance with specified requirements.

<b>Company</b>	<b>Location</b>	<b>Amount</b>
Sill-TerHar Motors	Broomfield CO	280,980.00
Autonation Ford	Littleton CO	282,345.00

The recommendation is to award to the bidder, Sill-TerHar Motors Broomfield, Colorado in the amount of \$280,980.

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

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

These vehicles provide the Police Department with a tool to execute the mission of public safety.

**How this item relates to the Economic Development Plan:**

Public safety is one of the City's three guiding areas of emphasis.

**Policy 1.6 Investing in and Developing Public Amenities**

This purchase contributes to two goals: 1. to create and maintain a safe community through professional, responsive and cost effective public safety services; and 2. Continue to address crime and community safety concerns in a rapid and effective manner.

**Board or Committee Recommendation:**

The Fleet Replacement Committee has evaluated these replacements and recommends approval.

**Financial Impact/Budget:**

This purchase is budgeted and will be funded out of the Fleet Replacement Fund.

**Legal issues:**

A contract in a form and with content acceptable to the City Attorney will be used for the purchase if it is authorized.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

Although not specifically discussed, vehicle replacements were part of the 2015 budget discussions.

**Attachments:**

None.



Date: March 12, 2015  
 Author: Kathy Portner  
 Title/ Phone Ext: Community Services Manager  
 Proposed Schedule: Mar. 18, 2015  
 2nd Reading  
 (if applicable): \_\_\_\_\_  
 File # (if applicable): \_\_\_\_\_

**Attach 5  
 CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Police Annex Design Grant Request
<b>Action Requested/Recommendation:</b> Adopt Resolution Authorizing City Manager to Submit a Grant Request to the Colorado Department of Local Affairs' Energy and Mineral Impact Assistance Program for Schematic Design of the Police Annex
<b>Presenter(s) Name &amp; Title:</b> John Camper, Chief of Police

**Executive Summary:**

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs for a \$25,000 grant with a local match of \$25,000 for programmatic and schematic design of the Police Annex Building. Funding for the local match will be provided from the 2015 CIP budget.

**Background, Analysis and Options:**

The original plan for the new Grand Junction Police Department Public Safety Facility included what was referred to as an Annex building. That building was intended to house large police vehicles, as well as the Training Unit, and the Property/Evidence and Lab functions of the Department. In order to remain within the budget allocated for the Public Safety Facility, plans for the annex were eliminated. The facility was built to address current needs as they existed in 2011, with no additional office space included, again to remain within the funding allocated for the new building at the time. The plan for future growth needs was to eventually relocate the Property/Evidence Unit, which is currently housed on the west end of the building, to a future annex facility. Until that occurs, specialized units such as Investigations, Administration, and Patrol do not have room for growth.

The City currently leases a hanger at the airport for large vehicle storage, at a cost of \$5,000/month triple net. This hanger houses the GJPD SWAT van, the Regional Communication Center's Incident Dispatch vehicle, the GJPD-GJFD Bomb/HDT vehicle, the Crime Scene van, and numerous trailers and support vehicles for these functions. The vehicles are very expensive and contain equipment and supplies that require a temperature-controlled environment. Although the airport hangar is workable for the short term, the distance from the Police Department poses the potential for a greatly increased response time for those vehicles. Additionally, the logistics of having

equipment that far removed from the rest of the operation presents considerable inefficiencies for maintenance and training purposes.

The Property and Evidence function of the Department is currently split between two locations, with the staff and a portion of the property/evidence inventory housed at the Public Safety Facility, and the remaining property/evidence stored in a building at the City Shops, over a mile away. This results in inefficiencies, since items have to be transported back and forth between the two locations. Additionally, this raises safety and accountability concerns when we have to transport evidence that includes drugs, guns and money between these locations.

The proposal is to design and construct an annex building in close proximity to the Public Safety Facility to address the multiple issues described above. This request is to authorize a grant request to DOLA, with a local match, to fund programmatic and schematic design of the Police Annex Facility.

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

The Police Annex Design project supports the following Goal from the Comprehensive Plan:

*Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.*

*Policy A: The City will plan for the locations and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.*

The Police Annex facility will improve the access and efficiency of police services by consolidating property and evidence storage, as well as vehicle and equipment storage.

**How this item relates to the Economic Development Plan:**

The Police Annex Design project supports the following guiding area of emphasis from the Economic Development Plan:

*1.4: Investing in and Developing Public Amenities*

*Goal: Create and maintain a safe community through professional, responsive and cost effective public safety services.*

*Goal: Continue to address crime and community safety concerns in a rapid and effective manner.*

The Police Annex Facility will result in more effective and efficient provision of public safety services.

**Board or Committee Recommendation:**

None

**Financial Impact/Budget:**

The \$25,000 local match was approved in the 2015 budget.

**Legal issues:**

If awarded, the grant funding documents shall be reviewed and approved by the City Attorney.

**Other issues:**

No other issues on this item.

**Previously presented or discussed:**

The eventual need for a Police Annex has been discussed with City Council on a number of occasions, most recently during a workshop outlining future capital needs.

**Attachments:**

Resolution authorizing application to the Colorado Department of Local Affairs in accordance with the representations made in this report.

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_-15**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS' (DOLA) ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM FOR SCHEMATIC DESIGN OF THE POLICE ANNEX BUILDING**

**RECITALS.**

The original plan for the new Grand Junction Police Department Public Safety Facility included what was referred to as an Annex building. That building was intended to house large police vehicles, as well as the Training Unit, and the Property/Evidence and Lab functions of the Department. In order to remain within the budget allocated for the Public Safety Facility, plans for the annex were eliminated. The facility was built to address current needs as they existed in 2011, with no additional office space included, again to remain within the funding allocated for the new building at the time. The plan for future growth needs was to eventually relocate the Property/Evidence Unit, which is currently housed on the west end of the building, to a future annex facility. Until that occurs, specialized units such as Investigations, Administration, and Patrol do not have room for growth.

The City currently leases a hanger at the airport for large vehicle storage, at a cost of \$5,000/month triple net. This hanger houses the GJPD SWAT van, the Regional Communication Center's Incident Dispatch vehicle, the GJPD-GJFD Bomb/HDT vehicle, the Crime Scene van, and numerous trailers and support vehicles for these functions. The vehicles are very expensive and contain equipment and supplies that require a temperature-controlled environment. Although the airport hangar is workable for the short term, the distance from the Police Department poses the potential for a greatly increased response time for those vehicles. Additionally, the logistics of having equipment that far removed from the rest of the operation presents considerable inefficiencies for maintenance and training purposes.

The Property and Evidence function of the Department is currently split between two locations, with the staff and a portion of the property/evidence inventory housed at the Public Safety Facility, and the remaining property/evidence stored in a building at the City Shops, over a mile away. This results in inefficiencies, since items have to be transported back and forth between the two locations. Additionally, this raises safety and accountability concerns when we have to transport evidence that includes drugs, guns and money between these locations.

The proposal is to design and construct an annex building in close proximity to the Public Safety Facility to address the multiple issues described above. This request is to authorize a grant request to DOLA, with a local match, to fund programmatic and schematic design of the Police Annex Facility.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Grand Junction does hereby authorize the City Manager to submit a \$25,000 grant request, with a local match of \$25,000, in accordance with and pursuant to the recitals stated above to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for the Police Annex Design Project.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk



Attach 6

## CITY COUNCIL AGENDA ITEM

Date: February 26, 2015

Author: Senta Costello

Title/ Phone Ext: Senior Planner / x1442

Proposed Schedule:

Planning Commission – February 24, 2015;

City Council – March 18, 2015

2nd Reading (if applicable): N/A

File # (if applicable): VAC-2015-39

**Subject:** Coon Hill Utility Easement Vacation, Located at 2693 ½ Highway 50

**Action Requested/Recommendation:** Adopt a Resolution Vacating a Public Utility Easement, Located at 2693 ½ Highway 50

**Presenter(s) Name & Title:** Senta Costello, Senior Planner

### Executive Summary:

Request to vacate a 10’/15’ public utility easement. The easement is no longer needed and is located under a portion of the storage units located on the property. Removal of the easement will clear up any potential title issues for the owner in the future.

### Background, Analysis and Options:

The property was annexed in 1977 as a part of the Orchard Mesa Bank Annexation. The storage units were built on the property over a 4 year time period starting in 2003. The utility easement was to be vacated at the time the second phase began as the second phase units were proposed to be located within the southern 10’ section of the easement; however, the vacation did not happen. The current request is to clean up this piece of the project.

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

The request is consistent with the goals and policies of the Comprehensive Plan. The request does not conflict with the Comprehensive Plan because the easement is no longer needed.

### How this item relates to the Economic Development Plan:

No effect as the easement requested for vacation does not contain any utilities and is no longer needed.

### Board or Committee Recommendation:

The request has not been reviewed by any boards or committees.



**Financial Impact/Budget:**

There is no financial impact.

**Legal issues:**

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

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

Item has not been previously discussed.

**Attachments:**

Site Location Map / Aerial Photo Map  
Comprehensive Plan Map / Existing Zoning Map  
Resolution

BACKGROUND INFORMATION					
Location:		2693 ½ Highway 50			
Applicants:		Ben Hill			
Existing Land Use:		Storage Units			
Proposed Land Use:		Storage Units			
Surrounding Land Use:	North	Vacant Commercial			
	South	Residential			
	East	Fire Station #4			
	West	Residential			
Existing Zoning:		C-1 (Light Commercial)			
Proposed Zoning:		C-1 (Light Commercial)			
Surrounding Zoning:	North	C-1 (Light Commercial)			
	South	County RSF-4 (Residential Single Family – 4 du/ac)			
	East	C-1 (Light Commercial)			
	West	R-16 (Residential 16 du/ac)			
Future Land Use Designation:		Commercial			
Zoning within density range?		X	Yes		No

Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the easement shall conform to the following:

- a. *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.*

Granting the request to vacate this utility easement does not conflict with Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.

This criterion has been met.

- b. *No parcel shall be landlocked as a result of the vacation.*

Because this is a vacation of a utility easement and not a vacation of right-of-way, this criterion does not apply. Vacating this sewer easement will not result in any parcel being landlocked.

This criterion has been met.

- c. *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.*

Vacation of this sewer easement will not affect access to any parcel.

This criterion has been met.

- d. *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).*

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the proposed utility easement vacation. There are no utilities located within the easement.

This criterion has been met.

- e. *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.*

The provision of adequate public facilities and services will not be inhibited as a result of the proposed utility easement vacation as there are no utilities located or planned within the easement.

This criterion has been met.

- f. *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

Maintenance requirements for the City will not change as a result of the proposed utility easement vacation.

This criterion has been met.

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the Coon Hill Utility Easement Vacation application, VAC-2015-39 for the vacation of a public utility easement, I make the following findings of fact and conclusions:

1. The requested easement vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.

**STAFF RECOMMENDATION:**

I recommend approval of the requested easement vacation, VAC-2015-39 with the findings and conclusions listed above.

# Site Location Map



# Aerial Photo Map



# Future Land Use Map



# Zoning Map



**CITY OF GRAND JUNCTION**

**RESOLUTION NO. \_\_-15**

**A RESOLUTION VACATING A PUBLIC UTILITY EASEMENT  
LOCATED AT 2693 ½ HIGHWAY 50 (COON HILL SUBDIVISION)**

RECITALS:

An application has been filed for the vacation of the 10' - 15' Utility Easement dedicated along the east side of Lot 2, Coon Hill Subdivision. The 10' - 15' Utility Easement contains no utilities.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation.

The City Council having duly considered the applicant and the recommendation of the Planning Commission finds and determines that the request to vacate the Utility Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 (c) of the Grand Junction Municipal Code.

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

The easement shown on "Exhibit A" as part of the application for vacation is described as follows and furthermore that the same is hereby vacated:

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and lying entirely within Lot 2, Coon Hill II Subdivision, as same is recorded in Plat Book 19, Page 318, Public Records of Mesa County, Colorado, and being more particularly described as follows:

ALL of that certain 10 foot and 15 foot wide Utility Easement lying adjacent to the East line of said Lot 2, Coon Hill II Subdivision and lying North of that certain 14.0 foot wide Multipurpose Easement lying adjacent to the South line of said Lot 2, Coon Hill II Subdivision, said easement depicted and dedicated on the plat of Coon Hill Subdivision, as same is recorded in Plat Book 17, Page 366, Public Records of Mesa County, Colorado.

CONTAINING 5,238 Square Feet or 0.12 Acres, more or less, as described.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_ 2015.

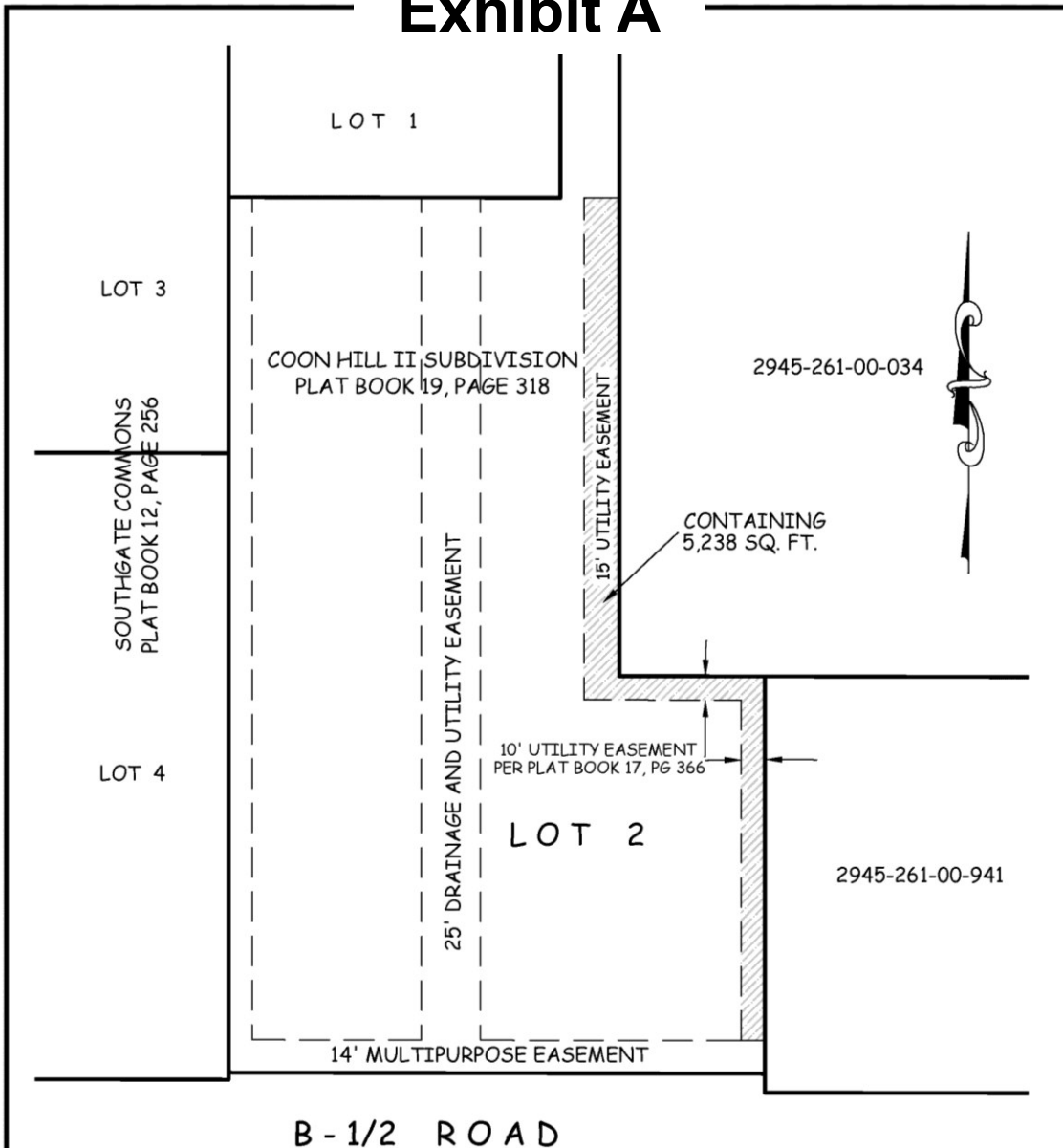
ATTEST:

\_\_\_\_\_  
President of City Council

\_\_\_\_\_  
City Clerk



# Exhibit A

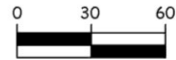


**B - 1/2 ROAD**

ABBREVIATIONS

- SEC = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- U.P.M. = UTE PRINCIPAL MERIDIAN
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



1 inch = 60 ft.  
Lineal Units = U.S. Survey Foot

DRAWN BY: P.T.K.  
DATE: 9-16-2014  
SCALE: 1" = 60'  
APPR. BY: P.T.K.

COON HILL II SUBDIVISION  
EASEMENT VACATION  
2693-1/2 HIGHWAY 50  
2945-261-34-002





Attach 7

## CITY COUNCIL AGENDA ITEM

Date: 3-5-2015  
 Author: Darren Starr  
 Title/ Phone Ext: Streets and Solid Waste Manager, ext. 1493  
 Proposed Schedule: 3-18-2015  
 2nd Reading (if applicable): N/A  
 File # (if applicable): \_\_\_\_\_

<b>Subject:</b> Roll-Off Trucks and Containers Service and Dump Truck Rentals for the City Spring Cleanup Program 2015
<b>Action Requested/Recommendation:</b> Authorize the Purchasing Division to Enter into a Contract with Waste Management to Provide Roll-off Service for an Estimated Amount of \$55,000 and Authorize the Purchasing Division to Enter into a Contract with Upland Companies to Provide Fifteen Dump Trucks with Drivers for an Estimated Amount of \$80,000 for the Duration of the Two Week City Spring Cleanup Program
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning Public Works Director Jay Valentine, Internal Services Manager Darren Starr, Streets and Solid Waste Manager

### Executive Summary:

This request is for the approval for the award of roll-off trucks and containers service and for the rental of 15 dump trucks with drivers to haul debris and refuse to designated collection sites. Both of these actions are for the City’s Annual Spring Cleanup Program for 2015.

### Background, Analysis and Options:

Each year the City’s Streets Division conducts its Annual City Spring Cleanup Program. The Cleanup program provides hauling and disposal of debris and refuse that citizens wish to dispose of, at no cost to the citizens. The need for roll-off trucks and containers as well as the dump trucks and drivers are required to complete the two week cleanup, which runs from April 13, 2015 – April 25, 2015 (with the 1<sup>st</sup> week being dedicated to the north half of the City and the 2<sup>nd</sup> week being dedicated to the south half of the City). It is estimated on an average year it takes about 350-40 yard containers.

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

**Roll Off Trucks and Containers**

<b>Company</b>	<b>City, State</b>	<b>COST/LOAD</b>
Waste Management	Grand Junction, CO	\$156.00
Rocky Mountain Sanitation	Grand Junction, CO	\$160.00
Western Colorado Waste, Inc.	Grand Junction, CO	\$164.50

**Dump Trucks with Drivers**

<b>Company</b>	<b>City, State</b>	<b>Straight Time Per/hr</b>	<b>Over Time Per/hr</b>
Upland Companies	Grand Junction, CO	\$74.25	\$75.00
Colorado West Contractors	Grand Junction, CO	\$85.00	\$85.00

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

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

The Annual City Spring Cleanup Program provides hauling, and disposal of debris and refuse that citizens wish to dispose of, at no cost to the citizens. Local contractors will be used to help in areas where there not enough resources. These areas are hauling trucks and drivers, and roll-off trucks and containers.

**How this item relates to the Economic Development Plan:**

This project uses local roll-off contractors to help with containing, hauling, and landfilling of the Spring Clean-up debris. This allows the City to complete the program within the two week time frame.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

The proposed budget for the Spring Cleanup program is as follows:

**Expenditures**

<b><i>Roll Off Containers (This Action)</i></b>	<b>\$ 55,000</b>
<b><i>Dump Trucks and Drivers (This Action)</i></b>	<b>80,000</b>
Skid Steers Loaders	28,000
Landfill Charges	45,000
In-House Labor	<u>73,500</u>
<b>Total Project Expenditures</b>	<b>\$281,500</b>

**Legal issues:**

The procurement of roll off containers and services and dump trucks with drivers, if authorized, will be made pursuant to contracts, the form, of which has been approved by the City Attorney.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This annual purchase was part of the budget review process.

**Attachments:**

There are no attachments.



Date: 3/5/15  
 Author: Bret Guillory  
 Title/ Phone Ext: Engineering  
 Program Supervisor /\*1590  
 Proposed Schedule: 3/18/2015  
 2nd Reading (if applicable): n/a  
 File # (if applicable): n/a

**Attach 8**  
**CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> Construction Contract for the Leach Creek Flood Control Dam
<b>Action Requested/Recommendation:</b> Authorize the City Purchasing Division to Enter into a Contract with Con-Sy, Inc. of Grand Junction, CO for the Leach Creek Flood Control Dam Project for the Bid Amount of \$267,826
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

**Executive Summary:**

The Public Works Department is requesting that City Council approve awarding a contract for the construction of the Leach Creek Flood Control Dam. This project will complete the remaining embankment and spillway of a dam on the main stem of Leach Creek. When completed the dam will detain storm water runoff that will mitigate flooding impacts to over 100 properties.

**Background, Analysis and Options:**

The project is located on BLM land, north of the airport off of 27 ¼ Road, and includes the construction of an earthen dam, outlet, and spillway to reduce flooding downstream. The Colorado Army National Guard, 947th Engineer Company, through the Innovative Readiness Program, completed roughly half of the earth work during training sessions in 2012, 2013 and 2014. Sorter Construction installed the outlet pipe in 2013.

The remainder of the project being considered will complete the spillway excavation, consisting of approximately 34,000 cubic yards of material, and the placement of approximately 66,600 cubic yards of material to complete the dam. Completion of the project will mitigate flooding potential for over 100 properties. In addition, the completion of this detention facility reduces the risk of breach of the Government Highline Canal in a major flooding event.

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

Company	City, State	Total Bid Price
Con-Sy, Inc.	Grand Junction, CO	\$267,826.00
Sorter Construction, Inc.	Grand Junction, CO	\$416,414.00
M.A. Concrete Construction, Inc.	Grand Junction, CO	\$472,197.50
Skyline Contracting, Inc.	Grand Junction, CO	\$494,250.00
Mountain Region Corporation	Grand Junction, CO	\$527,367.80
Dietzler Construction Corporation	Berthoud, CO	\$668,485.00
McCollum's Excavating LLC	Nederland, CO	\$728,480.00

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

**Goal 11:** Public facilities and services for our citizens will be a priority in planning for growth. Policy A: the City will plan for the location and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

The Leach Creek project will protect public health, safety and welfare, as well as meet the needs of existing and future growth, by reducing downstream flooding.

**How this item relates to the Economic Development Plan:**

The project relates to the Economic Development Plan as follows:

1.4: Providing Infrastructure that Enables and Supports Private Investment Goal: Continue to make investments in capital projects that support commerce and industry and provide for long term economic competitiveness. The Leach Creek project will protect a substantial amount of downstream properties from flooding, including residential, commercial and industrial property, preventing losses and enabling additional investment.

**Board or Committee Recommendation:**

There is no board or committee recommendation.

**Financial Impact/Budget:**

The Leach Creek Flood Control Dam Project includes funding from two sources; the Storm Water and DOLA Grant Funding.

**Sources**

Storm Water Fund Budget	\$525,000
DOLA Grant (Matching %)	<u>139,130</u>
<b>Total Project Sources</b>	<b>\$664,130</b>

**Expenditures**

<b><i>Construction Contract Con-Sy, Inc.</i></b>	<b>\$267,826</b>
Geo Technical Oversight	30,000
Flood Plain Map Revision (est.)	<u>50,000</u>
<b>Total Project Expenditures</b>	<b>\$347,826</b>

**Remaining Storm Water Fund Budget**                      **\$316,304**

**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 to City Council at the November 19, 2014 meeting as a request of Council to adopt a resolution authorizing the City Manager to submit a grant request to DOLA. The Resolution was adopted and approved at the November 19, 2014 meeting.

**Attachments:**

There are no attachments.



Date: March 12, 2015  
 Author: Kathy Portner  
 Title/ Phone Ext: Community Services Manager  
 Proposed Schedule: Mar. 18, 2015  
 2nd Reading (if applicable):     
 File # (if applicable):   

**Attach 9  
 CITY COUNCIL AGENDA ITEM**

<b>Subject:</b> North Avenue Complete Streets Grant Request
<b>Action Requested/Recommendation:</b> Adopt Resolution Authorizing City Manager to Submit a Grant Request to the Colorado Department of Local Affairs’ Energy and Mineral Impact Assistance Program for the North Avenue Complete Streets Project
<b>Presenter(s) Name &amp; Title:</b> Greg Lanning, Public Works Director

**Executive Summary:**

This is a request to authorize the City Manager to submit a request to the Colorado Department of Local Affairs for a \$600,000 grant with a local match of \$1,290,000 for the streetscape and lighting components of the North Avenue Complete Streets Project. Funding for the local match will be provided from the 2015 CIP budget.

**Background, Analysis and Options:**

The City was awarded a Federal Transportation Community and System Preservation Program (TCSP) grant of \$1.19 million for streetscape improvements to North Avenue between 12<sup>th</sup> and 23<sup>rd</sup> Streets. The City’s match is in-kind design for the 3 mile section from 1<sup>st</sup> Street to 29 Road. The design process has included 3 public open houses to review concepts and the preferred alternative for the first phase is currently being finalized for construction in the late summer and fall of 2015.

Through the design process it has become apparent the original grant of \$1.19 million is not sufficient to achieve the level of finish desired for the first phase. Pedestrian level street lighting, important aesthetically and from a safety standpoint, and distinctive streetscape features are elements that would likely not fit within the budgeted amount. The request to DOLA is to augment the TCSP grant to fund the pedestrian level street lighting and additional streetscape features as a part of the overall project.

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

The North Avenue Complete Streets project supports the following Goal from the Comprehensive Plan:

*Goal 8 which states, “Create attractive public spaces and enhance the visual appeal of the community through quality development”.*



*Policy A – Design streets and walkways as attractive public spaces.*

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

*Policy F – Encourage the revitalization of existing commercial areas.*

The North Avenue corridor design provides enhanced amenities for attractive public spaces, including continuous, widened sidewalks, streetscape and pedestrian lighting, as a part of the revitalization efforts for the North Avenue commercial corridor.

**Goal 9** which states, “Develop a well balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources”.

*Policy E – When improving existing streets or constructing new streets in residential neighborhoods, the City and County will balance access and circulation in neighborhoods with the community’s need to maintain a street system which safely and efficiently moves traffic throughout the community.*

The North Avenue corridor design accommodates all modes of transportation with the provision of detached, widened sidewalks, safe crossings, bus turn-outs and consolidation of access points.

**How this item relates to the Economic Development Plan:**

The North Avenue Complete Streets project supports the following guiding area of emphasis from the Economic Development Plan:

*1.4: Providing Infrastructure that Enables and Supports Private Investment*

The North Avenue corridor project, along with the Overlay Incentives and Catalyst Grant program, will provide the framework for additional private investment.

**Board or Committee Recommendation:**

The North Avenue Owners Association is supportive of the design concepts.

**Financial Impact/Budget:**

Constuction Funds

TCSP Grant	\$1,190,000
TCP Funds	100,000
DOLA Grant	<u>600,000</u>
<b>Total</b>	<b>\$1,890,000</b>

Note: The required local match for the \$600,000 DOLA grant is the existing TCSP federal grant award of \$1.19 million and \$100,000 of TCP funds for required turn lanes at the VA Hospital.

**Legal issues:**

If awarded, the grant funding documents shall be reviewed and approved by the City Attorney.

**Other issues:**

No other issues on this item.

**Previously presented or discussed:**

The North Avenue Complete Streets project has been presented and discussed numerous times over the last several years.

**Attachments:**

Resolution authorizing application to the Colorado Department of Local Affairs in accordance with the representations made in this report.

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_-15**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS' (DOLA) ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM FOR THE NORTH AVENUE COMPLETE STREETS PROJECT**

**RECITALS.**

The City was awarded a Federal Transportation Community and System Preservation Program (TCSP) grant of \$1.19 million for streetscape improvements to North Avenue between 12<sup>th</sup> and 23<sup>rd</sup> Streets. The City's match is in-kind design for the 3 mile section from 1<sup>st</sup> Street to 29 Road. The design process has included 3 public open houses to review concepts and the preferred alternative for the first phase is currently being finalized for construction in the late summer and fall of 2015.

Through the design process it has become apparent the original grant of \$1.19 million is not sufficient to achieve the level of finish desired for the first phase. Pedestrian level street lighting, important aesthetically and from a safety standpoint, and distinctive streetscape features are elements that would likely not fit within the budgeted amount. The request to DOLA is to augment the TCSP grant to fund the pedestrian level street lighting and additional streetscape features as a part of the overall project.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Grand Junction does hereby authorize the City Manager to submit a \$600,000 grant request, with a local match of \$1,290,000, in accordance with and pursuant to the recitals stated above to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for the North Avenue Complete Streets Project.

Adopted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
President of the Council

ATTEST:

\_\_\_\_\_  
City Clerk

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 3/18/15  
Citizen's Name: Diana Lyman  
Address: 445 Clarendon Avenue #25  
Phone Number: \_\_\_\_\_  
Subject: Judge Henderson "Due Diligence"

*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.*

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 3/18/15  
Citizen's Name: CHAS KENNEDY  
Address: 2514 FLEMING  
Phone Number: 433 1375  
Subject: BALLOT MEASURE 2A

*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.*