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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 1, 2015
250 NORTH 5TH STREET
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

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

Pledge of Allegiance
Invocation – Pastor Randy Mills, Seventh-Day Adventist Church

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Presentation

Family Leadership Training Institute Presentation

Proclamations

Proclaiming the Week of Sunday, April 12 through Sunday, April 19, 2015 as “Days of Remembrance” in the City of Grand Junction [Attachment](#)

Revised April 2, 2015

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Proclaiming Thursday, April 16, 2015 as “National Health Care Decisions Day” in the City of Grand Junction [Attachment](#)

Proclaiming the Month of April, 2015 as “Fair Housing Month” in the City of Grand Junction [Attachment](#)

Proclaiming the Month of April, 2015 as “National Autism Awareness Month” and April 2, 2015 as “World Autism Awareness Day” in the City of Grand Junction [Attachment](#)

Citizen Comments

[Supplemental Document](#)

Council Comments

***** CONSENT CALENDAR ***®**

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

Action: Approve the Summary of the March 16, 2015 Workshop and the Minutes of the March 18, 2015 Regular Meeting

2. **Setting a Hearing on the Bookends Annexation, Located at 2395 Monument Road** [File # ANX-2014-307] [Attach 2](#)

A request to annex 49.661 acres, located at 2395 Monument Road. The Bookends Annexation consists of three parcels and 1.2 acres of public right-of-way.

Resolution 19-15 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Bookends Annexation, Located at 2395 Monument Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Bookends Annexation, Approximately 49.661 Acres, Located at 2395 Monument Road

®Action: Adopt Resolution No. 19-15 Referring the Petition and Exercising Land Use Control for the Bookends Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 6, 2015

Staff presentation: Brian Rusche, Senior Planner

3. **Setting a Hearing on the Grand Avenue Enclave Annexation, Located Along Grand Avenue between North 23rd Street and 28 Road** [File # ANX-2015-75] [Attach 3](#)

A request to annex 0.984 acres of enclaved Grand Avenue Right-of-Way. The Grand Avenue Enclave Annexation consists only of public right-of-way.

Resolution No. 20-15 – A Resolution of the City of Grand Junction Giving Notice that a Tract of Land Known as the Grand Avenue Enclave Annexation, Approximately 0.984 Acres of Public Right-of-Way for Grand Avenue, Located Between North 23rd Street and 28 Road, will be Considered for Annexation to the City of Grand Junction, Colorado, and Exercising Land Use Control

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Grand Avenue Enclave Annexation Approximately 0.984 Acres of Public Right-of-Way for Grand Avenue, Located between North 23rd Street and 28 Road

®Action: Adopt Resolution No. 20-15 of Intent to Annex the Grand Avenue Enclave Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 6, 2015

Staff presentation: Brian Rusche, Senior Planner

4. **Setting a Hearing on the Skunk Hollow Annexation, Located Along 26 Road between Kelley Drive and H Road** [File # ANX-2014-367] [Attach 4](#)

A request to annex 0.760 acres of 26 Road Right-of-Way. The Skunk Hollow Annexation consists only of public right-of-way.

Resolution No. 21-15 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Skunk Hollow Annexation Approximately 0.760 Acres of Public Right-of-Way for 26 Road Located North of Kelley Drive and South of H Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Skunk Hollow Annexation, Approximately 0.760 Acres of Public Right-of-Way for 26 Road Located North of Kelley Drive and South of H Road

®Action: Adopt Resolution No. 21-15 Referring the Petition for the Skunk Hollow Annexation, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 6, 2015

Staff presentation: Brian Rusche, Senior Planner

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

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

*** 5. **Grand Junction Housing Authority Request** [Attach 5](#)

A request for approval of a Resolution to have the City pay certain development fees for the Grand Junction Housing Authority’s proposed 64 affordable senior living residential units to be located at 805 Bookcliff Avenue.

Resolution No. 22-15—A Resolution Authorizing the City Payment of Certain Development Fees for the Grand Junction Housing Authority’s Proposed Highland Apartment Project Located at 805 Bookcliff Avenue

®Action: Adopt Resolution No. 22-15

Presentation: Jody Kole, Executive Director of GJ Housing Authority

6. **Professional Services Contract for Engineering Design of the Downstream Modifications of Hallenbeck No. 1 (aka Purdy Mesa) Dam Project** [Attach 6](#)

The Public Works Department is requesting that City Council approve awarding a professional design services contract for the Design of Downstream Modifications of Hallenbeck No. 1 Dam. This design effort will result in a project to mitigate seepage and slope stability issues with this dam.

Action: Authorize the City Purchasing Division to Enter into a Contract with URS Corporation of Denver, CO for the Design of Downstream Modifications of Hallenbeck No. 1 Dam for the Proposal Amount of \$68,758

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

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



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *the Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945 - six million were murdered; Roma (Gypsies), people with disabilities, and Poles were also targeted for destruction or decimation for racial, ethnic, or national reasons; and millions more, including homosexuals, Jehovah's Witnesses, Soviet prisoners of war, and political dissidents, also suffered grievous oppression and death under Nazi tyranny; and*

WHEREAS, *the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments; and*

WHEREAS, *we the people of the City of Grand Junction, Colorado, should always remember the terrible events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and*

WHEREAS, *we the people of the City of Grand Junction, Colorado, should rededicate ourselves to the principles of individual freedom in a just society; and*

WHEREAS, *the Days of Remembrance have been set aside for the people of the City of Grand Junction, Colorado to remember the victims of the Holocaust as well as to reflect on the need for respect of all peoples; and*

WHEREAS, *pursuant to an Act of Congress (Public Law 96-388, October 7, 1980) the United States Holocaust Memorial Council designates the Days of Remembrance of the Victims of the Holocaust to be Sunday, April 12 through Sunday, April 19, 2015, including the Day of Remembrance known as Yom Hashoah, April 16, 2015.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the week of Sunday, April 12 through Sunday, April 19, 2015 as

"Days of Remembrance"

in the City of Grand Junction, in memory of the victims of the Holocaust and in honor of the survivors as well as the rescuers and liberators, and further proclaim that we, as citizens of the City of Grand Junction, Colorado, should work to promote human dignity and confront hate whenever and wherever it occurs.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of April 2015.

Mayor





Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *Advance Care Planning is the act of making decisions about the medical care you want to receive if you become unable to speak for yourself. These decisions are based on personal values, preferences, and discussions with loved ones; and*

WHEREAS, *heightening awareness in the 18-30 year old age group around the need for young people to create advance medical directives is critical; and*

WHEREAS, *it is estimated that only about 20 percent of people in Colorado have executed an advance directive. Moreover, it is estimated that less than 50 percent of severely or terminally ill patients have an advance directive; and*

WHEREAS, *it is likely that a significant reason for these low percentages is that there is both a lack of knowledge and considerable confusion in the public about advance directives; and*

WHEREAS, *one of the principal goals of Health Care Decisions Day is to encourage medical professionals and attorneys to volunteer their time and efforts to improve public knowledge and increase the number of Mesa County citizens with advance directives; and*

WHEREAS, *communicating end-of-life wishes involves introducing the conversation, exploring personal beliefs and choices, and defining and documenting these wishes; and*

WHEREAS, *the Advance Care Planning Task Force and other organizations throughout Mesa County, Colorado endorse this event, and are committed to educating the public about the importance of discussing health care choices and executing advance directives.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 16, 2015 as

“National Health Care Decisions Day”

in Mesa County, and encourage citizens to create medical advance care directives that align with each individual’s personal beliefs and preferences, and which will guide the individual’s medical professionals during a time of medical crisis. To assist in this planning, Mesa County Advance Care Planning Task Force is sponsoring an Advance Directives Discussion, on Tuesday, April 14, 2015 from 12 – 1 p.m. and repeated from 5:30 – 6:30 p.m. at St. Mary’s Hospital, Saccomanno Education Center.

IN WITNESS WHEREOF, I hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of April, 2015.

Mayor





Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, the year 2015 marks the 47th anniversary of the passage of the Federal Fair Housing Act: Title VIII of the Civil Rights Act of 1968, as amended; and

WHEREAS, the Civil Rights Act of 1968 guarantees that housing throughout the City of Grand Junction and the United States of America should be made available to all citizens without regard to race, color, religion, national origin, gender, age, sexual orientation, familial status, gender, or disability; and

WHEREAS, illegal barriers to equal opportunity in housing, no matter how subtle, diminish the rights of all and only with the cooperation, commitment, and support of the City of Grand Junction, can barriers to the enjoyment of housing choice be removed.

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

“Fair Housing Month”

in the City of Grand Junction and hereby recognizes the Grand Junction Housing Authority and other community housing providers for their work to promote fair housing choices and to eliminate barriers to housing opportunities for all. The Grand Junction City Council encourages everyone to share the vision for equal housing opportunities of all residents in Grand Junction.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of April, 2015.

Mayor





Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS, *autism is the fastest growing developmental disability in the United States, affecting more than three million people; and*
- WHEREAS, *the incidence of autism is an urgent public health crisis that demands support from all levels of government; and*
- WHEREAS, *autism is the result of a neurological disorder that affects the normal functioning of the human brain, and can affect anyone, regardless of race, ethnicity, gender, or socioeconomic background; and*
- WHEREAS, *symptoms and characteristics of autism may present themselves in a variety of combinations and can result in significant lifelong impairment of an individual's ability to learn, develop healthy interactive behaviors, and understand verbal as well as nonverbal communication; and*
- WHEREAS, *the effort to address autism continues as doctors, therapists, and educators help persons with autism overcome or adjust to its challenges by providing early and accurate diagnoses and appropriate education, intervention, and therapy — all of which are vital to future growth and development; and*
- WHEREAS, *it is important to ensure that persons living with autism have access to the lifelong care and services needed to pursue their full measure of personal happiness and achieve their greatest potential; and*
- WHEREAS, *the City of Grand Junction is honored to take part in the annual observance of Autism Awareness Month and World Autism Awareness Day in the hope that it will lead to a better understanding of the disorder.*

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

“National Autism Awareness Month”

and April 2, 2015 as

“World Autism Awareness Day”

in the City of Grand Junction and urge all citizens to become better educated on the subject of the autism disorder.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 1st day of April, 2015.

Mayor



Attach 1

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 16, 2015 – Noticed Agenda Attached

Meeting Convened: 5:00 p.m. in the City Auditorium

Meeting Adjourned: 8:08 p.m.

City Council Members present: All.

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

Others: Rick Taggart, Chris Kennedy, Chuck Keller, Vara Kusal, Clark Atkinson, Tim Foster, and Kristi Pollard

Agenda Topic 1. Tax-Free Zone

Discussion on this Agenda Topic was postponed until the arrival of Colorado Mesa University (CMU) President Foster.

Agenda Topic 2. Potential Text Amendments to the Zoning and Development Code

Tim Moore, Deputy City Manager, provided some background on the need for the text amendments. He advised Council that they seeking Council's input whether or not the requested changes should be made. The first potential amendment was to allow bay doors at the front of a building in I-1 and I-2 industrial zone districts. After discussion, specifically businesses within the 24 Road corridor, Council was in favor of moving forward with the bay door amendment to the Zoning and Development Code.

The second potential amendment to the Zoning and Development Code that was discussed was changing the size of lettering for building signs within the 24 Road corridor. Mr. Moore explained that several businesses have requested and have been approved through the variance process to change the size of the letters on their signs. By changing the Zoning and Development Code to allow larger letters on the signs, it would speed up the process for businesses. Council was in favor of the code amendment being put forward.

The last potential amendment to look at the Zoning and Development Code was the Development Improvements Agreements (DIA) guarantee/security requirements. Mr. Moore advised Council that currently the City requires a DIA with a security of 120% of the value of the public improvements. He explained how the process currently works and how the security is released for each completed and accepted public improvement with the exception of the last 20%, which is kept for a warranty period of one year.

City Attorney Shaver explained that they are asking Council if they would like to see a change or a different way that the DIA's are administered. There were a number of platted subdivisions that were undeveloped when Exxon pulled out (Black Sunday). The law allowed lots to be sold since they were platted but if the infrastructure is not complete, the people who purchased the lots may not have had the benefit of water, sewer, complete roads, etc. The City had to deal with these types of subdivisions during annexations. As a result and in order to protect the City, a DIA process was put in place which "over-secures" the City to ensure the improvements are completed. Due to the tight economic times now, it is difficult for developers to provide that percentage for security. Because of this, the City has accepted other forms of collateral. There was discussion regarding possible options which included more frequent inspections on infrastructure, and comparisons with how Mesa County and other municipalities handle the security. City Council was in favor of further research for this amendment, making it a priority, and getting Councilmembers Boeschenstein and McArthur involved in discussions. Staff was directed to do more research including finding out information from other municipalities, developers, the County (keeping any plan somewhat consistent with the County), and then bring it back to Council.

Agenda Topic 3. Legislative Update

Elizabeth Tice, Legislative and Management Liaison, reported that letters of support have been sent with the Mayor's signature for Representative Willet's Rural Economic Development Grant Program bill and the Safe Routes to School bill. On March 20th, the State will issue the latest revenue forecast and that will trigger a lot of action from the Appropriation Committee. There was some discussion on the Rural Economic Development Grant Program since currently there is not a lot of grant opportunities available for communities like Mesa County because, even though Mesa County is rural, Grand Junction is urban. Legislation such as this would open up funding for communities such as Mesa County.

Ms. Tice reported that the State has introduced some new labor bills called the Workforce Development Package which consists of five bills: Pathways into Technology which would create a new kind of school (P-Tech schools); Mobile Learning Labs; Creation of Career Pathways for Students; Career and Tech Ed in Concurrent Enrollment; and Skilled Worker Training Grant Program. She also reported that some bills that will be discussed at the Chamber Legislative Video Conference on Tuesday, March 17th are Enhanced Unemployment Compensation Benefits and the FAMLI (Family and Medical Leave Insurance) Program Wage Replacement Bill. CML does not take a position on these two bills because there is no unfunded mandate associated with them. Ms. Tice noted that another bill that will be discussed is the Employee Leave to Attend Child's Academic Activities Bill.

Ms. Tice stated that other efforts that may be coming up in reference to labor include a ballot question to raise the minimum wage and an effort to repeal existing State Statutes that prohibit local governments from enacting their own minimum wages.

Colorado Municipal League (CML) is opposing the Homeless Person Bill of Rights Bill which would invalidate local panhandling ordinances; however, Ms. Tice did not think that Associated Governments of Northwest Colorado (AGNC) is opposing it. The City is not taking a position on the Homeless Person Bill of Rights bill due to the American Civil Liberties Union (ACLU) lawsuit. CML is also opposing the Data Collection for Policing Bill.

Ms. Tice spoke about the new TechHire Initiative that President Obama launched and stated that Longmont has moved forward with a program in place. The purpose is to connect people with training to fill available jobs. There is grant money available for the program.

That concluded the Legislative Update.

Agenda Topic 4. Horizon Drive Update

Greg Lanning, Public Works Director, provided Council with an update on Horizon Drive including design concepts, costs/funding, and a schedule for construction. The concept is that Phase One will be from the Interstate 70 to G Road which will include a wide single lane roundabout at G Road. He advised that raised medians will take the place of the center left turn lane. There will be the ability for wide U-turn ability in the center of the approximately ½ mile long corridor which will be able to accommodate ambulances and large pick-up trucks. He reviewed cost estimates for four different options for the project. He stated that grant monies could be available. Contribution amounts from the Horizon Drive Association Business Improvement District (HDABID) and the City would need to be discussed. He showed Council a schedule for the buildout which buildout would be complete in 2017 or 2018.

Clark Atkinson, Past President of the Horizon Drive Association Business Improvement District, advised that the medians will be wider to allow a larger radius for turning around and to encourage traffic to slow down. It will also eliminate the lane known as the suicide lane. There will be bicycle lanes. Crosswalks will be put in when there is a safe haven in the middle of the existing ninety feet of blacktop. The only right-of-way acquisition necessary is for the I-70 interchange and that acquisition is currently underway with Colorado Department of Transportation (CDOT). The modeling that was done showed that there would be economic payback to the City with the improvements.

There was a discussion regarding the impact of additional traffic in the future for the areas that are not included in this project which has been taken into account with the Regional Transportation Plan. They discussed other priority issues that need to be addressed in the interim such as more law enforcement, lowering the speed limit, talking to Xcel Energy about increasing the lumens in the street lights, the timing for applying for DOLA grants, etc. Council felt that it is important to do something about the lighting in the interim to increase visibility. They also discussed the concept, the priority for the project, whether going forward with the project should wait until after the April 7th elections, and then look further at the project, decide on applying for the grant, and discuss the budget for matching dollars for the grant. It

can be a topic for a retreat after the elections. It was suggested education for the businesses to advise their customers who are driving, walking, or crossing the road to be careful.

Council was in favor of starting the design and discussing this matter further during a retreat after the April 7th election.

Agenda Topic 1. Tax-Free Zone (continued)

CMU President Tim Foster advised City Council that there is a bill being drafted and carried by the majority leaders in the legislature for a Tax-Free Zone. The City and the County will have to opt in for it to happen. He said that there is a large part of Colorado that is not benefiting from the economic boom. The concept started in New York for economically depressed areas. A business has to be a new, unique business to Colorado and has to be a complimentary business and not a competitive business to qualify for the program. If the business qualifies, it gets a 10 year tax holiday from income, sales, and property taxes. In New York, they connected the businesses to higher education institutions for qualifications, internships, workforce training, research, etc. It could be limited to just new, unique businesses within a boundary that the City/County determines. Mr. Foster said that if the City chooses to opt in, it could be by resolution or the vote of the people, the method of opting in is up to the City. Mesa County has expressed their support.

Kristi Pollard, Office of the CMU President, stated that they have worked with a group of local businesses on the concept.

Mr. Foster said the only criticism they have received is that the cost of labor will be driven up. They discussed how the process would work and how the businesses would be found by using the necessary resources and partners to encourage new businesses. He said there will be safety nets to assure businesses will stay. Mr. Foster said that CMU could be a facilitator for the program.

City Council was in favor of sending a letter of support to the legislature for the bill.

Agenda Topic 5. Other Business

Public Works Director Greg Lanning addressed the City Council on the plan to remove Patterson Road from the current overlay contract and overlay D Road instead. The reason for the switch is because of an Xcel Energy pipeline going in on Patterson Road. D Road was slated for reconstruction for a double overlay which will last 10 years, between 29 and 30 Roads. There is a small portion which is in the County so the County will be participating with that portion. Mr. Lanning reviewed the pricing as well as other streets that are slated for paving. There was discussion about the bike lanes on 1st Street and 7th Street and where the money is coming from in the budget for the paving project. The City Council had no objections.

Councilmember Traylor Smith advised that there is a junior college baseball team in the Western District in Nevada who has been to JUCO twice and their administration is considering defunding the program. The coach has requested letters of support from various people and Councilmember Traylor Smith feels that a letter of support from City Council to the President of the University identifying what JUCO means to the teams might be considered.

Council President Norris thought it would be a good idea to write a letter of support for all the teams who participate in JUCO thanking them and encouraging them to continue to participate. Council agreed to send a letter to all of the teams. City Manager Englehart will draft a letter to send out to all of the teams.

Agenda Topic 5. Board Reports

Councilmember Susuras stated that he has two more meetings left with Grand Junction Economic Partnership (GJEP) and the Airport Authority Board and asked, because they are both in the recruitment stage for a new Director, should he step down now from those boards and let someone else attend those meetings. City Council was in favor of Councilmember Susuras staying on both boards until his term is up in May. There was some discussion about the recruitment for a new director for GJEP.

Councilmember Traylor Smith reported that she received an email regarding the Housing Authority (HA) and the drainage project. The Grand Valley Drainage District (GVDD) is asking the HA to sign some documents they are not comfortable with. City Attorney Shaver advised that the City has been involved and is aware of the concerns between the GVDD and the HA.

Councilmember Boeschstein stated that the Las Colonias groundbreaking is at 10:00 a.m. on March 25, 2015.

Councilmember Doody advised that the Canyon View Park playground equipment is going in.

Councilmember McArthur advised that the 5-2-1 Drainage Authority Annual meeting is that week and he anticipates that the model for the expanded drainage district will be complete within 30 days.

Councilmember Chazen stated that there is talk about using the Associated Governments of Northwest Colorado (AGNC) as a regional economic development group. The Downtown Development Authority (DDA) will talk to Council on March 17th about the Tax Increment Financing (TIF).

With no other business, the meeting adjourned.

GRAND JUNCTION CITY COUNCIL
MONDAY, MARCH 16, 2015

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

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

1. **Tax-Free Zone:** CMU President Tim Foster will present information on Tax-Free Colorado which is a proposal to help spur employment, economic development and new businesses in economically distressed areas. **Attachment W-1**

2. **Potential Text Amendments to the Zoning and Development Code:** Staff is seeking direction from Council for the first 3 potential amendments. These amendments include 1) amending the Code for Bay Doors in Industrial Zones, 2) increasing the size of sign lettering allowed on buildings within the 24 Road Corridor, and 3) establishing different Development Improvement Agreements (DIA) guarantee and security requirements. **Attachment W-2**

3. **Legislative Update**

4. **Horizon Drive Update**

5. **Other Business**

6. **Board Reports**

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

March 18, 2015

The City Council of the City of Grand Junction convened into regular session on the 18th 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 Chazen followed by a moment of silence.

Proclamation

Proclaiming March 2015 as “Developmental Disabilities Awareness Month” in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Doug Sorter, Development Vice President for Strive, was present to receive the proclamation. Councilmember Traylor Smith mentioned she is on the Strive Foundation Board. Mr. Sorter thanked the City Council for the proclamation and explained the mission and functions of Strive. He said it is a wonderful group of people that Strive is able to support.

Citizen Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, addressed the City Council regarding Judge Henderson and then addressed computer chip therapy for people with disabilities. He reminded City Attorney Shaver about the reports he submitted.

Chris Kennedy, 2514 Filmore Avenue, said over the last few days he has fielded a lot of calls on Ballot Issue 2A; many think it is a City grab to offer cable services. He thinks issue 2A is a good idea and he supports it, however, he would like to see information on the issue better disseminated and articulated to the public. It's about open access and business opportunities, not a City grab to run a business, which is the major objection from service providers.

Council Comments

Councilmember McArthur said from March 6th to March 10th he attended the National League of Cities (NLC) Annual Congressional City Conference in Washington D.C. with Councilmember Traylor Smith and Management and Legislative Liaison Elizabeth Tice.

It was very educational and they met a number of people from around the country whose cities are facing the same issues as Grand Junction; they had interesting conversations regarding solutions. Councilmember McArthur sat in on the Energy, Environment and Natural Resources Committee; one of their topics was the Colorado River and the Lower States Compact Act which is dealt with locally through the Colorado Municipal League. Currently the Colorado representatives on this committee are all from the Front Range so he submitted his name for consideration with the hope of providing Western Slope representation. He also had the opportunity to meet with U.S. Senator Cory Gardner and it was an excellent meeting; he is a very affable gentleman and committed to assist the City with the Foreign Trade Zone (FTZ) application process. He offered to submit a letter of support if the City decides to apply.

On March 13th he attended the Second Annual Walking and Biking Summit and met with Salt Lake City (SLC) Mayor Ralph Becker who is also the President of the NLC. Lastly, he went to the Grand Junction Police Annual Awards ceremony; it was great to see the level of involvement and commitment of many on the force.

Councilmember Boeschstein also attended the Second Annual Walking and Biking Summit; it was a good conference with about 500 people in attendance. SLC Mayor Becker is a big advocate of biking and walking, although he took issue with the City's motto to be "the most livable community west of the Rockies by 2025" since he feels that describes SLC. On March 18th, he attended the 5-2-1 Drainage Authority (5-2-1) meeting; they are working toward meshing the 5-2-1 and Grand Valley Drainage District to establish one local drainage authority which he feels would be helpful. Councilmember Boeschstein reminded everyone of the groundbreaking ceremony for Las Colonias Park on March 25th at 10 a.m.; this is a huge step forward and has been made possible with the help of a lot of partners. Also on March 18th, he went to the neighborhood meeting for the new Fire Station #4; the Grand Junction Fire Department addressed neighborhood issues; he appreciated their work.

Councilmember Chazen said on March 18th, he went to the Associated Governments of Northwest Colorado (AGNC) meeting where a press release was read stating the Rifle-Garfield County Airport had been chosen as the location for the new Center of Excellence for Advanced Technology for Aerial Fire Fighting. The Center of Excellence started in 2014 when then State Senator Steven King sponsored and helped pass a bill authorizing the State Fire Division to purchase or contract for aerial firefighting assets; location recommendations were made to the Governor. The State Fire Director said "the Center of Excellence will research, test, and evaluate existing and new

technologies that support sustainable, effective, and efficient aerial firefighting techniques.” This effort was an initiative of Rifle, AGNC, and the City. He said this is great news and a regional win. Also at the meeting, presentations were given by the Departments of Agriculture and Commerce regarding Economic Development (ED) and the Colorado Tax Free Zone (CTFZ) which is being proposed by State House 54 Representative Yeulin Willett. Councilmember Chazen believes ED will be a major focus of the AGNC over the next year. Through AGNC, the City received a \$6500 mini grant from the Department of Local Affairs (DOLA) to assist with the fiber optic installation at the new fire station. He then said there was a rumor that the Grand Junction Downtown Development Authority/Business Improvement District (DDA/BID) was cancelling the 4th of July parade, this is NOT TRUE. He explained a few years ago the BID had agreed to temporarily take over the coordination of the parade from a local organizer. They are now looking for another group to sponsor the parade. He read the following statement posted on the DDA/BID website:

“For the past several years, the Downtown Grand Junction Business Improvement District (BID) has produced the annual Independence Day Parade on Main Street. After reviewing the growing event schedule in Downtown and the specific focus of BID events, the BID Board of Directors decided it was time to seek out a new organization better suited to manage and nurture the Independence Day Parade as a community-wide celebration. The BID is therefore seeking community groups interested in organizing a July 4 Parade. The BID will assist the interested organization with traffic control plans, event applications, and more. The organizers will receive recognition as host of the parade, as well as retain parade entry fees.

“A number of years ago the Parade faced a dilemma – it was not going to happen for lack of an organization to produce it. Rather than see it disappear, the BID stepped in to make sure it continued in the interim until another group would step forward in the future and take it on” explained Harry Weiss, Executive Director of the BID. “Though the BID has experience in producing a number of Downtown events – Farmers Market, Art+Music Festival – BID events are focused on the marketing and promotion of the Downtown business community which funds the BID.”

Since the reconstruction and improvement of Main Street by the DDA was completed in 2011, the use of Main Street for community events has only expanded. “Main Street offers a wonderful setting for all kinds of parades and events put on by a wide variety of groups – The Grand Junction Lion’s Club Parade, Colorado Mesa University’s Maverick Classic Criterium Bike Race, the Latin Anglo Alliance Foundation’s annual Cinco de Mayo celebration, Central High School’s Homecoming Parade, District 51’s Colorado West Marching Band

Parade, and annual Veterans Day Parade put on by the Veteran's Day Committee of the Western Slope – to name a few.” said Weiss.

Community groups interested in organizing the parade should contact Robin Brown, Downtown Grand Junction BID.”

Councilmember Chazen asked for anyone interested to contact the BID.

Councilmember Doody read a request from the Commemorative Air Force (CAF) asking for an amendment to the City's Historic Preservation Ordinance that would allow historical objects to be listed on the State Register. Currently the Ordinance only allows buildings and sites to be registered; locally CAF is not able to apply for State Preservation grants without the items being registered. Councilmember Doody asked if City Attorney Shaver could look into this. City Attorney Shaver said he would.

Councilmember Traylor Smith went on the State Chamber Legislative Trip; it was a very interesting opportunity to meet those making decisions at the State level. The Governor visited with the group and offered his ideas on the CTFZ; they were very encouraging. The Office of ED is looking at distressed areas and ways to help them. She then went to Washington D.C. for the NLC conference which provided her a chance to meet with legislative representatives and learn what is happening at the national level. She attended several conferences, some of which focused on ED and the sharing economy. She met with representatives from New York about their FTZ, the City's FTZ consultant, and Dan Griswold, President of the National Association of FTZ; all the meetings went well. Mr. Griswold will be a keynote speaker at the Western Colorado Manufacturing Summit on April 15th; this will be a good opportunity to have questions answered about the FTZ. On March 12th, she presented information on the ballot initiatives to the Kiwanis Club and attended the Kids Voting Banquet at Colorado Mesa University (CMU) which was a great opportunity to see how young people are getting involved. She will also give a ballot initiative presentation to the Golden K group. This speaks to Mr. Kennedy's point of providing accurate information to the public. Councilmember Traylor Smith went to the annual 5-2-1 Drainage Authority meeting and she looks forward to hearing more about their vision. She congratulated CMU on wrestler James Martinez, who is the first CMU national champion in any sport, and their baseball team which was recently ranked #1.

Councilmember Susuras said he recently attended 15 different events and/or meetings in one week. On March 5th and 6th he attended the Grand Junction Chamber of Commerce Legislative Day at the Capital. One of the speakers was State Representative Bob Rankin who serves on the Joint Budget Committee (JBC) and who gave a great presentation on how the JBC works and balances the State budget as required by the State Constitution.

Council President Norris said she too had attended most of the same events and meetings including the Grand Junction Annual Police Awards Ceremony. She is very impressed by the City's police officers and what they do in and for the community; the City is fortunate to have this group supporting and protecting the community.

CONSENT CALENDAR

Councilmember McArthur read Consent Calendar items #1 through #6 and then moved to adopt the Consent Calendar. Councilmember Susuras seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

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

2. **Aggregate and Road Material for the Streets Division for 2015**

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

3. **Motor Control Center Replacement for Persigo WWTP**

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

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

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

5. **Police Annex Design Grant Request**

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

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

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

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Roll-Off Trucks and Containers Service and Dump Truck Rentals for the City Spring Cleanup Program 2015

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.

Greg Lanning, Public Works Director, introduced this item noting this is for two items combined into one. He explained the two components. Both amounts are estimated because the trucks and containers are priced on a per item basis. The schedule for Spring Cleanup is April 13th through April 25th.

Councilmember Chazen asked if the amounts listed in the requests were budgeted. Mr. Lanning said yes, those are the exact budgeted amounts.

Councilmember Susuras noted this is an important activity for the community; there are a lot of people who don't have trucks to haul things to the dump, also many people take advantage of this to scavenge goods. He supports this wholeheartedly.

Councilmember Traylor Smith reiterated the dates and specified crews will begin pick up north of North Avenue on April 13th and on April 20th pick up will begin south of North Avenue.

Councilmember Doody said he feels this is the most popular program the City has; he will support this.

Council President Norris noted this is important for citizens and it keeps the City cleaned up.

Councilmember Susuras moved to 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.

Councilmember Traylor Smith seconded the motion. Motion Carried by roll call vote.

Construction Contract for the Leach Creek Flood Control Dam

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.

Greg Lanning, Public Works Director, introduced this item. This contract will complete the detention pond the Army National Guard (ANG) started work on three years ago. Completion will mitigate flooding from that area that occurs during main storm events. The 100 year flood storms now result in 1000 cubic feet per second (cfs) flows; the detention facility will reduce that to 50 cfs. Seven bids were received for this project which resulted in very competitive bids. The lowest bid was below the engineer's estimated cost and from a pre-qualified local contractor which was recommended. It is also fortunate the contractor can complete this project between their other scheduled jobs. The City applied for and was awarded a DOLA (Department of Local Affairs) grant which will partially fund this project, although the amount will be lowered due to the lower than expected bid amount. If approved this project will be scheduled to start in May and completed before the monsoon rains begin.

Councilmember Susuras thanked the ANG for their work on this project and talked about the need to finish it since there has been property damage due to the flooding.

Councilmember McArthur said he was concerned when he saw the difference in the bid amounts and appreciated Mr. Lanning's explanation on how the lowest bidder would be able to complete the project for that amount. He is confident Staff will secure the project. He mentioned that it is important to let members of Congress know that the City is spending money to control drainage off of federal property; they should be contributing as this impacts the community.

Councilmember Boeschstein asked on whose land the dam will be built. Mr. Lanning said it will be on BLM (Bureau of Land Management) land. Councilmember Boeschstein asked if the City had approval from BLM for this project. Mr. Lanning said the City did. Councilmember Boeschstein then asked why others, like BLM and the County, aren't participating and why more grant money is not being used. Mr. Lanning said the only other partner is DOLA and this project would have cost more except for the work that was done by the ANG. Councilmember Boeschstein asked if Mr. Lanning tried to get the County or BLM to contribute. Mr. Lanning said there had been an ongoing discussion with 5-2-1 and the City regarding projects in this area. Partnerships were not pursued for this because of the area's proximity to the City and that 98% of the drainage flows come into the City. Councilmember Boeschstein said he does support the project, he just wished there were other contributing partners.

Councilmember Susuras mentioned that a few years ago there were two 500 hundred year rains within a few days of each other and there was a lot of property damage. This dam is a necessity.

Councilmember Doody said this is a great project and it needs to be done, but he has the same concern as Councilmember McArthur regarding the bid amount. He asked if the contractor, Con-Sy, Inc. is based out of Rifle and if Mr. Lanning considered that local. Mr. Lanning said they have a physical address here. He then addressed his concerns regarding the low bid; to ensure the bid accuracy, it is returned to the contractor for review and the City makes sure they understand the work entailed for the project. Councilmember Doody thanked the ANG for their work.

Councilmember Susuras wondered what this project would have cost without the work of the ANG; the City should consider their work a donation from the Federal Government.

Councilmember McArthur asked if there were any other dam projects planned on BLM land.

Mr. Lanning said he and Kevin Williams of the Grand Valley Drainage District had been in contact with Congressman Scott Tipton's office regarding this topic.

Councilmember McArthur said it would be good to work with partners on future projects.

Councilmember Susuras moved to 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. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

North Avenue Complete Streets Grant Request

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.

Greg Lanning, Public Works Director, introduced this item. He explained the history, the genesis, and the reason for the current request. He explained the various issues that will be fixed by this project along the North Avenue corridor. He went through the criteria for the grant that included safety, access and mobility, context, livability, sustainability, and cost effectiveness. The targeted area is between 12th and 23rd Streets. He then explained the construction budget and talked about the grants the City applied for in 2012. The City was successful in being awarded the third largest TCSP (Federal Transportation Community and System Preservation Program) grant in the nation; the

City asked for the grant amount to balance the City's input of in kind design and preparation. The cost estimate was over \$2 million, but was pared down to the bare necessities at a cost of \$1.9 million in order to include additional elements like pedestrian lighting, irrigation and landscape materials, and streetscape furniture. There have been some architectural design charrettes and the final concept showed some of the treatments which include uplifts in the medians. He recognized Poppy Woody's contribution to this project and mentioned she was in attendance.

Councilmember McArthur asked who will maintain the landscaping in the right-of-ways. Mr. Lanning said the City has agreed to maintain the landscaping in the center islands and on the sides. This will provide continuity of care.

City Manager Englehart said in his experience it is difficult for property owners to maintain these areas so the City has assumed responsibility to keep it looking clean. These areas will consist mainly of rock to help keep costs low and will be maintained by seasonal staff.

Councilmember Boeschstein asked how it will be irrigated. Mr. Lanning said the goal is to rehabilitate the irrigation system in the medians and connect them to the golf course and new zones which will be installed on the business side.

Councilmember Boeschstein commented that bicycling along North Avenue is dangerous due to the many existing curb cuts and asked if they will be worked on. He suggested promoting other bicycling routes along Gunnison, Elm, and Orchard Avenues until more of the driveways are closed down along North Avenue.

Council President Norris said she thought the \$600,000 would provide more elements to the project and didn't realize the City would be asked to add an additional \$600,000.

Mr. Lanning said from the beginning the budget was \$1.2 million in order to match the grant; the project was designed to this budget and if all the elements could not be included, they could grow into it. However, even when the City applied for the grant in 2012 it was known this was a \$2 million project and elements like the additional pedestrian lighting and landscaping were not part of the original plan.

Councilmember Doody asked what the impact of the Veterans Administration (VA) Hospital's new parking garage entrance lane will be and if an acceleration lane will be needed. Mr. Lanning said this area is a major component of the project which is why TCP (Transportation Capacity Payment) funds are in the budget in order to pay for the lane into the VA. The VA will be responsible for the landscaping and some other components to meet the Master Plan.

Council President Norris commented that the City has been working on this since she was first elected to Council and she is pleased to see it move forward. She mentioned

Staff had cleaned up the medians from 1st to 12th Streets; the rest of North Avenue needs to be cleaned up too. She will support this project.

Councilmember Susuras asked if the TCSP funds have been received. Mr. Lanning said the funds are in the bank. Councilmember Susuras asked if this work will encroach on Lincoln Park property. Mr. Lanning said a portion of their fence will be set back 20 to 30 feet along the one fairway.

Mr. Lanning said this grant of \$600,000 is being matched by the other grant. The City is not contributing any additional cash or in-kind payments.

Councilmember Chazen asked if the TCP funds were part of the original grant. Mr. Lanning said they were not. Councilmember Chazen asked how the TCP funds fit in. Mr. Lanning said the City was able to have normal use of TCP funds for the acceleration lane since the VA has committed to the landscaping. Without this, it would have been a \$700,000 deficit.

City Attorney Shaver explained that the TCP funds are collected by virtue of the TCP Ordinance and can be used on any of the transportation systems throughout the City. It is perfectly appropriate to use those dollars anywhere within the transportation system.

Councilmember Chazen noted the additional \$100,000 would come from the TCP funds.

Mr. Lanning said without this project, the City would have had to construct the acceleration lane anyway.

Councilmember Chazen asked if the project is approved, would there be enough money in the TCP reserves to complete all the other budgeted projects this year?

Mr. Lanning said there was \$100,000 of uncommitted TCP funds and approval of this project will not compete with the funds for the other projects.

Councilmember Chazen asked if there is any special documentation that will need to be submitted to capture the \$300,000 cost for the in kind match. If so, are these policies and controls in place? Mr. Lanning said they are. Councilmember Chazen said he will support this.

Councilmember Susuras noted since the City is able to use TSCP and TCP funds as a local match this should impress DOLA. Mr. Lanning said yes; it is a competitive grant.

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

Councilmember McArthur moved to Adopt Resolution No. 18-15. Councilmember Boeschstein 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 8:16 p.m.

Stephanie Tuin, MMC
City Clerk



Date: March 19, 2015
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner/4058
 Proposed Schedule: Resolution Referring Petition, April 1, 2015
 1st Reading Zoning: April 15, 2015
 2nd Reading: May 6, 2015
 File #: ANX-2014-307

Attach 2

CITY COUNCIL AGENDA ITEM

Subject: Bookends Annexation, Located at 2395 Monument Road
Action Requested/Recommendation: Adopt a Resolution Referring the Petition and Exercising Land Use Control for the Bookends Annexation, Introduce a Proposed Annexation Ordinance and Set a Hearing for May 6, 2015
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 49.661 acres, located at 2395 Monument Road. The Bookends Annexation consists of three parcels and 1.2 acres of public right-of-way.

Background, Analysis and Options:

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity, including but not limited to, the Three Sisters property. The requested annexation will include the property within the corporate boundaries of the City.

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

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

The annexation of this property will facilitate the addition of recreational opportunities in the City. Public ownership and jurisdiction of this property will protect the view corridor approaching the Colorado National Monument and provide public access to these lands in perpetuity.

How this item relates to the Economic Development Plan:

This property was acquired to provide an easily accessible addition to the public lands that are popular for biking and hiking. The Economic Development Plan specifically identifies as a Goal to make strategic investments in public amenities, including a system of regional parks protecting open space corridors for recreation. (Goal 1.6 – Page 11).

Board or Committee Recommendation:

The Planning Commission will consider the Zone of Annexation, as well as a concurrent Comprehensive Plan Amendment, on April 14, 2015. Their recommendation will be forwarded for 1st Reading of the Zoning Ordinance on April 15, 2015.

Financial Impact/Budget:

Maintenance of this area has been absorbed by the Parks Department and is anticipated to be minimal in operational costs. Routine maintenance typically involves trash removal, pet waste bags, and sign upkeep.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: None.

Previously presented or discussed:

The City Council adopted a Resolution on July 16, 2014 ratifying acquisition of the subject property.

The City of Grand Junction, in partnership with the Mesa Land Trust and other entities, have held several open houses as part of an ongoing planning effort related to the future recreational opportunities for this property.

Attachments:

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City Zoning Map
6. DRAFT Master Plan graphic
7. Resolution Referring Petition
8. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		2395 Monument Road			
Applicant:		City of Grand Junction			
Existing Land Use:		Open Space			
Proposed Land Use:		Recreation			
Surrounding Land Use:	North	Open Space			
	South	BLM			
	East	BLM			
	West	Single-Family Residential			
Existing Zoning:		County RSF-4 (Residential Single-Family)			
Proposed Zoning:		CSR (Community Services and Recreation)			
Surrounding Zoning:	North	PD (Planned Development)			
	South	County AFT (Agricultural Forestry Transitional)			
	East	County AFT (Agricultural Forestry Transitional)			
	West	County RSF-4 (Residential Single-Family)			
Future Land Use Designation:		Rural / Residential Medium Low Adjacent to Park			
Zoning within density/intensity range?		X	Yes		No

Staff Analysis:

ANNEXATION:

This annexation area consists of 49.661 acres of land and is comprised of three parcels and 1.200 acres of public right-of-way.

The property owners have requested annexation into the City to allow for development of the property. Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

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

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

- demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
 - e) The area is capable of being integrated with the City;
 - f) No land held in identical ownership is being divided by the proposed annexation;
 - g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

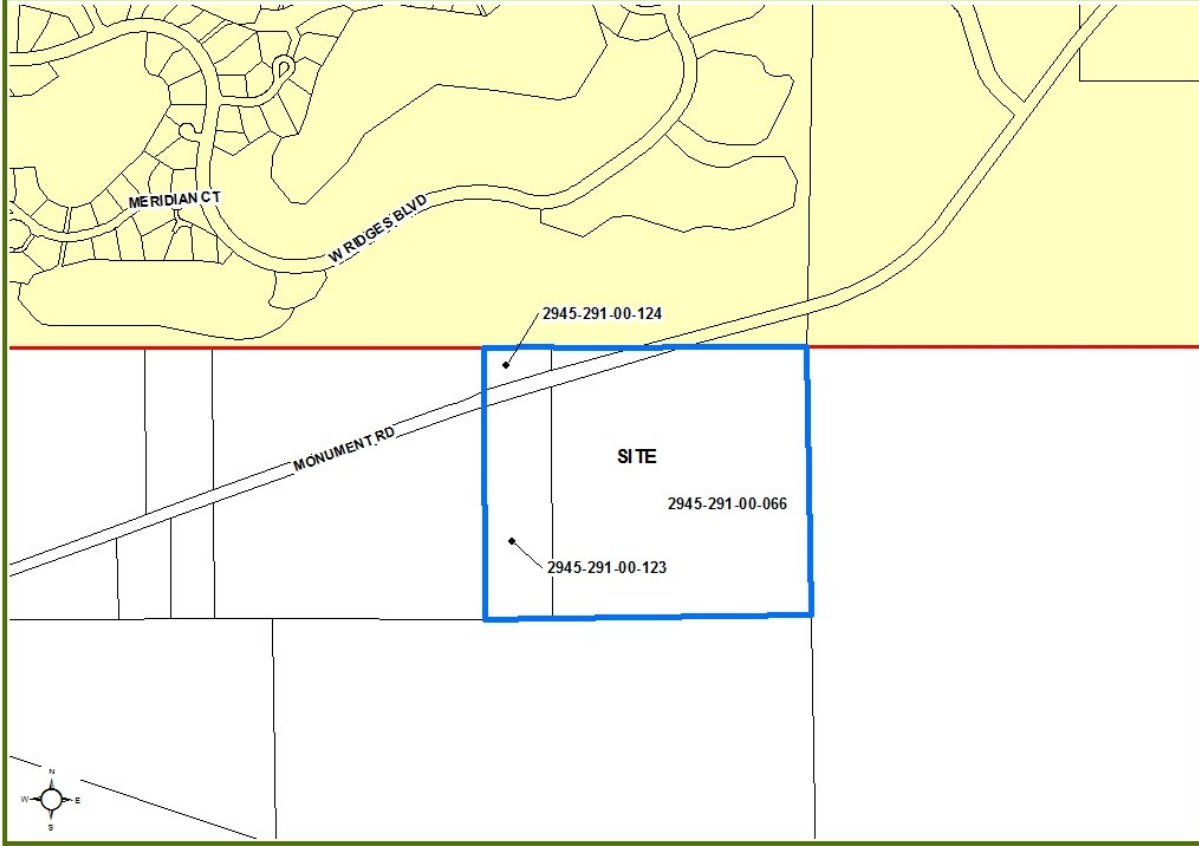
The following annexation and zoning schedule is being proposed:

<u><i>ANNEXATION SCHEDULE</i></u>	
April 1, 2015	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
April 14, 2015	Planning Commission considers Zone of Annexation
April 15, 2015	Introduction of a Proposed Ordinance on Zoning by City Council
May 6, 2015	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 7, 2015	Effective date of Annexation and Zoning

BOOKENDS ANNEXATION SUMMARY

File Number:	ANX-2014-307	
Location:	2395 Monument Road	
Tax ID Number:	2945-291-00-947 2945-291-00-948 2945-291-00-949	
# of Parcels:	3	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	49.661	
Developable Acres Remaining:	48.461	
Right-of-way in Annexation:	1.200 acres	
Previous County Zoning:	County RSF-4 (Residential Single Family)	
Proposed City Zoning:	CSR (Community Services and Recreation)	
Current Land Use:	Open Space	
Future Land Use:	Recreation	
Values:	Assessed:	\$49,170
	Actual:	\$165,990
Address Ranges:	2395 Monument Road	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service boundary (part)
	Fire:	Grand Junction Rural Fire District Redlands Sub Fire Protection District
	Irrigation/ Drainage:	N/A
	School:	Mesa County Valley School District #51
	Pest:	N/A

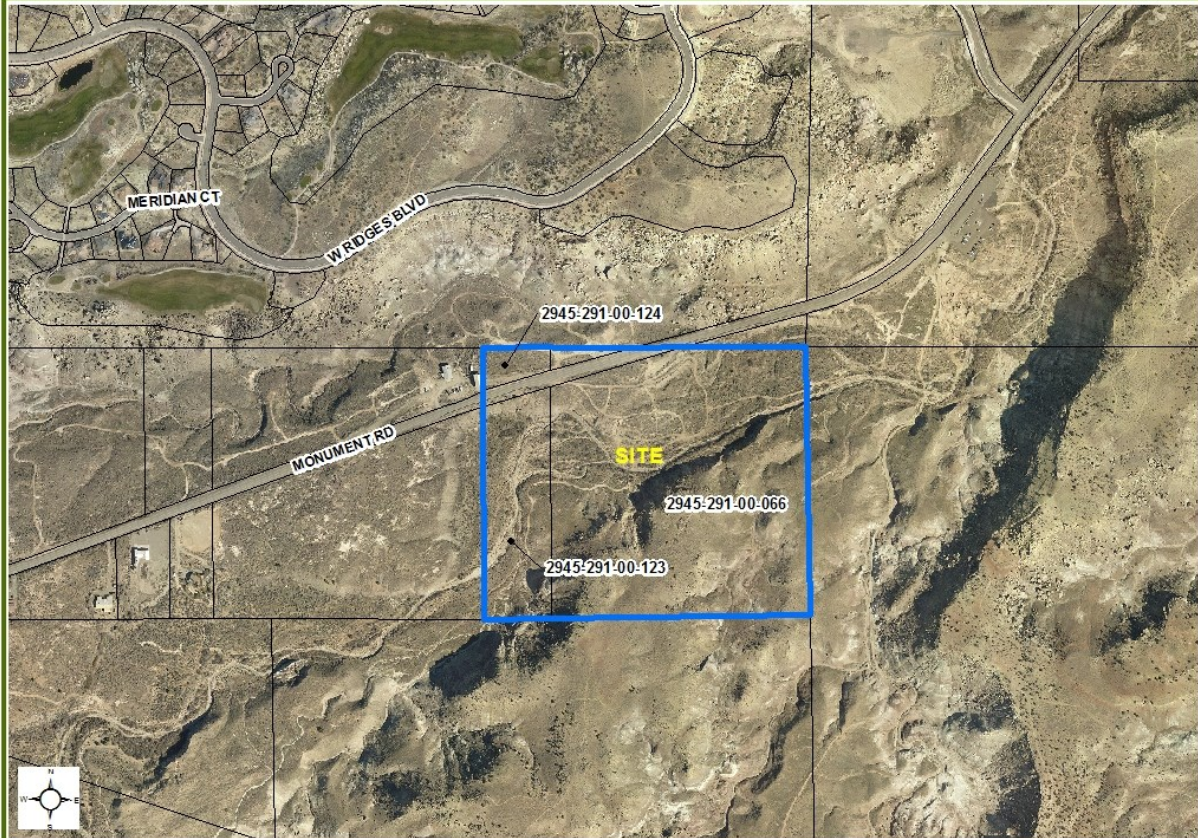
BOOKENDS ANNEXATION



 CITY LIMITS

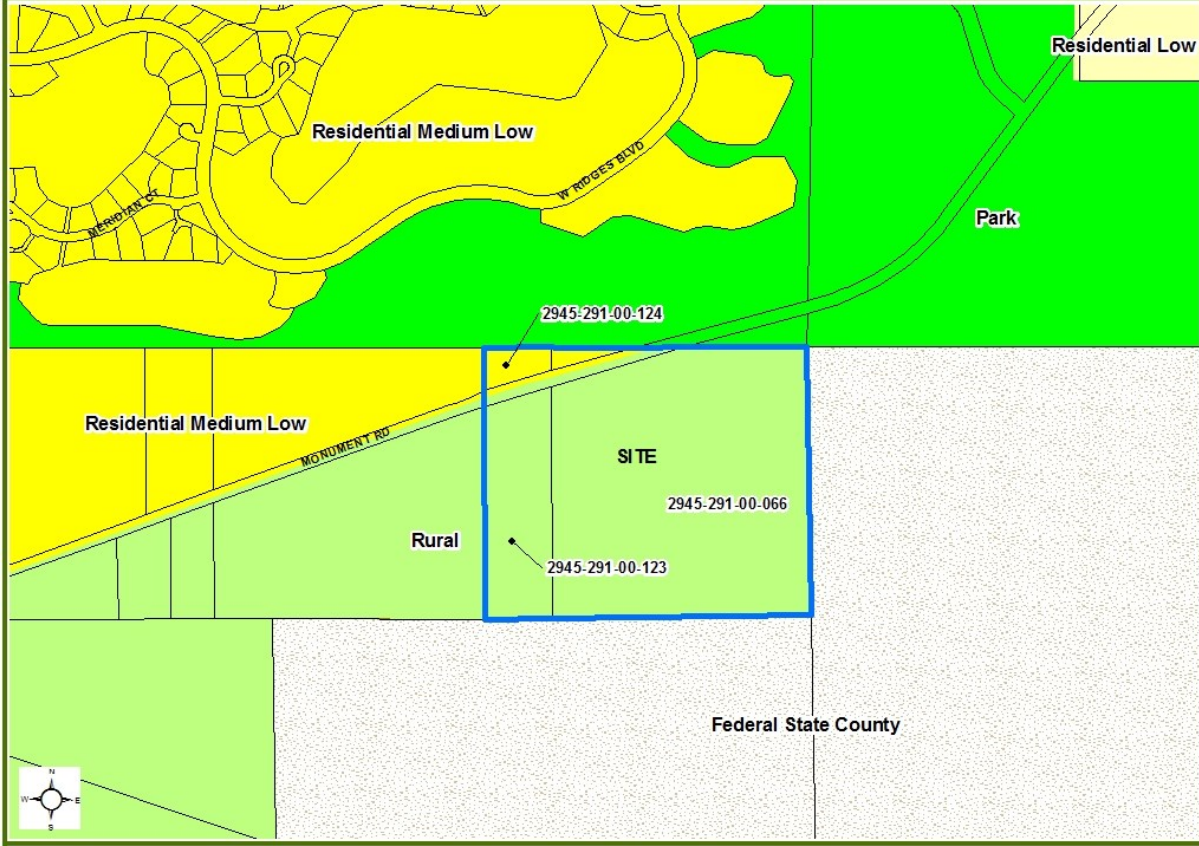
 ANNEXATION BOUNDARY

BOOKENDS ANNEXATION: AERIAL PHOTO (2014)



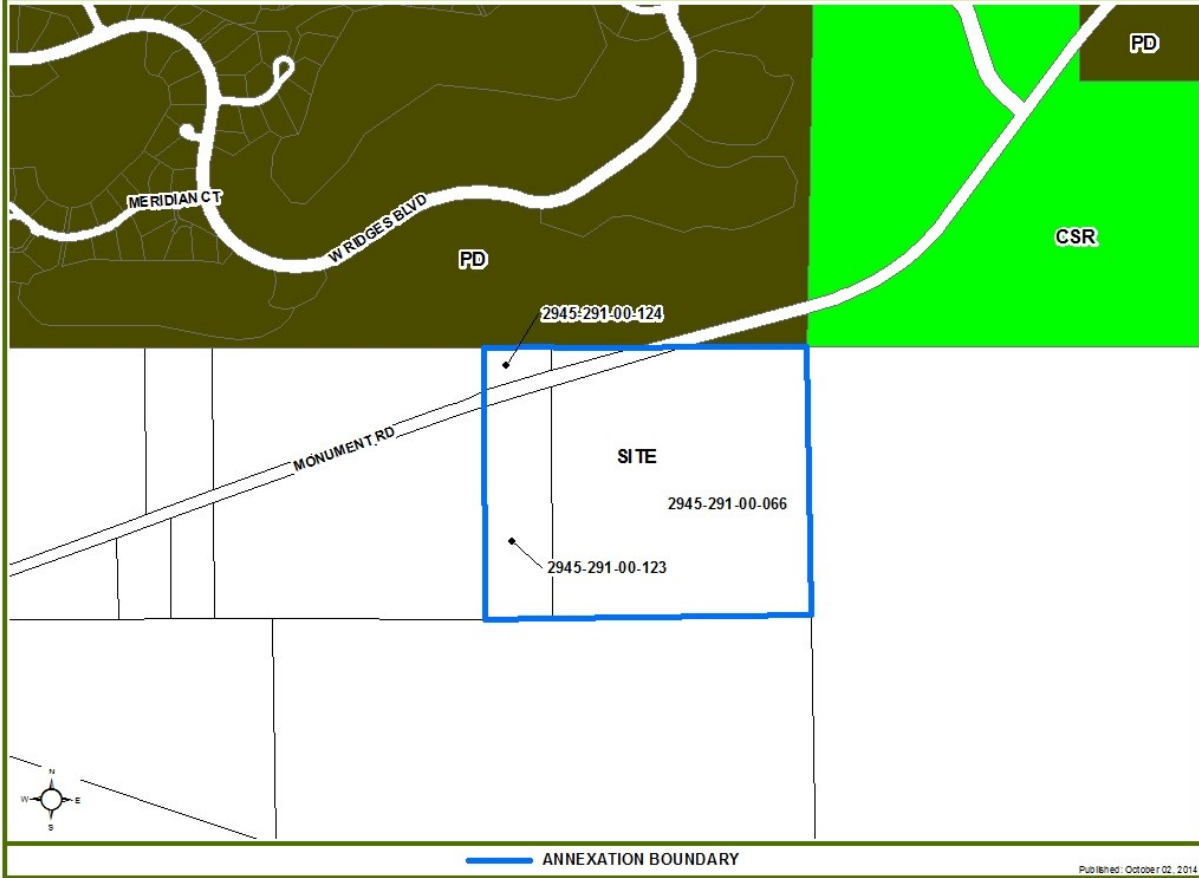
— ANNEXATION BOUNDARY

BOOKENDS ANNEXATION: FUTURE LAND USE

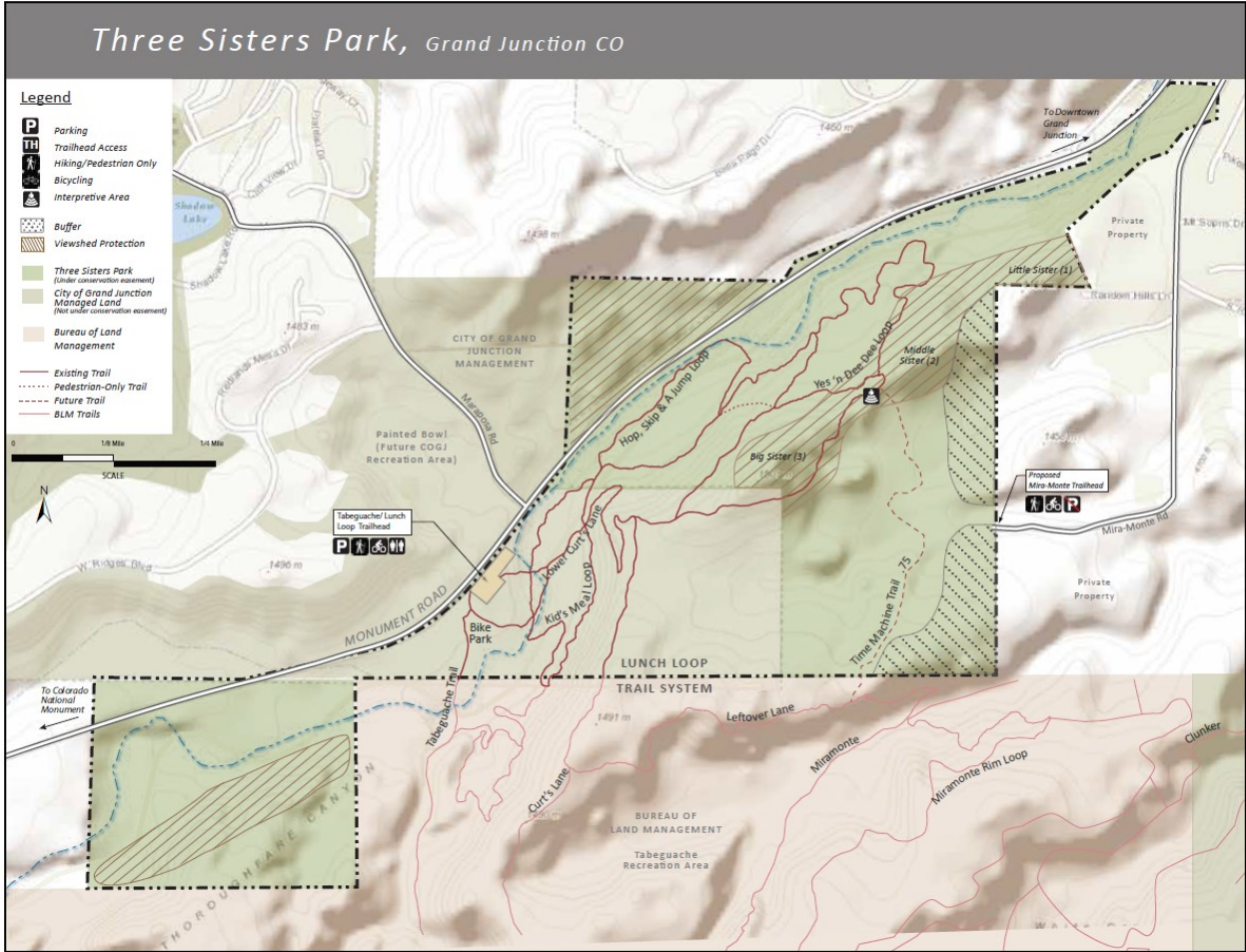


ANNEXATION BOUNDARY

BOOKENDS ANNEXATION: ZONING



— ANNEXATION BOUNDARY



Source: Three Sisters Park DRAFT Master Plan – January 2015

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 1st day of April, 2015, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

BOOKENDS ANNEXATION

LOCATED AT 2395 MONUMENT ROAD

WHEREAS, on the 1st day of April, 2015, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

BOOKENDS ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29, a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should

be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 6th day of May, 2015, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the _____ day of _____, 2015.

Attest:

President of the Council

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
April 3, 2015
April 10, 2015
April 17, 2015
April 24, 2015

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

BOOKENDS ANNEXATION

APPROXIMATELY 49.661 ACRES

LOCATED AT 2395 MONUMENT ROAD

WHEREAS, on the 1st day of April, 2015, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of May, 2015; and

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

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

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

BOOKENDS ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29, a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa

County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

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

INTRODUCED on first reading on the _____ day of _____, 2015 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2015 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk



Date: March 16, 2015
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner/4058
 Proposed Schedule: Resolution
Referring Petition – April 1, 2015
 2nd Reading: May 6, 2015
 File #: ANX-2015-75

Attach 3

CITY COUNCIL AGENDA ITEM

Subject: Grand Avenue Enclave Annexation, Located along Grand Avenue between North 23 rd Street and 28 Road
Action Requested/Recommendation: Adopt a Resolution of Intent to Annex the Grand Avenue Enclave Annexation, Introduce a Proposed Annexation Ordinance and Set a Hearing for May 6, 2015
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 0.984 acres of enclaved Grand Avenue Right-of-Way. The Grand Avenue Enclave Annexation consists only of public right-of-way.

Background, Analysis and Options:

The City Surveyor has discovered that a portion of Grand Avenue was not included in the Mesa Gardens Annexation of 1955 (Ordinance No. 924) as was assumed by the East Grand Avenue Annexation of 1969 (Ordinance No. 1326). This request for annexation includes the southern portion of the Grand Avenue right-of-way (ROW) from about North 23rd Street east to its intersection with 28 Road, all of which has been inadvertently enclaved.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

The proposed annexation meets Goal 1, Policy D as the purpose of the annexation is to correct an error in the City Limits related to an existing public right-of-way. Annexation will allow continued maintenance of the street by the City of Grand Junction.

How this item relates to the Economic Development Plan:

The proposed annexation falls within one of the City’s guiding areas of emphasis – Infrastructure. Annexation will correct a decades old error and permit continued maintenance of a major east/west collector road.

Board or Committee Recommendation:

Public right-of-way is not assigned a zoning designation, so no Planning Commission recommendation is required.

Financial Impact/Budget:

No change is anticipated, as Grand Avenue has always been assumed to be City jurisdiction and therefore maintained by the City.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully annex enclave areas unilaterally after they have been enclaved for a period of three years.

Other issues: None.

Previously presented or discussed: No.

Attachments:

- 9. Staff report/Background information
- 10. Annexation Map
- 11. Aerial Photo
- 12. Comprehensive Plan Future Land Use Map
- 13. Existing City Zoning Map
- 14. Resolution Referring Petition
- 15. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		A portion of Grand Avenue between North 23 rd Street and 28 Road.		
Applicants:		City of Grand Junction		
Existing Land Use:		Right-of-Way		
Proposed Land Use:		Right-of-Way		
Surrounding Land Use:	North	Residential		
	South	Residential / Commercial		
	East	N/A		
	West	N/A		
Existing Zoning:		N/A		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	R-16 (Residential 16 du/ac) R-8 (Residential 8 du/ac)		
	South	C-2 (General Commercial) R-O (Residential Office)		
	East	N/A		
	West	N/A		
Future Land Use Designation:		Commercial		
Zoning within density/intensity range?		N/A	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 0.984 acres of land, all of which lies within the Grand Avenue right-of-way.

Under the 1998 Persigo Agreement, the County consents to the annexation of all or a portion of any road, street, easement, right-of-way, open space or other County-owned property within the Persigo Wastewater Treatment boundary.

State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three (3) years. The subject area is a portion of Grand Avenue right-of-way (ROW) from about North 23rd Street east to its intersection with 28 Road that was not included in the Mesa Gardens Annexation of 1955 (Ordinance 924) as was assumed by the East Grand Avenue Annexation of 1969 (Ordinance 1326); therefore it was inadvertently enclaved.

The following annexation and zoning schedule is being proposed:

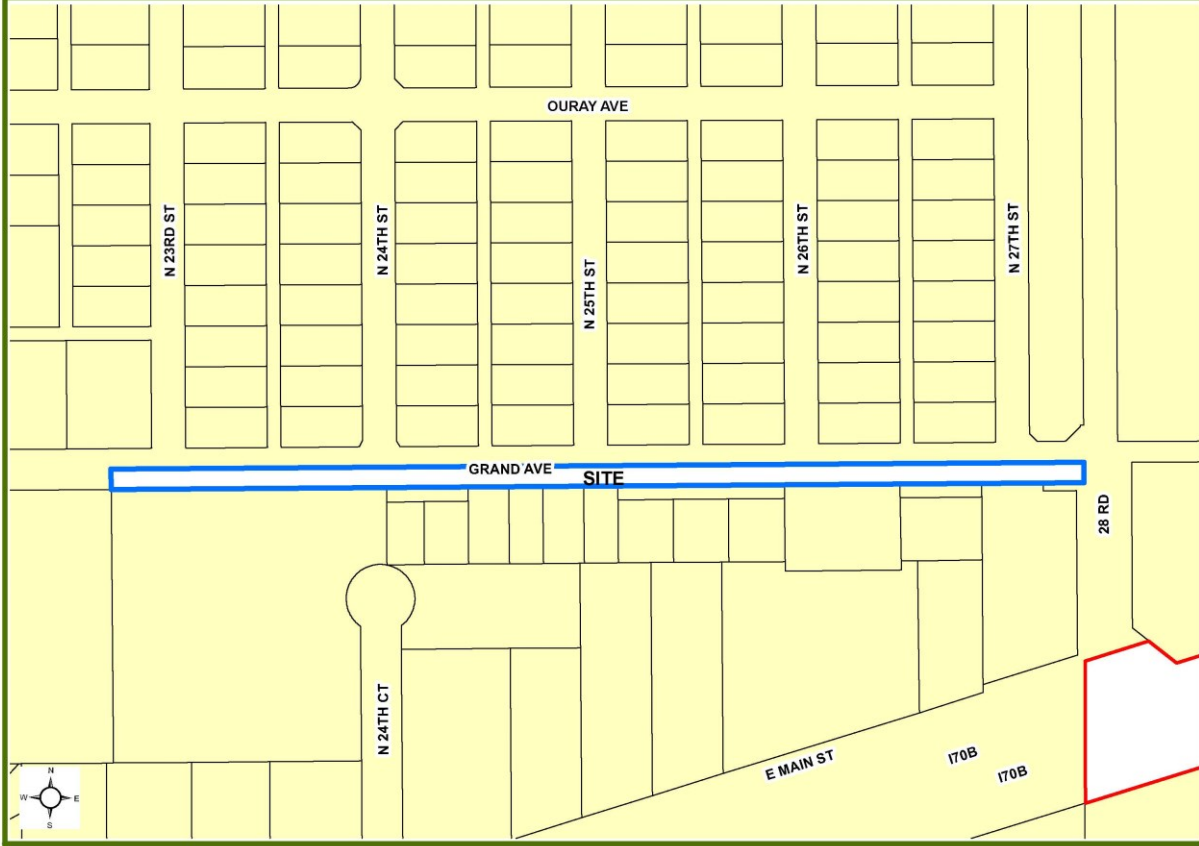
ANNEXATION SCHEDULE

April 1, 2015	Notice of Intent to Annex (30 Day Notice) and Introduction of a Proposed Ordinance
May 6, 2015	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 7, 2015	Effective date of Annexation

GRAND AVENUE ENCLAVE ANNEXATION SUMMARY

File Number:	ANX-2015-75	
Location:	A portion of Grand Avenue between North 23 rd Street and 28 Road.	
Tax ID Number:	See legal descriptions	
# of Parcels:	0	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres of land annexed:	0.984	
Developable Acres Remaining:	0	
Right-of-way in Annexation:	0.984 acres	
Previous County Zoning:	N/A	
Proposed City Zoning:	N/A	
Current Land Use:	Right-of-Way	
Future Land Use:	Right-of-Way	
Values:	Assessed:	N/A
	Actual:	N/A
Address Ranges:	N/A	
Special Districts:	Water:	Grand Junction Water Service
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Grand Junction Fire Department
	Irrigation/ Drainage:	Grand Valley Irrigation Company Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

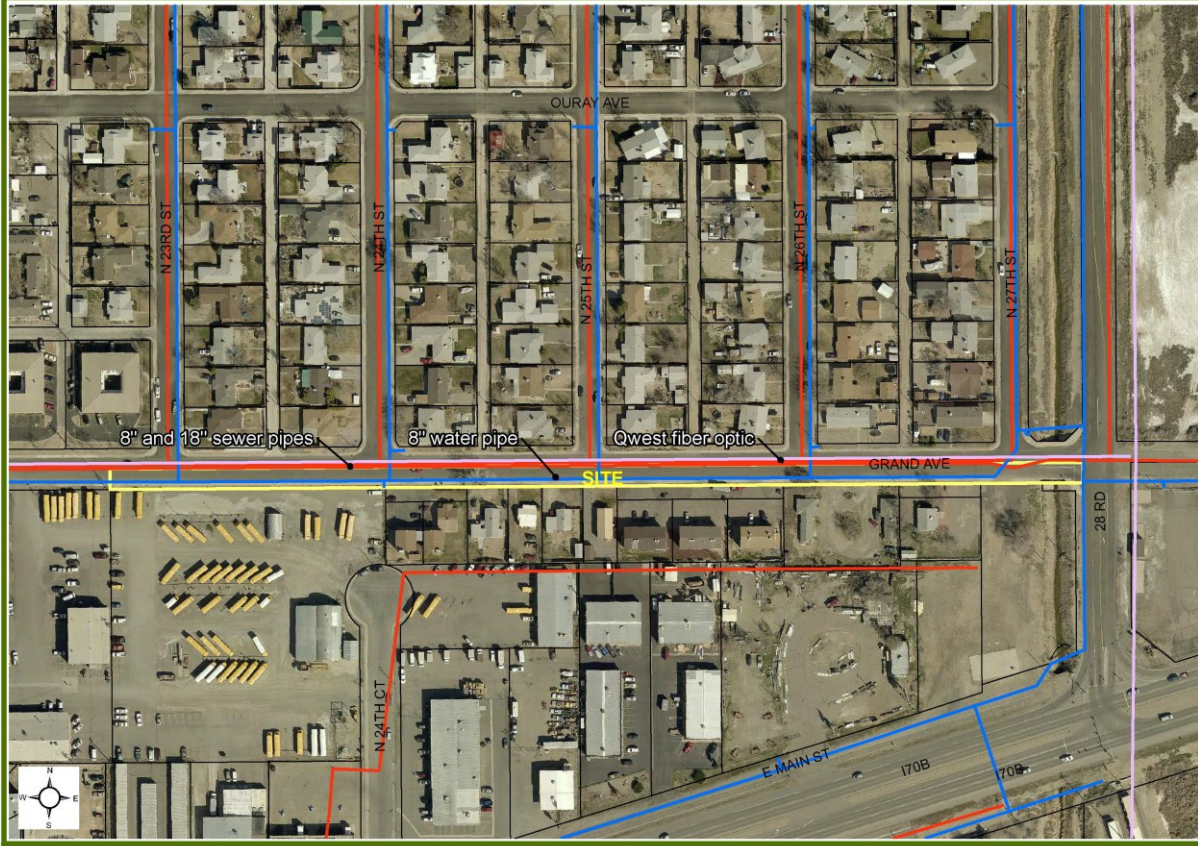
GRAND AVENUE ANNEXATION



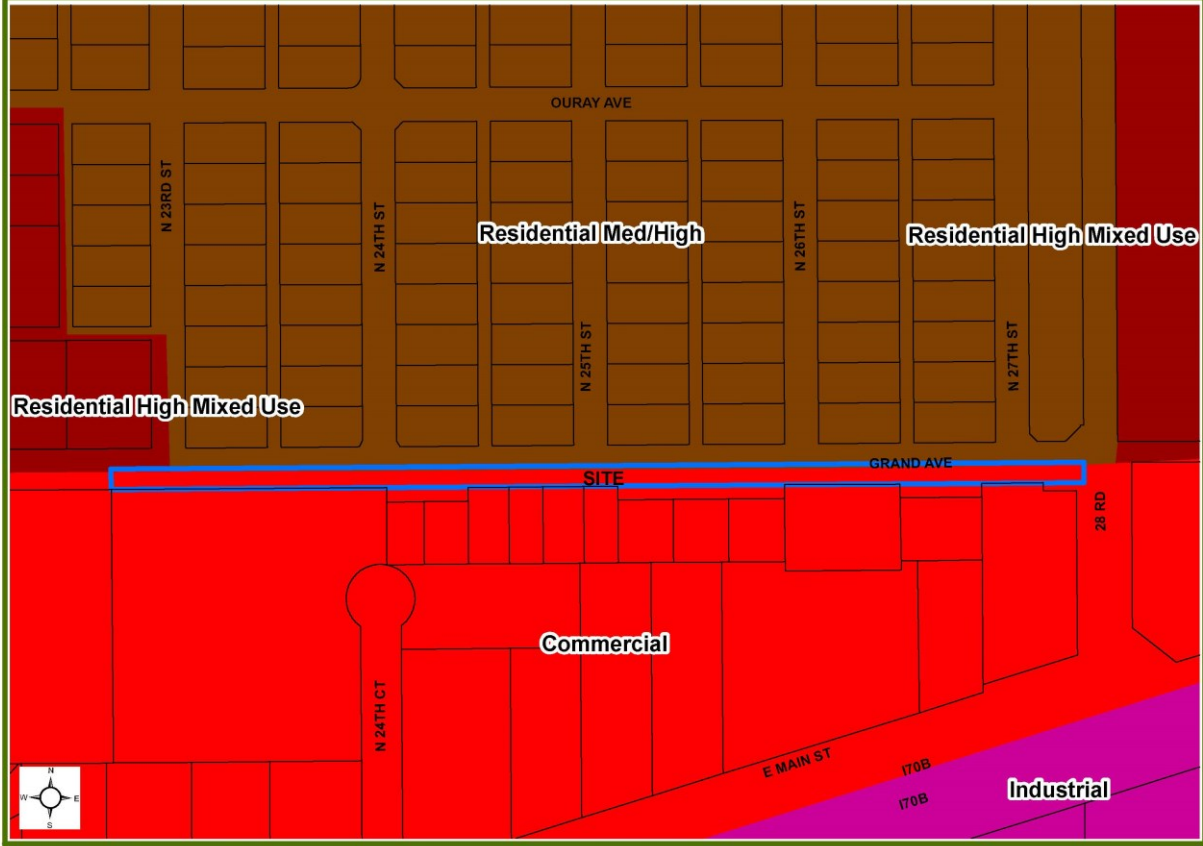
 CITY LIMITS

 ANNEXATION BOUNDARY

GRAND AVENUE ANNEXATION: UTILITIES



GRAND AVENUE ANNEXATION: FUTURE LAND USE



ANNEXATION BOUNDARY

GRAND AVENUE ANNEXATION: ZONING



**NOTICE OF INTENT
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 1st day of April, 2015, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY OF GRAND JUNCTION
GIVING NOTICE THAT A TRACT OF LAND KNOWN AS THE**

GRAND AVENUE ENCLAVE ANNEXATION

**APPROXIMATELY 0.984 ACRES OF PUBLIC RIGHT-OF-WAY FOR GRAND AVENUE
LOCATED BETWEEN NORTH 23RD STREET AND 28 ROAD**

**WILL BE CONSIDERED FOR ANNEXATION
TO THE CITY OF GRAND JUNCTION, COLORADO**

AND EXERCISING LAND USE CONTROL

WHEREAS, on the 1st day of April, 2015, the Community Development Division filed with the City Clerk of the City of Grand Junction a request that the City Council of the City of Grand Junction commence proceedings to annex to the City of Grand Junction a certain tract of land in the County of Mesa, State of Colorado, commonly known as the Grand Avenue Enclave and more particularly described as follows:

GRAND AVENUE ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that portion of Grand Avenue right of way bounded as follows: Bounded on the North by the South line of the Mesa Gardens Annexation, City of Grand Junction Ordinance No. 924, Reception No. 737698, Public Records of Mesa County, Colorado; bounded on the West by the East line of the District 51 Annexation, City of Grand Junction Ordinance No. 1040, Reception No. 716119, Public Records of Mesa County, Colorado; bounded on the South by the North line of the East Grand Avenue Annexation, City of Grand Junction Ordinance No. 1326, Book 937, Page 606, Public Records of Mesa County, Colorado and bounded on the East by the West line of the R.E.A. Annexation, City of Grand Junction Ordinance No. 1857, Reception No. 1212989, Public Records of Mesa County, Colorado.

CONTAINING 42,884 Square Feet or 0.984 Acres, more or less, as described hereon.

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1);

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

1. That the City Clerk of the City of Grand Junction is hereby directed to give notice of the City Council's intent to annex the aforementioned area, pursuant to the Municipal Annexation Act of 1965.
2. That the ordinance annexing the subject area was introduced and given first reading on this 1st day of April, 2015, with a second reading and public hearing on the proposed annexation ordinance to be held on the 6th day of May, 2015, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM.
3. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Division of the City.

ADOPTED the _____ day of _____, 2015.

Attest:

President of the Council

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
April 3, 2015
April 10, 2015
April 17, 2015
April 24, 2015

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

GRAND AVENUE ENCLAVE ANNEXATION

APPROXIMATELY 0.984 ACRES OF PUBLIC RIGHT-OF-WAY FOR GRAND AVENUE

LOCATED BETWEEN NORTH 23RD STREET AND 28 ROAD

WHEREAS, on the 1st day of April, 2015, the City Council of the City of Grand Junction gave notice that they will consider for annexation to the City of Grand Junction the following described territory, commonly known as the Grand Avenue Enclave; and

WHEREAS, a hearing and second reading on the proposed annexation ordinance was duly held after proper notice on the 6th day of May, 2015; and

WHEREAS, the area proposed to be annexed is entirely contained within the boundaries of the City of Grand Junction and said area has been so surrounded for a period of not less than three (3) years, pursuant to C.R.S. 31-12-106(1); and

WHEREAS, the requirements of Section 30, Article II of the Colorado Constitution have been met, specifically that the area is entirely surrounded by the annexing municipality.

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

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

GRAND AVENUE ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the Southeast Quarter (SE 1/4) of Section 13, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that portion of Grand Avenue right of way bounded as follows: Bounded on the North by the South line of the Mesa Gardens Annexation, City of Grand Junction Ordinance No. 924, Reception No. 737698, Public Records of Mesa County, Colorado; bounded on the West by the East line of the District 51 Annexation, City of Grand Junction Ordinance No. 1040, Reception No. 716119, Public Records of Mesa County, Colorado; bounded on the South by the North line of the East Grand Avenue Annexation, City of Grand Junction Ordinance No. 1326, Book 937, Page 606, Public Records of Mesa County, Colorado and bounded on the East by the West line of the

R.E.A. Annexation, City of Grand Junction Ordinance No. 1857, Reception No. 1212989, Public Records of Mesa County, Colorado.

CONTAINING 42,884 Square Feet or 0.984 Acres, more or less, as described hereon.

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

INTRODUCED on first reading on the _____ day of _____, 2015 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2015 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

Attach 4

CITY COUNCIL AGENDA ITEM

Subject: Skunk Hollow Annexation, Located along 26 Road between Kelley Drive and H Road
Action Requested/Recommendation: Adopt a Resolution Referring the Petition for the Skunk Hollow Annexation, Introduce a Proposed Annexation Ordinance and Set a Hearing for May 6, 2015
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to annex 0.760 acres of 26 Road Right-of-Way. The Skunk Hollow Annexation consists only of public right-of-way.

Background, Analysis and Options:

During the process of reviewing the Skunk Hollow Filing Two Subdivision, located at 2606 Kelley Drive, it was discovered that 26 Road adjacent to the property was not within the City Limits, requiring the property owner(s) to obtain an access permit from Mesa County to utilize a portion of their property, which was annexed in 1995. This request for annexation includes 26 Road right-of-way (ROW) from Kelley Drive north to its intersection with H Road, all of which adjoins the existing City Limits.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy D: For development that requires municipal services, those services shall be provided by a municipality or district capable of providing municipal services.

The proposed annexation meets Goal 1, Policy D as the purpose of the annexation is to allow access from property within the City Limits to an adjacent public right-of-way. Annexation will allow future maintenance of the street by the City of Grand Junction.

How this item relates to the Economic Development Plan:

The proposed annexation falls within one of the City's guiding areas of emphasis – Infrastructure. Annexation will allow private property development to access public infrastructure without the redundancy of permits created by the current jurisdictional boundary.

Board or Committee Recommendation:

Public right-of-way is not assigned a zoning designation, so no Planning Commission recommendation is required.

Financial Impact/Budget:

The annexation of the right-of-way will transfer maintenance responsibilities from Mesa County to the City of Grand Junction. The City already has jurisdiction over a portion of 26 Road south of Kelley Drive, so the impact is minimal.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully entertain the petition for annexation.

Other issues: None.

Previously presented or discussed: No.

Attachments:

1. Staff report/Background information
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City Zoning Map
6. Resolution Referring Petition
7. Annexation Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		A portion of 26 Road located North of Kelley Drive and South of H Road.		
Applicants:		City of Grand Junction		
Existing Land Use:		Right-of-Way		
Proposed Land Use:		Right-of-Way		
Surrounding Land Use:	North	N/A		
	South	N/A		
	East	Single-Family Residential		
	West	Single-Family Residential / Agricultural		
Existing Zoning:		N/A		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	N/A		
	South	N/A		
	East	R-1 (Residential 1 du/ac)		
	West	County RSF-R (Residential Single-Family Rural)		
Future Land Use Designation:		Residential Low		
Zoning within density/intensity range?		N/A	Yes	No

Staff Analysis:

ANNEXATION:

This annexation area consists of 0.760 acres of land, all of which lies within the 26 Road right-of-way. The City of Grand Junction is requesting annexation into the City to allow for ease of maintenance and delivery of services.

Under the 1998 Persigo Agreement, the County consents to the annexation of all or a portion of any road, street, easement, right-of-way, open space or other County-owned property within the Persigo Wastewater Treatment boundary.

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

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

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

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

Please note that this petition has been prepared by the City. Because the petition annexes right-of-way, the ownership and area requirements of the statute are not applicable.

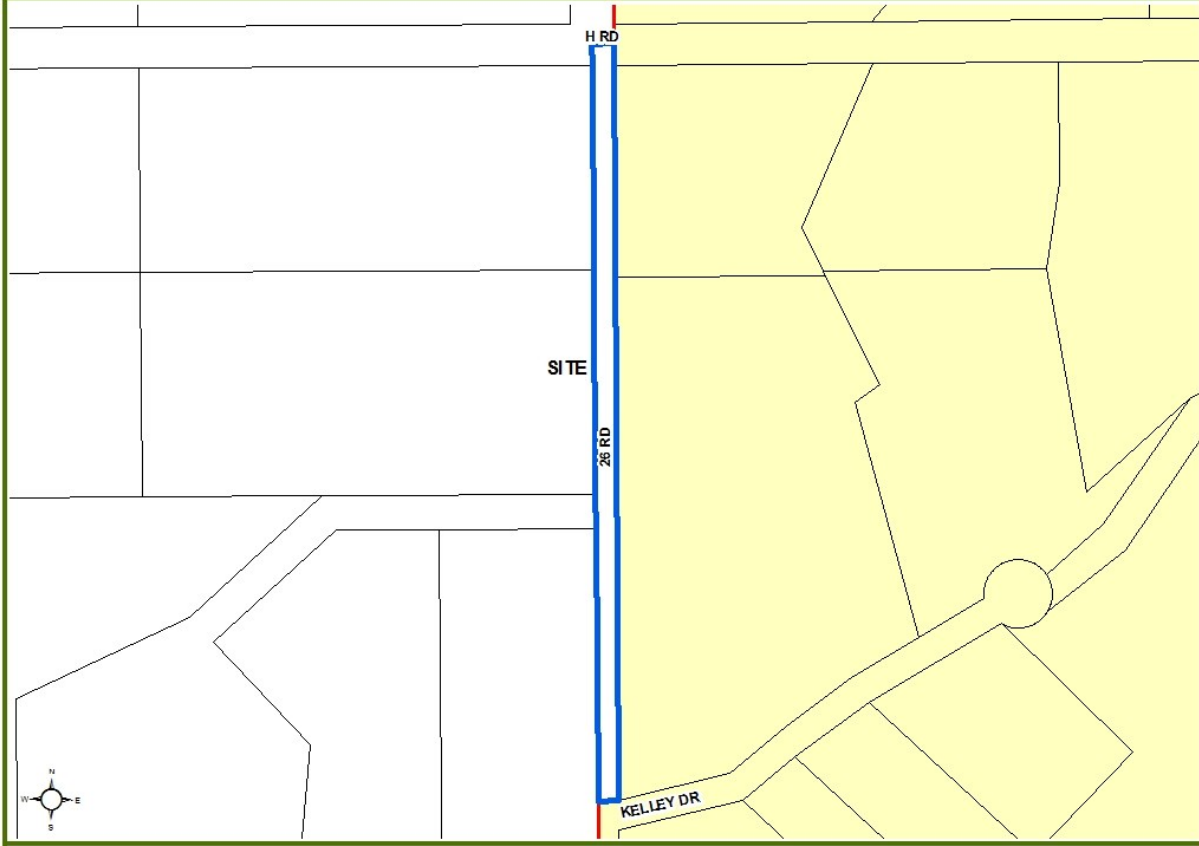
The following annexation and zoning schedule is being proposed:

<i>ANNEXATION SCHEDULE</i>	
April 1, 2015	Referral of Petition (30 Day Notice) and Introduction of a Proposed Ordinance
May 6, 2015	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 7, 2015	Effective date of Annexation

SKUNK HOLLOW ANNEXATION SUMMARY

File Number:	ANX-2014-367	
Location:	A portion of 26 Road right-of-way located North of Kelley Drive and South of H Road	
Tax ID Number:	See legal descriptions	
# of Parcels:	0	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres of land annexed:	0.760	
Developable Acres Remaining:	0	
Right-of-way in Annexation:	0.760 acres	
Previous County Zoning:	N/A	
Proposed City Zoning:	N/A	
Current Land Use:	Right-of-Way	
Future Land Use:	Right-of-Way	
Values:	Assessed:	N/A
	Actual:	N/A
Address Ranges:	N/A	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service boundary
	Fire:	Grand Junction Rural Fire District
	Irrigation/ Drainage:	Grand Valley Water Users Association
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

SKUNK HOLLOW ANNEXATION



 CITY LIMITS

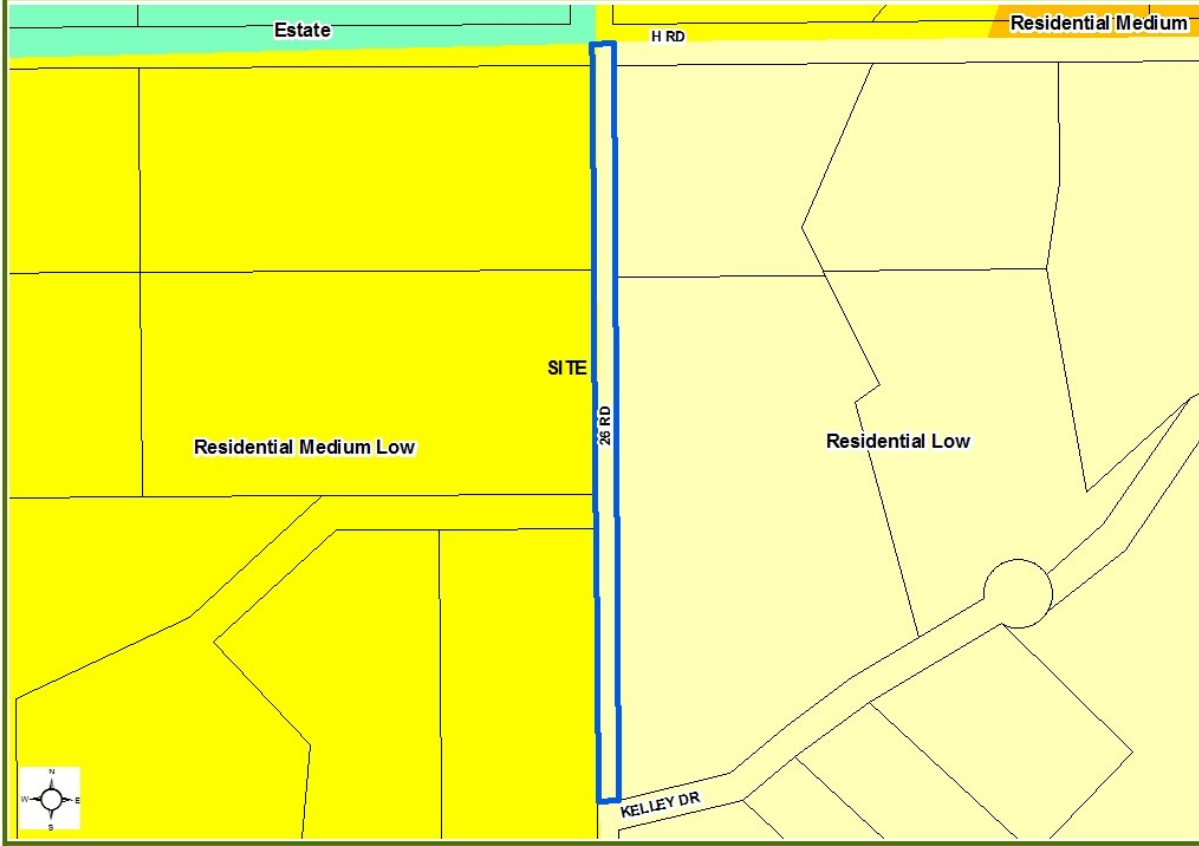
 ANNEXATION BOUNDARY

SKUNK HOLLOW ANNEXATION: AERIAL PHOTO (2014)



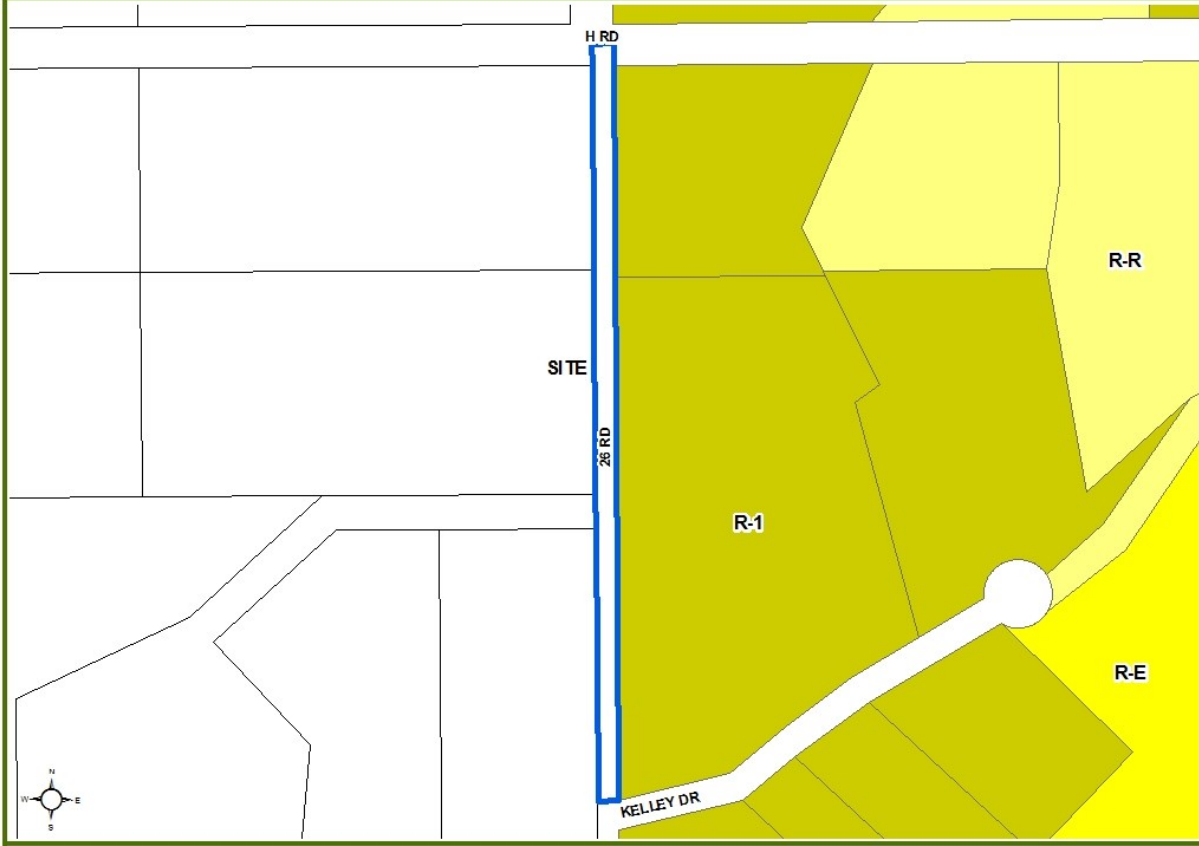
ANNEXATION BOUNDARY

SKUNK HOLLOW ANNEXATION: COMPLAN FUTURE LAND USE



— ANNEXATION BOUNDARY

SKUNK HOLLOW ANNEXATION: ZONING



— ANNEXATION BOUNDARY

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 1st day of April, 2015, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

SKUNK HOLLOW ANNEXATION

**APPROXIMATELY 0.760 ACRES OF PUBLIC RIGHT-OF-WAY FOR 26 ROAD
LOCATED NORTH OF KELLEY DRIVE AND SOUTH OF H ROAD**

WHEREAS, on the 1st day of April, 2015, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

SKUNK HOLLOW ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the North line of the NW 1/4 NW 1/4 of said Section 35 bears N 89°55'47" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'47" E along the North line of the NW 1/4 NW 1/4 of said Section 35, a distance of 30.00 feet; thence S 00°10'31" E, along the West line of Skunk Hollow Minor Subdivision, as same is recorded in Plat Book 15, Page 22, Public Records of Mesa County, Colorado, said line being 30.00 feet East of and parallel with, the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.12 feet; thence S 89°49'29" W, a distance of 30.00 feet to a point on the West line of the NW 1/4 NW 1/4 of said Section 35; thence N 00°10'31" W, along the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.18 feet, more or less, to the Point of Beginning.

CONTAINING 33,124 Sq. Ft. or 0.760 Acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 6th day of May, 2015, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Division of the City.

ADOPTED the _____ day of _____, 2015.

Attest:

President of the Council

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
April 3, 2015
April 10, 2015
April 17, 2015
April 24, 2015

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

SKUNK HOLLOW ANNEXATION

APPROXIMATELY 0.760 ACRES OF PUBLIC RIGHT-OF-WAY FOR 26 ROAD

LOCATED NORTH OF KELLEY DRIVE AND SOUTH OF H ROAD

WHEREAS, on the 1st day of April, 2015, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 6th day of May, 2015; and

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

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

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

SKUNK HOLLOW ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the North line of the NW 1/4 NW 1/4 of said Section 35 bears N 89°55'47" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'47" E along the North line of the NW 1/4 NW 1/4 of said Section 35, a distance of 30.00 feet; thence S 00°10'31" E, along the West line of Skunk Hollow Minor Subdivision, as same is recorded in Plat Book 15, Page 22, Public Records of Mesa County, Colorado, said line being 30.00 feet East of and parallel with, the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.12 feet; thence S 89°49'29" W, a distance of 30.00 feet to a point on the West line of the NW 1/4 NW 1/4 of said

Section 35; thence N 00°10'31" W, along the West line of the NW 1/4 NW 1/4 of said Section 35, a distance of 1104.18 feet, more or less, to the Point of Beginning.

CONTAINING 33,124 Sq. Ft. or 0.760 Acres, more or less, as described.

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

INTRODUCED on first reading on the _____ day of _____, 2015 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2015 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

Attach 5

CITY COUNCIL AGENDA ITEM

Subject: Grand Junction Housing Authority Request

Action Requested/Recommendation: Approve a Resolution Authorizing the City to Pay Certain Development Fees for the Highlands Apartments Senior Living

Presenter(s) Name & Title: Jody Kole, Executive Director of GJ Housing Authority

Executive Summary:

A request for approval of a Resolution to have the City pay certain development fees for the Grand Junction Housing Authority's proposed 64 affordable senior living residential units to be located at 805 Bookcliff Avenue.

Background, Analysis and Options:

Grand Junction Housing Authority is proposing to develop 64 apartments that will include 52 one-bedroom and 12 two-bedroom units for affordable senior living. This will be Phase 1 of the proposed project.

As outlined in the attached letter, the GJHA is seeking funding from several sources to pay for this project. One important criterion GJHA must establish in order to effectively compete for funding is financial support from the local community. GJHA is asking the City Council for a commitment for this financial support by May 1st, 2015 with the actual funding due in 2016.

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

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

The proposed project will provide needed affordable housing on an infill site within the City Center, taking advantage and making efficient use of existing infrastructure and amenities in the area.

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

The proposed project will provide affordable senior apartment living in an area where needed services are readily available.

How this item relates to the Economic Development Plan:

Goal: Continue to make strategic investments in public amenities that support Grand Junction becoming “the most livable community west of the Rockies by 2025.”

The proposed project is a quality development and will provide visual appeal through attractive architectural design and public spaces throughout the Planned Development. It will also provide a needed housing type and housing close to medical, shopping, public transportation routes and downtown.

Board or Committee Recommendation:

None.

Financial Impact/Budget:

The applicant is requesting the City pay the following development impact fees in 2016:

Sewer Plant Investment Fee	\$195,563
City Water Tap	4,150
Parks Land Dedication Fee	14,400
Parks Open Space Fee	61,000
Transportation Capacity Payment	<u>113,216</u>
Total Fees Requested	\$388,329

The GJHA further asks that the City agree to defer the Utility Undergrounding Fee (\$14,107) until the development of the second phase. It is their intention to underground the utilities along Bookcliff Avenue fronting their property.

The funds to pay these development fees could come out of the City Council’s Economic Development budget or from General Fund balance.

Legal issues:

No issues have been identified at this time.

Other issues:

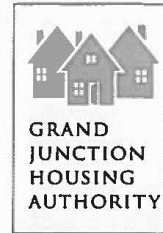
Not aware of any other issues at this time.

Previously presented or discussed:

This item was discussed at the March 30, 2015 workshop.

Attachments:

Applicant’s Request Letter
Resolution



March 23, 2015

Mayor Phyllis Norris and Members of the
Grand Junction City Council
250 North Fifth Street
Grand Junction, CO 81501

Request for Funding Assistance

Dear Mayor Norris and City Council Members:

Grand Junction Housing Authority is preparing to develop the first phase of The Highlands, a wellness-focused affordable senior housing community located at 805 Bookcliff Avenue. In January the City Council approved our rezoning request to accommodate this two-phase development which will ultimately bring Grand Junction an additional 128 affordable apartments for seniors. The subject of this request is the first phase, which includes 64 one- and two-bedroom apartments.

This will be a very attractive development, with brick and stucco exterior, and a large outdoor community gathering space on the south side of the site. Wellness-related services will be provided on-site by local organizations including Hilltop Community Resources, Hope West, Rocky Mountain Health Plans Foundation and others. We believe that these added wellness services will help residents remain healthier longer, improve their quality of life, and enable them to better age-in-place. This could significantly delay or eliminate the need for costly assisted living or nursing home care for many residents.

In 2014 a preliminary market analysis to assess the demand for age 62+ income-restricted housing in Mesa County, the primary market area for this development, found that there are currently 1,788 qualified 1 & 2 person renter households living in the market area. The proposed 64 units would serve 3.6% of that market, so demand for these units is likely to be high.

This development will have both short-term and long-term public benefits. In the short term, substantial work will be created in the construction and construction-related trades, as well as for various professional consultants who will take part in the development. Also, considerable materials sales typical of this type of development will be generated. In the long term, substantial public benefit

1011 North Tenth Street Grand Junction, Co 81501 (970) 245-0388
(TTY) Dial 711 or 1 (800) 842-9710



Mayor Norris and Grand Junction City Council Members

March 23, 2015

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will be realized from the availability of 64 additional units of affordable senior housing in the first phase, for which GJHA will make a 50 year affordability commitment. Rents will be established to serve renters whose incomes range from 30% to 60% of the Area Median Family Income.

The location is especially desirable for senior housing due to its proximity to many of the types of services required by seniors, including public transportation, hospitals, medical office and services facilities, Colorado Mesa University, and various retail businesses. The public will also benefit from the expected future development of an additional 64 units of affordable senior housing in the second phase of the development.

We have completed the initial design work and are in the process of obtaining firm estimates for the construction, impact fees and other costs. We expect costs to be somewhat higher than our recently-completed Village Park development due to inflation in the construction industry in Colorado, and due to the challenging storm drainage requirements of this site.

Our proposed financing plan involves applying for grant funds from the State of Colorado, Division of Housing and the Federal Home Loan Bank of Topeka. We are on target to submit a May 1 application to the Colorado Housing and Finance Authority for an allocation of Low Income Housing Tax Credits (LIHTC), a federal tax incentive to encourage corporate investment in affordable housing. This has been the primary source of funding for our recent developments, including Crystal Brook, Linden Pointe, Arbor Vista and Village Park.

As an important criterion for its grant decision, each of these external funding sources looks at the local community's financial support for a development as evidence of a local commitment to affordable housing. Grand Junction Housing Authority will be committing funds to the development, although the exact dollar value has not yet been established by the GJHA Board. The property's Net Operating Income will also support a limited first mortgage, which will be yet another source of funding for the development.

We are seeking financial support from the City of Grand Junction to complete the financing package. Due to the long lead time necessary to bring such a large endeavor to completion, we seek a commitment of City support prior to the May 1, 2015 LIHTC Application deadline, but funding this grant commitment is not necessary until 2016.

Assuming the receipt of the tax credits and the grants we will request, construction may begin in late 2015 or the first quarter of 2016. The estimated City Development Impact Fees associated with the first 64 apartment phase of this development total \$388,329:

Open Space:	\$ 61,000
Parks Impact Fee:	\$ 14,400
Sewer Fees:	\$ 195,563
Transportation Capacity Payment:	\$ 113,216
Water meter	\$ 4,150

Mayor Norris and Grand Junction City Council Members

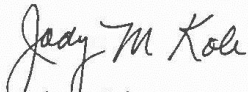
March 23, 2015

Page Three

We ask that the City agree to defer these development impact fees until 2016, at which time the City would pay the fees on behalf of Grand Junction Housing Authority and The Highlands development. Further, we ask that the City agree to defer the Utility Undergrounding Fee until the development of the second phase of The Highlands, at which time it is our intention to underground the utilities along the full Bookcliff Avenue frontage of the entire property.

Attached to this request you will find a site plan, building elevations, and floor plans. If you would like any additional information, we will be happy to provide it.

Thank you for your consideration,



Jody M. Kole
CEO

RESOLUTION NO. __-15

A RESOLUTION AUTHORIZING THE CITY PAYMENT OF CERTAIN DEVELOPMENT FEES FOR THE GRAND JUNCTION HOUSING AUTHORITY'S PROPOSED HIGHLAND APARTMENT PROJECT LOCATED AT 805 BOOKCLIFF AVENUE

RECITALS.

The Grand Junction Housing Authority (GJHA) is proposing to develop in two phases 128 dwelling units in two buildings on Bookcliff Avenue for elderly and low income persons. The property is properly zoned, is close to medical services and is served by Grand Valley Transit. The proposed development is consistent with the City's Comprehensive Plan.

To be eligible for Colorado Housing and Finance Authority (CHFA) tax credit financing the GJHA must demonstrate local support for the project. As an important and discernable means of demonstrating its support for the project, the City Council has determined that it will pay the municipal development fees for Phase 1 of the project (64 units) in an amount not to exceed \$388,329.00.

The GJHA has requested that the City continue its support of the delivery of adequate housing and a suitable living environment with the Highlands project as it has done on past projects such as Village Park.

In addition to creating additional, needed housing the City's support will provide new economic opportunities to those firms constructing the project.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the payment in 2016 or at a time determined by the City Council to be appropriate, either from general fund source(s) such as the Economic Development fund or other budgets, Community Development Block Grant (CDBG) award(s) (if the project is found to be eligible for CDBG funding) or a combination of sources, an amount not to exceed \$388,329.00 for:

- 1) sewer plant investment fee of \$195,563.00, and
- 2) water tap fee of \$4150.00; and
- 3) parkland expansion fee of \$14,400.00; and
- 4) open space fee of \$61,000.00; and
- 5) transportation capacity payment (TCP) fee of \$113,216.00.*

*The TCP is for the 128 unit project; other fees are for Phase 1 (64 units) only.

FURTHERMORE, BE IT RESOLVED THAT the City Council does express its confident support of the GJHA Highland project and the efforts of the GJHA to help meet the need for affordable housing in our community.

Adopted this _____ day of _____, 2015.

Mayor and President of the City Council

ATTEST:

City Clerk

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 6

CITY COUNCIL AGENDA ITEM

Subject: Professional Services Contract for Engineering Design of the Downstream Modifications of Hallenbeck No. 1 (aka Purdy Mesa) Dam Project

Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with URS Corporation of Denver, CO for the Design of Downstream Modifications of Hallenbeck No. 1 Dam for the Proposal Amount of \$68,758

Presenter(s) Name & Title: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

Executive Summary:

The Public Works Department is requesting that City Council approve awarding a professional design services contract for the Design of Downstream Modifications of Hallenbeck No. 1 Dam. This design effort will result in a project to mitigate seepage and slope stability issues with this dam.

Background, Analysis and Options:

The City water department was filling the Hallenbeck No. 1 reservoir to a spill elevation during the course of the early months of 2014. This was being done to fully evaluate a known seepage condition on the downstream face of the dam in preparation of a project to address the seepage through the dam. During the filling process the water department was inspecting the dam, and monitoring groundwater elevations within the dam, on a daily basis. On June 6, 2014 water department staff discovered a longitudinal crack on the downstream face of the dam. This resulted in calling for a level 1 action in accordance with the Emergency Action Plan in place for the dam. Water was released from the reservoir as quickly as possible to minimize stress on the dam.

A solicitation was then conducted for a professional engineering firm to provide a forensic evaluation of the dam to determine what may have caused the crack. URS Corp. was selected from this solicitation and completed the forensic evaluation. The cost for this effort was \$41,386. The resulting report provides information on what caused the failure.

With this information in hand, the fix for the dam now needs to be designed.

The City received a proposal from URS Corp. in the amount of \$68,758 to complete the design work that will allow the City to fully utilize the water storage. The 659 acre foot reservoir is currently restricted to a maximum storage of 200 acre feet.

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 Downstream Modifications for Hallenbeck No. 1 Dam project will protect public health, safety and welfare, as well as meet the needs of existing and future growth, by providing for safe storage of raw water.

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 Hallenbeck No. 1 Dam project will provide for full storage utilization of the raw water reservoir, 659 acre feet.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The funds for this project are budgeted in the Water Enterprise Fund.

Legal issues:

If approved, the professional services contract for design 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 item has been previously discussed with City Council during workshop sessions.

Attachments:

There are no attachments.

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 4/1/15
Citizen's Name: Bruce Lohmiller
Address: 445 Chapala Avenue #25
Phone Number: _____
Subject: "Tower Crimes"

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.