

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

April 1, 2015

The City Council of the City of Grand Junction convened into regular session on the 1st day of April, 2015 at 7:02 p.m. Those present were Councilmembers Jim Doody, Duncan McArthur, Sam Susuras, Barbara Traylor Smith, and Council President Phyllis Norris. Absent were Councilmembers Bennett Boeschenstein and Martin Chazen. Also present were City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Councilmember McArthur followed by an Invocation by Pastor Randy Mills, Seventh Day Adventist Church.

Presentation

Colleen Roahrig, Project/Site Coordinator for the Mesa County Family Leadership Training Institute (FLTI), introduced herself, thanked the Council, and gave a presentation describing the FLTI. She explained who participates in the program and its vision. She then provided a brochure on the program to Council.

The next speaker, Mackenzie Dodge, spoke about the Grant-A-Wish program, her involvement in it, and how it helps families. She explained how the program is funded and named their community partners.

The next speaker, Marjorie Allen, stated why she is involved with the FLTI. Ms. Allen is a visiting nurse for the Nurse-Family Partnership; she spoke about this organization and her involvement in it. She explained how the program helps pregnant women and that the information provided to young mothers helps prevent a host of problems after the birth of the child. She detailed the economic benefits of the program to the community and gave additional information on the program to Council.

Linde Marshall, FLTI Phase Two Facilitator, thanked the City Council for allowing them to speak and thanked Staff for assisting her. She reviewed the history of the program and the reason for their presence at the meeting. Ms. Marshall lauded the participants.

Proclamations

Days of Remembrance

Proclaiming the Week of Sunday, April 12 through Sunday, April 19, 2015 as “Days of Remembrance” in the City of Grand Junction

David Eisner, Lay Leader of Congregation Ohr Shalom, was present to receive the proclamation. Councilmember Susuras read the proclamation. Mr. Eisner thanked the City Council and said this is the 6th year he has received this proclamation from the City and noted the importance of remaining aware of the Holocaust. He reflected how things have changed in the last six years and, without keeping up this awareness, the Holocaust might be forgotten.

National Health Care Decisions Day

Proclaiming Thursday, April 16, 2015 as “National Health Care Decisions Day” in the City of Grand Junction

Erica Eng, with Community Hospital, and Pam Anderson, with HopeWest, were present to receive the proclamation. Councilmember Doody read the proclamation. Ms. Eng expressed her appreciation for the proclamation and stressed the importance of family members knowing an individual’s medical preferences. She listed the upcoming scheduled education sessions for those who would like more information on advanced care planning and said there will also be training sessions for those that would like to provide this information to others. She distributed some packets of information to Council.

Fair Housing Month

Proclaiming the Month of April, 2015 as “Fair Housing Month” in the City of Grand Junction

Jody Kole, with Grand Junction Housing Authority, Doug Sorter, with Strive, and Sister Karen Bland, with Grand Valley Catholic Outreach (GVCO), were present to receive the proclamation. Councilmember McArthur read the proclamation. Ms. Kole thanked the City Council and said the Housing Authority has a Housing Choice program that provides vouchers to tenants which allows them to choose their own housing. She was appreciative of the City's support. Sister Karen said it was appropriate this proclamation was received on the same day GVCO moved 15 homeless persons into housing that is affordable to them. The Council will be invited to the dedication later this month.

National Autism Awareness Month

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

Doug Sorter, Vice President of Development for Strive, was present to receive the proclamation. Mr. Sorter introduced Patti Hoffman, a board certified behavior analyst and Director of Clinical Services with Strive. Councilmember Traylor Smith read the proclamation. Mr. Sorter thanked the City Council for the proclamation and provided some statistics on autism; one in 68 children has autism, with more boys being affected than girls. Strive provides support services for about 61 autistic children per year; these services cost \$40 to \$60 per week. It is recommended that treatment begin between zero and three years of age; research has shown this early intervention helps children to live normal lives. Another service Strive offers is a diagnostic clinic; this process has also diagnosed other disorders. He listed the diagnostic staff disciplines. Ms. Hoffman commented on the recommended treatment for autism and how it positively impacts the lifelong success of these children. About 80% of the children Strive sees are on Medicaid which does not pay for autism services; funding is always a need.

Mr. Sorter said Strive will be hosting an Easter Egg Hunt at the Botanical Gardens on Saturday, April 4th for children up to eight years old.

Citizen Comments

Bruce Lohmiller, 445 Chipeta Avenue, #25, said he doesn't understand autism and then addressed the City Council regarding a number of subjects: presentations, due diligence, and dealing with the Holocaust. In his church's publication, his pastor mentioned a presentation called “A Supernatural Experience”, Mr. Lohmiller's court case, and the honesty of elected officials.

Council Comments

Councilmember McArthur said he attended a presentation at Strive that outlined all their programs; it underscored their contribution to the community. On March 27th and 28th he attended Club 20's spring session. At the banquet, awards were handed out to acknowledge individuals involved with Club 20 and at the meetings, State legislators, U.S. Representative Scott Tipton, and State Attorney General Cynthia Coffman, who gave the key note address, were present. Councilmember McArthur noted it was a good opportunity to interact with the State legislators, letting them know what some of the local concerns are regarding legislation, and specifically the legislation dealing with construction defects. Congressman Tipton gave a good presentation on his concerns about the Federal Government's overreaching policies on property and water rights.

Councilmember Traylor Smith was on spring break and therefore did not attend meetings. She said she is the chair of the Strive Foundation Board and noted the Strive for Success meetings Councilmember McArthur talked about are open to the public; the next meeting will be May 19th from 5:30 p.m. to 6:30 p.m. She then referenced the National Health Care Decisions Day proclamation and said HopeWest provides a medical durable power of attorney card that can be completed with personal health care preferences which makes this process very easy. She encouraged families to discuss their preferences before decisions need to be made.

Councilmember Doody said this is his last regular Council meeting; he will attend the Canvass the Election meeting on April 8th. He thanked the community for the opportunity to serve; this has been a good experience and a lot of good things have been done in the community. He lauded the current and former Councils. He also named a number of Staff he worked with during his tenure.

Council President Norris thanked Councilmember Doody for his service. She then mentioned the Las Colonias groundbreaking and tree planting ceremony she attended on March 25th; this is the official start to the Park's development.

Consent Agenda

Councilmember Doody noted that Item #6 has been moved to the Consent Calendar. He then read Consent Calendar Items #1 through #4 and Item #6 and then moved to adopt the Consent Calendar. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

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]

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

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]

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

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

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

6. **Professional Services Contract for Engineering Design of the Downstream Modifications of Hallenbeck No. 1 Dam Project**

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

ITEMS FOR INDIVIDUAL CONSIDERATION

Grand Junction Housing Authority Request

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

Rich Krohn, attorney for the GJHA, presented this item. He described the location, the site, and the proximity to services for seniors. The project is proposed for two phases, 64 units each. Each phase is a separate building comprised of one and two bedroom units; 15% will be ADA (Americans with Disabilities Act) accessible (the Code requires 5%) and each unit will have a patio or balcony. He described the rent formula and the range. Development of this project and the requests for grant funds comes with a fifty year restricted covenant which provides a fifty year guarantee of affordability. The project's premise is "aging in place" and includes amenities for wellness. He displayed architectural renderings noting that the actual project will be two stories not four as shown. Mr. Krohn described a number of partnerships with other organizations that will provide services for seniors on site. Mr. Krohn explained how this type of project is funded which is mainly through federal tax credits to investors. Other funds will come from rents, the GJHA, and a number of grants including one from the City. However, there is still a gap which is why the GJHA is specifically requesting assistance from the City. The GJHA will not qualify for some grants without the commitment of financial support from the local community by May 1st; the funds won't be needed until 2016.

Councilmember Traylor Smith asked why a commitment is needed by May 1st. Mr. Krohn said May 1st is the deadline for both the HUD (Housing and Urban Development)

grant (only one application submission date is open for this type of grant in 2015), and the CHFA (Colorado Housing Finance Authority) grant. Councilmember Traylor Smith asked what would happen if the City did not commit by May 1st. Mr. Krohn said, in his opinion, the project will fail because the GJHA would not qualify for the Division of Housing grant and their other grant applications will not be as competitive without having the support of the City. They would have to reapply in 2016 which would delay the construction by another year. Councilmember Traylor Smith asked what kind of jobs this project would create. Mr. Krohn said this project is similar in size and scope to that of Village Park which generated 308 construction jobs, \$119,000 in City sales tax revenue, and had a payroll of over \$5 million. Councilmember Traylor Smith asked if the approval process for the CHFA application depended on having partners. Mr. Krohn said it did and noted the GJHA succeeded before because of their superb partnerships. Councilmember Traylor Smith asked what was counted as income in the AMI (Area Median Income). Ms. Kole said it included all sources of direct income.

Councilmember Doody asked Ms. Kole to describe their Community Development Block Grant (CDBG) application. Ms. Kole said the GJHA applied for a \$200,000 CDBG grant earlier this year in order to backstop this request. She clarified that if the City awards this request for development fees, the GJHA can offer to withdraw the CDBG application or Council could choose to use some of the CDBG allocation for part of this request.

Councilmember McArthur noted this project has two phases and the drainage will go through pipes along the boundary of the property; he then asked if the drainage system will be built in Phase One. Mr. Krohn said yes and added there had been a lot of discussion regarding the flows and Buthorne Drain's lack of capacity; the project plans, which are subject to review, have construction of the underground detention facilities in the first phase and include 42" and 48" pipes that will feed from various site locations and discharge in the northwest corner of the property to the Buthorne Drain. The project engineers predict this will limit and decrease the historic flow by two thirds. Councilmember McArthur asked if the anticipated flow reduction would be realized after the first or second construction phase. Mr. Krohn said the detention facilities, which should be sufficient to reduce the flows, are scheduled to be completed in the first construction phase. After Phase One is completed, the City will monitor the flows and if the detention facilities are found to be insufficient, improvements will be addressed when the application for Phase Two is submitted. Councilmember McArthur asked what the time frame is for Phase Two. Mr. Krohn said the hope is to commence Phase Two by 2020. Councilmember McArthur commented this request is for \$388,000 which would put a big hole in the Economic Development budget and noted they also applied for a \$200,000 CDBG grant. He then asked how much of a contribution by the City would be necessary to prove its commitment as a partner and could any portion of this request be obtained from other sources. Mr. Krohn said this request is necessary

because GJHA would not be able to roll other terms into a mortgage. GJHA has maximized the grant monies and with the lower rent structure, there is no room to get a larger mortgage. Councilmember McArthur asked if the CDBG grant was adequate for the project before, wouldn't that still be the case. Ms. Kole said the CDBG grant would not be adequate and although the GJHA is committed to obtaining funds from other grant sources this request for \$388,000 is still needed; the CDBG grant was merely be a backstop needed to meet the May 1st deadline. Councilmember McArthur asked why only \$200,000 was requested for the CDBG grant. Mr. Krohn said the total amount needed has not changed; \$200,000 was the amount it was felt they could ask for in a CDBG grant and then they would be able to request the remaining \$188,000 from Council. They were considering every possibility. Councilmember McArthur asked if they would seek funds through other requests so the Economic Development Fund would not be depleted so much. Mr. Krohn explained that timing is the problem; the only way to meet the May 1st deadline is to show the funding gap has been closed and the only way to do that is with the commitment of the City. Councilmember McArthur asked GJHA for a commitment to seek other funds.

Ms. Kole asked if Council would like them to come back and talk about any other funding they have been able to obtain. She commented that CHFA prizes tax credits and a readiness to proceed; if all the funding sources are aligned and all the approvals are obtained, the likelihood of getting the CHFA funding increases. Mr. Krohn said they would like to be able to tell CHFA, if they are granted the money, all GJHA would need to do is get the building permit.

Council President Norris mentioned the GJHA is very important to the City and Councilmember Traylor Smith is the Council representative on their board. Other aspects of the project have previously been brought before Council and Council has remained appraised of its progress. She then said this is an important project and it is something the City feels is important to provide. Council compared how the City supported the similarly sized Grand Valley Catholic Outreach (GVCO) housing project and noted they did not have to pay TCP (Transportation Capacity Payment) funds because it was already established. She agreed with Councilmember McArthur's request that GJHA continue to seek additional funding, however, she will support this project.

Councilmember Traylor Smith commented, as the Council representative on the GJHA board for the last 18 months, she was quite surprised to learn that two thirds of the 700+ families the GJHA serves have a member that is disabled, a senior, or both. The HUD voucher program distributes \$500,000 per month to qualified individuals to help them afford housing which is a huge economic benefit to the community. The GJHA has been in existence for 40 years and has created a lot of partnerships. Councilmember Traylor Smith credited Ms. Kole's leadership in helping to build these projects which have created 300 jobs; this is economic development. This project started with a

charrette at Denver University which had a large level of participation and produced a good working model. She said the May 1st deadline is earlier than expected, but noted there is time to decide from where this money should come. These are nice looking properties; GJHA has done a good job, and the tax credit program is successful.

Mr. Krohn clarified that GJHA is also looking to have the undergrounding of the utilities cost, which is scheduled for the second phase, deferred.

Councilmember McArthur noted senior housing is the kind of project that will be needed more and more as the population ages. He then stressed his concern that this request would deplete the ED budget at a time when the City is trying to focus on ED and then questioned if this Council should make a budget commitment for a new Council. He suggested Council consider making a budget line item for this type of request so fund balances, like the ED fund, are not substantially diminished.

Councilmember Traylor Smith moved to adopt Resolution No. 22-15.

Councilmember Doody inquired if the deferral of the undergrounding the utilities cost should be added to the motion. City Attorney Shaver said the deferral of those costs will be at the discretion of the Community Development Director during the development process which is why it is not part of the resolution or the approval.

Councilmember Doody seconded the motion.

Council President Norris asked if it needs to be stated from where the funding will come. City Attorney Shaver said the resolution is written so that it affords the City Council flexibility to decide this specific question later, including whether or not they will exercise the CDBG option for partial funding.

Councilmember Doody said this is a good project, a perfect location, and a great community asset. He appreciated serving with Ms. Kole on the GJHA board. He looks forward to seeing the project completed.

Councilmember Susuras said this is a great project for the City; it meets a real need for low income seniors, and meets the City's Comprehensive Plan goals.

Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

Sister Karen Bland thanked Council for their vote on the Highlands project. This proposal is about people; everyday more and more elderly are being evicted or living in conditions they shouldn't and this project will meet many of those needs.

Other Business

Councilmember Doody thanked City Clerk Stephanie Tuin and her Staff.

Councilmember Susuras thanked Councilmember Doody for his years of service; the City is better for it and he help bring about a lot of things that are now in the community.

Councilmember Traylor Smith concurred with Councilmember Susuras.

Adjournment

The meeting was adjourned at 8:32 p.m.

Stephanie Tuin, MMC
City Clerk