

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

May 20, 2015

The City Council of the City of Grand Junction convened into regular session on the 20th day of May, 2015 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Duncan McArthur, Rick Taggart, Barbara Traylor Smith, and Council President Phyllis Norris. Also present were City Manager Rich Englehart, City Attorney John Shaver, and Deputy City Clerk Debbie Kemp.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Kyle Huff, a Mesa County Partners, Inc. participant, followed by a moment of silence.

Presentation

Presentation by Legends of the Grand Valley regarding the Next Legends Art Project

Legends of the Grand Valley (LGV) Chair, Mr. Tilman "Tillie" Bishop, and Co-Chair, Jacquie Chappell-Reid presented the rendering of the program's last sculpture. Mr. Bishop thanked Council and reviewed the history of the sculpture series which began 10 years ago with the Dalton Trumbo sculpture now located in front of the Avalon Theatre.

Ms. Chappell-Reid thanked Council and explained that after 10 years, the Committee felt it was time to wrap up the program with a piece that represented the Grand Valley itself. She displayed a picture of what the piece will look like and said it will be a 36' x 8' wall with seven panels showing depictions of early settlers, agriculture, ranching, mining, churches, schools, hospitals, recreation, and businesses to name a few. The whole project has been supported by individuals, businesses, and the City. The unveiling is planned for April 29, 2016.

Mr. Bishop brought the design picture up to Council and provided more details.

Ms. Chappell-Reid said Laurena Davis will write the copy that will be fired into the tiles of the sculpture. Ms. Davis will work closely with the Museum of Western Colorado and others to gather the historical information.

Mr. Bishop said there was a committee of about 14 to 16 people that helped with the ideas and designs.

Council President Norris commented the sculptures have been community projects and said she appreciates the work of the committees.

Proclamation

Proclaiming the Week of May 22 through May 29, 2015 as "Junior College World Series Week" in the City of Grand Junction

Councilmember Traylor Smith read the Proclamation. City Manager Rich Englehart accepted the Proclamation and said Councilmember Chazen will read the Proclamation at the Alpine Bank JUCO (Junior College) World Series 2015 Banquet on May 22nd. City Manager Englehart said after the Proclamation is read at the banquet it will be presented to JUCO Chairman Jamie Hamilton.

Appointment

To the Grand Junction Housing Authority

Councilmember Traylor Smith moved to appoint Jerry Schafer to the Grand Junction Housing Authority for a Five Year Term Expiring October 2019. Councilmember Boeschstein seconded the motion. The motion carried by roll call vote.

Certificates of Appointments

To the Commission on Arts and Culture

Elizabeth Brodak, Betsey Dick, and Mary Olkowski were present to receive their Certificates of Appointment.

They all thanked Council for the appointment and said they are looking forward to serving on the Commission on Arts and Culture.

To the Urban Trails Committee

David Lehmann and Max Schmidt were present to receive their Certificates of Appointment.

Both thanked Council for the appointment and said they are looking forward to serving on the Urban Trails Committee.

Citizens Comments

There were none.

Council Comments

Councilmember McArthur attended the Grand Junction Chamber of Commerce (COC) Young Entrepreneurs Academy graduation on May 7th; they presented very impressive business plans. On May 8th he went to the Canyon View Park Ribbon Cutting for the new playground equipment; the Play 2 Dream Foundation provided a lot of support for this impressive facility. On May 9th he assisted with the Western Colorado Contractors Association's Gauntlet event which raised money for Special Olympics' Athletes in Western Colorado; everyone had a great time. On May 11th Councilmember McArthur attended the flag raising ceremony that was held at the Public Safety Building in honor of Peace Officers Memorial Day and Week, and the Housing and Homebuilders Association of Northwestern Colorado dinner where Elliot Eisentberg, Senior Economist at the National Association of Home Builders, gave a presentation which included a local housing market analysis. The Associated Governments of Northwest Colorado (AGNC) held a meeting with Governor Hickenlooper on May 12th which he attended. On May 18th he went to the Colorado Municipal League (CML) meeting in Denver; the discussion was on a ballot initiative to waive Colorado Senate Bill 152 regarding broadband; it was an informative meeting that explained where rural communities are in the process of establishing broadband services so they can be more attractive to businesses. On May 19th he and others from Council attended a presentation on the history of the Las Colonias Park site.

Councilmember Boeschstein attended the Farewell Celebration for retiring Councilmembers Jim Doody and Sam Susuras that was held at the Avalon Theatre on May 7th. On May 11th he went the Urban Trails Committee meeting, the Grand Junction High School Graduation, and the rededication ceremony of the George A. Crawford Tomb and Statue; the statue that was in front of City Hall has now been relocated beside his tomb south of the Orchard Mesa Cemetery at 2620 Legacy Way. Other meetings and events Councilmember Boeschstein attended were the regional CML meeting, the Grand Junction Downtown Development Authority (DDA) meeting, the City Council Retreat, the North 7th Street Historic Residential District Home and Church Tour, the Mesa Land Trust Annual Picnic and Potluck, the Grand Valley Regional Transportation Committee meeting which included a presentation on the I-70 B Plan, the presentation on the history of the Las Colonias Park site, the Colorado Riverfront Commission meeting, and the Horizon Drive Business Improvement District meeting.

Councilmember Chazen also attended the flag ceremony held at the Grand Junction Public Safety Building; he agreed with Councilmember McArthur that it was a moving ceremony and he encouraged others to attend the annual event. On May 7th he went to the National Day of Prayer event where non-denominational prayers were read; it was hosted by the Grand Junction Ministerial Alliance and held at the old Mesa County Courthouse. On May 8th he went to the Canyon View Park ribbon cutting ceremony and

on May 19th he attended the Going-Away Reception for DDA Executive Director Harry Weiss, Marketing and Communications Director for Downtown Grand Junction Business Improvement District (BID) Aaron Hoffman, and DDA/BID board members P.J. McGovern and Kevin Reimer. On May 12th the AGNC hosted Governor Hickenlooper; various issues were discussed including the borrowing of funds from the Severance Tax Fund for the State TABOR (Taxpayers Bill of Rights) Refund. The State diverted \$20 million from the Severance Tax Fund to pay for the TABOR refund; the Governor said these funds would be restored in 2016. Councilmember Chazen also attended the signing of Senate Bill 282 which will help bring new businesses to rural areas; he provided testimony on behalf of Council in support of this bill. On May 14th he attended the DDA meeting; they are continuing to search for an Executive Director and have received some good applications. On May 19th he went to the Legislative Wrap-Up Breakfast hosted by the COC and a BID meeting.

Councilmember Kennedy said he attended the Parks and Recreation Advisory Board meeting on May 7th and on May 8th he went to the Canyon View Park ribbon cutting; he encouraged people of all ages to check out the new playground equipment as there is something for everyone. Also on the 7th, he attended the Farewell Celebration for retiring councilmembers. On May 11th he went to Chatfield Elementary School and spoke to the 1st, 2nd, and 3rd graders about the importance of staying in school. On May 13th he went to CMU for the “Jump-Start Program for Economically Distressed Counties” (Senate Bill 282) signing; while there, he met with Senator Michael Johnston and other area leaders to discuss ways the City can leverage the Jump-Start Bill for Grand Junction. Also on the 13th he went to the Avalon Theatre Phase One Completion Celebration and an Energy Briefing hosted by the COC. On May 16th he attended the CMU commencement ceremonies; 1,700 students graduated. On May 17th he served as Grand Marshal for the Colorado West Pride Festival; this event has more than doubled in size since its inception three years ago. He went to the groundbreaking ceremony for CMU’s new Veterans Memorial and the Legislative Wrap-Up Breakfast hosted by the COC on May 19th.

Councilmember Traylor Smith also went to the Farewell Celebration for the retiring councilmembers; it was a beautiful day and a beautiful place. On May 12th she went to the Business Incubator Center’s board meeting; it is great to see what they are working on. City Council had a Retreat on the 15th and they spent the day looking at issues. The Retreats are worth Council’s time; they were able to make a lot of progress. She attended a National Collegiate Athletic Association, Division II Baseball Tournament which was held in Grand Junction; she noted that hosting sporting events is another opportunity for economic development. On May 18th she attended a Grand Junction Housing Authority meeting and on the 19th she also went to the Legislative Wrap-Up Breakfast; she thanked the Representatives for the time they spent addressing the bills. She attended a Grand Valley Catholic Outreach luncheon which included a tour of their

properties and information on the services they provide; she encouraged everyone to find out more about what they do. She also went to the CMU Veterans Memorial groundbreaking ceremony and learned they plan to incorporate some pieces of the current memorial into the new one. On May 20th she went to the Grand Junction Economic Partnership meeting, the Multiple Sclerosis Everyday Heroes Celebration, and a CMU International Student Exchange Program dedication. Lastly, she attended the historic presentation on the Las Colonias site.

Councilmember Taggart attended the Colorado Peace Officer Standards and Training Academy graduation on May 5th and on the 7th he went to the EMS (Emergency Medical Services) Academy graduation hosted by the Grand Junction Fire Department. On May 12th he went to the Visitor and Convention Bureau board meeting and on the 19th to the Grand Junction Regional Airport Authority Board meeting; he was impressed with the way the Airport board is dealing with difficult issues like the administration building and lease agreements.

Council President Norris noted how involved City Council is in the community and she appreciates that the organizations allow them to be involved. She attended the Honor Guard Ceremony that was held at the Grand Junction Public Safety Building; area local law enforcement agencies were represented at this touching event. Council President Norris also went to the May 20th Police News Release regarding incidents that took place on May 18th and 19th. She expressed her sympathies to the families and thanked the public safety agencies for their cooperation and involvement.

Consent Agenda

Councilmember Chazen read Consent Calendar items #1 through #12, and amended the motion for item #11 to include: if the grant is approved, prior to acceptance, the City Council shall review and as determined by a majority of the Council, approve the receipt and/or expenditure of the funds. He then moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. The motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the May 6, 2015 Regular Meeting

2. **Setting a Hearing on Rezoning Property Located at 1020 Grand Avenue**

A request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 DU/Ac) to an R-O (Residential Office) zone district.

Proposed Ordinance Rezoning Property from R-8 (Residential 8 DU/Ac) to R-O (Residential Office), Located at 1020 Grand Avenue

Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for June 3, 2015

3. **Setting a Hearing on Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive**

A request to annex approximately 7.921 acres, located at approximately 676 Peony Drive. The Hutto-Panorama Annexation consists of one parcel and no public right-of-way.

Resolution No. 25-15 – 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, Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Hutto-Panorama Annexation, Approximately 7.921 Acres, Located at Approximately 676 Peony Drive

Action: Adopt Resolution No. 25-15, Introduce a Proposed Annexation Ordinance, and Set a Hearing for July 1, 2015

4. **Setting a Hearing on Rodgers Annexation, Located at 2075 South Broadway**

A request to annex approximately 1.924 acres, located at 2075 South Broadway. The Rodgers Annexation consists of one parcel and no public right-of-way.

Resolution No. 26-15 – 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, Rodgers Annexation, Located at 2075 South Broadway

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Rodgers Annexation, Approximately 1.924 Acres, Located at 2075 South Broadway

Action: Adopt Resolution No. 26-15, Introduce a Proposed Annexation Ordinance, and Set a Hearing for July 1, 2015

5. **Setting a Hearing on Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway, Outline Development Plan**

The applicant, Hatch Investments, LLC, requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

Proposed Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-O (Residential Office) Zone District for the Development of 14 Dwelling Units to be known as Vistas at Tiara Rado, Phase 2, Located at 2063 South Broadway

Action: Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015

6. **Setting a Hearing on Amending the Zoning and Development Code Regarding Industrial Loading Dock Standards**

This is a proposed Amendment to the Performance Standards for Industrial Districts found in the Grand Junction Municipal Code (GJMC) Section 21.03.080. The proposed amendment would remove a restriction on the location of loading docks in the Industrial Districts and remove another redundant provision.

Proposed Ordinance Amending Section 21.03.080 Industrial Districts (Title 21 of the Grand Junction Municipal Code) Regarding Location of Loading Docks

Action: Introduce a Proposed Ordinance and Set a Public Hearing for June 3, 2015

7. **Contract for Development of a Wireless Telecommunications Master Plan**

The Grand Junction Regional Communications Center (GJRCC) would like to enter into a contract with CityScape Consultants, Inc. for consulting services for the amount of \$147,835. CityScape Consultants, Inc. will assist in the development and provide a Wireless Telecommunications Master Plan (WTMP) for cellular coverage areas identified as Study Areas A, B, C, and the 201 Service Boundary.

Action: Authorize the Purchasing Division, on behalf of the Grand Junction Regional Communications Center, to Enter into a Contract with CityScape Consultants, Inc. for the Development of a Wireless Telecommunications Master Plan in the Amount of \$147,835

8. **Purchase Two Compressed Natural Gas (CNG) Cargo Vans**

This purchase of two CNG cargo vans will replace the City Warehouse delivery van and the Parking Technician Services vehicle.

Action: Approve the Purchase of Two CNG Cargo Vans from Spradley Barr Ford of Greeley, CO in the Amount of \$66,382

9. **Purchase Four Compressed Natural Gas (CNG) Long Bed Pickup Trucks**

The long bed pickup trucks are a part of the resources needed to provide ongoing maintenance in the Parks, Engineering, and Water Distribution Divisions. This equipment will be used for transporting crews and equipment necessary to perform departmental functions. This equipment is a scheduled replacement for each user department and has gone through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

Action: Authorize the City Purchasing Division to Purchase Four CNG Long Bed Pickup Trucks from Johnson Auto Plaza for \$143,998.80

10. **Council Committee Assignments for 2015 - 2016**

Annually, the City Council reviews and determines who on the City Council will represent the City Council on various boards, committees, commissions, authorities, and organizations.

Resolution No. 27-15 – A Resolution Appointing and Assigning City Councilmembers to Represent the City on Various Boards, Committees, Commissions, Authorities, and Organizations

Action: Adopt Resolution No. 27-15

11. **Grant Application to the Federal Aviation Administration (FAA) for the Grand Junction Regional Airport Authority**

This is a grant application for entitlement funds from the Federal Aviation Administration for the Grand Junction Regional Airport. This grant application encompasses five different project elements which include pavement maintenance on the primary runway and taxiway connectors, and taxiway lighting modifications. Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded.

Action: Approve a Grant Application between the Federal Aviation Administration and the Grand Junction Regional Airport Authority for Airside Improvements in the Amount of \$2,295,450

12. **Joining Next Century Cities**

The request is for City Council to adopt a resolution joining Next Century Cities. Next Century Cities is a free membership organization that supports community leaders across the country as they seek to ensure the development and deployment of fast, affordable, and reliable internet to its community members.

Resolution No. 28-15 – A Resolution Authorizing the City Manager to Join Next Centuries Cities

Action: Adopt Resolution No. 28-15

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing - Community Development Block Grant (CDBG) 2015 Program Year Funding Requests

City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds.

The public hearing was opened at 8:05 p.m.

Kristen Ashbeck, CDBG Administrator, provided background on the Department of Housing and Urban Development (HUD) entitlement grant program and explained the purpose of the program is to develop viable communities by providing housing, suitable living environments, and expanding economic opportunities to low and moderate income persons and families in the community. This is the 20th year the City has been an Entitlement Community and year five of the City's Consolidated Plan which was adopted in 2011. Ms. Ashbeck reviewed some past grant projects and pointed out that receiving this grant can help recipients leverage more funds from other sources. Fourteen projects of the 23 applications received will be considered. Final adoption will be considered at a public hearing on June 17, 2015.

Ms. Ashbeck summarized the projects.

Program Administration to the City of Grand Junction for 2014 Recommended Funding: \$18,000

2014 Housing Study Recommended Funding: \$30,000

Program Administration to the City of Grand Junction for 2015

Program administration includes general administration, public participation, fair housing activities, and completion of the 2016 Five Year Plan and Analysis of Impediment to Fair Housing Choice study. **Recommended Funding: \$43,000**

Human Services Grants:

STRiVE - Diagnostic Clinic

STRiVE offers the only diagnostic clinic on the Western Slope for children facing challenges of autism, neurological conditions, or developmental disabilities that can

benefit from individualized intervention and support services. The diagnostic process involves a team of specialists and is costly. CDBG funds would be used to provide this service to three clients. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 1998 (\$200,000), 2001 (\$40,000), 2009 (\$40,000), 2011 (\$9,924), 2012 (\$25,000), and 2013 (\$20,000). **Recommended Funding: \$4,500**

Mind Springs Health - Outpatient Services Expansion

Mind Springs Health provides mental wellness, behavioral change, and substance abuse treatment and services and operates a mental health hospital (CDBG funded hospital room furnishings in 2014). Their services have increased 23% in the last 12 months and they have hired 17 individuals to handle the increased coordination, scheduling, and supervision of clients. CDBG funds are requested to purchase furnishings for office spaces for the new hires. Mind Springs Health received 2014 CDBG funds (\$31,164). **Recommended Funding: \$23,910**

Western Colorado Suicide Prevention Foundation - Bridges Program

The Bridges Program provides emergency counseling for children, teens, and young adults at risk for suicide who do not have the financial resources to obtain assistance. School counselors refer potential students to the program. Western Colorado Suicide Prevention Foundation has not received CDBG funds in the past. **Recommended Funding: \$8,860**

St. Mary's Foundation - Gray Gourmet Program

The Gray Gourmet program prepares, serves, and delivers a hot and nutritious lunchtime meal for Mesa County seniors ages 60 and older. The program fosters health, independence, and wellbeing. Volunteers deliver meals to homebound, frail, and recovering elderly that do not have the means to travel to one of the serving locations. CDBG funds would fund three more volunteers to deliver approximately 500 more meals on selected routes within the City limits. Gray Gourmet received CDBG funds in 2004 (\$10,000), 2007 (\$20,500), 2008 (\$20,500), 2010 (\$20,500), and 2012 (\$16,625) for this purpose as well as for the purchase of food and commercial grade kitchen appliances. **Recommended Funding: \$9,950**

St. Mary's Foundation - Foster Grandparent Program

This program places low income senior volunteers in schools, day cares, Head Start, preschools, and safe house facilities to help children with special needs. Funding would allow for the addition of six volunteers to serve 66 more students. Foster Grandparent Program has received CDBG funding for this same purpose in 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000), and 2013 (\$10,000). **Recommended Funding: \$8,998**

Capital Improvements Projects:

Karis, Inc. - Asset House Improvements

Karis, Inc. owns and operates the Asset House, a nine-bed transitional facility for homeless individuals, teens, and families. They are in the process of remodeling the home to expand the living and common areas, upgrade the kitchen and bathrooms, and add two new bedrooms for clients. CDBG funds would be used to purchase major appliances for the home. This part of Karis' request is considered facility improvements. Karis received \$85,000 CDBG funds in 2012 to purchase The House, a safe place for Western Slope teens. **Recommended Funding: \$10,200**

Housing Resources of Western Colorado - Emergency Repair Program

Housing Resources provides low income residents with 24-hour emergency repair which includes roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems, and evaporative coolers. CDBG funding is requested to help pay for materials and labor for the program. Housing Resources expects to serve 75 City residents through the program. CDBG funds have been granted to Housing Resources in 2000 (\$55,000), 2001 (\$130,000), 2004 (\$50,000), 2005 (\$35,000), and 2009 (\$120,000) for the acquisition and rehabilitation of various housing developments. **Recommended Funding: \$22,500**

HomewardBound of the Grand Valley, Inc. - Shelter HVAC Energy

Improvements HomewardBound of the Grand Valley (HBGV) provides year-round overnight emergency shelter for up to 160 individuals nightly. An energy audit was completed for the community homeless shelter which reported the rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds are requested to replace three rooftop units and one evaporative cooler. HomewardBound has received funding in the past: 2002 (\$10,000), 2007 (\$40,000), 2009 (\$21,071), 2010 (\$6,000), 2012 (\$109,971), and 2014 (\$1,500). **Recommended Funding: \$28,293**

Grand Valley Catholic Outreach (GVCO) - Emergency Transitional Housing

Grand Valley Catholic Outreach owns and operates a home at 247 White Avenue as an emergency shelter for families. CDBG funds are requested for roof repair. GVCO has received CDBG funding in the past: 1996-1999 (\$73,131), 2000 (\$130,000), 2001 (\$10,000), 2002 (\$50,000), 2010 (\$88,725), 2011 (\$50,000), and 2012 (\$12,638). **Recommended Funding: \$4,000**

STRiVE - Group Home HVAC Replacement

STRiVE operates group homes for disabled persons throughout the Grand Valley. CDBG funds would be used to replace the HVAC system at the home located at 1260 Glenwood Avenue. STRiVE has received CDBG funding in the past for a variety of programs and facilities: 2003 (\$5,000), 2004 (\$7,000), 2007 (\$10,000), 2010 (\$12,000), 2011 (\$10,000), 2012 (\$10,000), and 2013 (\$10,000).

Recommended Funding: \$27,210

Mesa Youth Services (Partners)

The main office for Partners, 1169 Colorado Avenue, is in need of safety improvements. Partners provides programs for substance abuse prevention, victim empathy, and life skills educational classes in the second floor meeting room. Currently there is only one exit from the upstairs to the first level. In an emergency that egress is unusable; up to 25 young people could be trapped. CDBG funds would be used to add a second stairwell at the west end of the building for a secondary escape. Partners received CDBG funds in 2001 (\$15,000), 2005 (\$15,000), 2008 (\$100,000), and 2013 (\$15,000). **Recommended Funding: \$27,500**

City of Grand Junction - Orchard Ave Elementary Safe Routes to School

A walking and biking to school audit was completed at Orchard Avenue Elementary in 2014 and several deficiencies were identified. In addition to some on-site circulation improvements that can be made, construction of segments of missing curb, gutter, and sidewalk along walking routes would improve pedestrian and bicycle accessibility and safety: 285 linear feet of new curb, gutter, and sidewalk along 19th Street and 161 linear feet of new curb, gutter, and sidewalk along Elm Avenue. The Orchard Avenue Elementary School neighborhood is CDBG-eligible. **Recommended Funding: \$55,551**

City of Grand Junction - Westlake Park Neighborhood Pedestrian

Improvements This project would provide pedestrian and bicycling improvements in the Westlake Park area to provide safe access to Pomona Elementary and West Middle Schools as well as improve pedestrian connectivity in the neighborhood. The Westlake Park neighborhood is CDBG-eligible. **Recommended Funding: \$103,778**

Ms. Ashbeck reviewed the grant approval time line, noting that after Council approval on June 17th the information will be forwarded to HUD for their approval. She then said some of the applicants were present for questions.

Councilmember Boeschstein thanked Ms. Ashbeck for including a Safe Routes to School proposal.

Councilmember Kennedy said this information was presented at his and Councilmember Taggart's first workshop after being sworn in; they both thanked Staff for putting a great workshop together and walking Council through each request and explaining the pros and cons.

Councilmember Chazen noted there are a lot of great projects and organizations. He then asked if there is a follow up process after the funds are expended to ensure the funds were being spent properly. City Attorney John Shaver said the subrecipient agreement required by HUD for the grants includes a lot of checks and balances.

Jill Darrian, Co-Director for Mesa County Partners, 1169 Colorado Avenue, thanked Council for their consideration. Their building was constructed 14 years ago and since then the Fire Department advised them they needed a second building exit.

Martha Graf, Executive Director for Western Colorado Suicide Prevention Foundation, 740 Gunnison Avenue, said they just moved into the Center for Independence Building. She is grateful to the City for supporting them through this grant. She shared a story regarding a child who is suffering and through their program, they are able to provide counseling for the girl. There is a large need for this simple and responsive program. She thanked City Council.

Katie Bowman, Housing Resources of Western Colorado, 524 30 Road, Suite 3, said they had lost funding and thanked City Council for their support; with it they have been able to restart the Emergency Repair Program.

Councilmember McArthur asked if the Emergency Repair Program is only available for Housing Resources of Western Colorado homes. Ms. Bowman said the service is available for all homes in the community of low to moderate income individuals and families.

Jade Joyce, Deputy Director, HomewardBound of the Grand Valley, Inc., 2853 North Avenue, thanked Council for the opportunity to replace their heating and cooling system.

The public hearing was closed at 8:23 p.m.

Councilmember Traylor Smith said STRiVE was getting ready for a picnic with the JUCO players and was not able to attend the meeting, but noted the Diagnostic Clinic is a very worthwhile program.

Councilmember Chazen moved to approve the CDBG City Council Workshop recommendations for funding the 2015 Program Year and set a public hearing for adoption of the 2015 One-Year Action Plan for June 17, 2015. Councilmember Traylor Smith seconded the motion. The motion carried by roll call vote.

Council President Norris called for a break at 8:25 p.m.

The meeting reconvened at 8:34 p.m.

Establishment of Line of Credit FBO (for benefit of) Downtown Development Authority (DDA) and DDA Budget Amendments

The Downtown Development Authority (DDA) seeks the establishment of a revolving Line of Credit (LOC) for the purpose of accessing tax increment revenues for ongoing and future TIF (Tax Increment Financing)-qualified projects. Administration of the Line of Credit shall be through an Intergovernmental Agreement (IGA) between the City and

the DDA. The DDA has identified additional TIF-eligible undertakings that require budget amendments for FY (fiscal year) 2015 subject to Council approval.

Harry Weiss, DDA Executive Director, presented this item. He explained the three proposals included in this item, how TIF's work, and what they can be used for. TIF's are not tailored for an ongoing basis; the LOC would provide that instrument. He named other DDA's that have used this system. If approved, an IGA would state what the LOC can be used for. TIF funds could easily be paid back from that withdrawal. The DDA does not intend to carry a balance on the LOC. The Financial Operations Director would be responsible for authorizing the draws. The TIF is in the name of the City and the LOC would need to be under the same name. He explained the budget contingencies are for the demolition of White Hall and the acquisition of R-5 High School and surrounding property. He stated this request is for Council to authorize the LOC with Alpine Bank, execute an IGA, and consent to the budget amendments.

Councilmember Boeschstein thanked Mr. Weiss for his service and asked for what purpose the R-5 High School property is going to be purchased. Mr. Weiss said R-5 is a high demand property; the undeveloped area can be used for housing while the school building could be used for a cultural center and a downtown office for the Business Incubator. The DDA will lease the building back to the School District until a new building is constructed.

Councilmember Boeschstein asked if the DDA has a long range plan. Mr. Weiss said by statute the DDA has a Plan of Development and this includes what the DDA has done since 1981. In addition to that, by reference, it refers to all of the other plans that have been adopted; he named them. Councilmember Boeschstein asked if the DDA is planning to incorporate the I-70 Business Loop Plan into their Plan. Mr. Weiss said this has been discussed; he explained one strategy. DDA does have funds that could be used to work with CDOT; it is a concept in progress.

Councilmember Boeschstein stated that the DDA has talked to the Parks and Recreation (P&R) Department regarding the plans for the Las Colonias Amphitheater; he then asked if the DDA is planning to participate in this. Mr. Weiss said he has had conversations regarding the scope of the Amphitheater, but has not seen any plans or received any requests from P&R. The Design Services are being done now.

Councilmember Boeschstein asked if the plan for White Hall is now to demolish it. Mr. Weiss said yes, a contract has been awarded for the demolition. The DDA is discussing ideas for the properties redevelopment.

Councilmember Chazen clarified that for the LOC project, the money is in the bank and a withdrawal from the LOC loan will be taken out to pay a vendor and the loan will be paid off in a matter of days with the money that was already in the bank. Mr. Weiss clarified that the City will draw funds from the DDA's capital account and the DDA will

authorize the repayment from the TIF funds; there is not a vendor in the transaction. Councilmember Chazen asked if there are sufficient funds in the bank now to undertake the two contingency projects. Mr. Weiss said yes, based on 2015 revenues, there is about \$1.8 million of unappropriated monies in the account. Councilmember Chazen asked if the new loan would violate any loan covenants currently in place. Mr. Weiss said it wouldn't.

Councilmember Kennedy thanked Mr. Weiss for his service and said he's sorry to see him go. He then asked what the time and money savings will be to process payments with this loan and payback structure. Mr. Weiss said there will be no issuance, or underwriting fees; there will be an annual fee and only one or two days of interest will be accrued.

Councilmember Chazen moved to authorize a Line of Credit FBO (for the benefit of) the Grand Junction DDA, approval of an Intergovernmental Agreement between the City of Grand Junction and DDA, and approval of DDA budget amendments for TIF-qualified projects. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Public Hearing - Corner Square Outline Development Plan Amendment, Located at North 1st Street and Patterson Road

F & P Development, LLC is requesting approval of an amendment to the Outline Development Plan (ODP) for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential - 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

The public hearing was opened at 8:48 p.m.

Greg Moberg, Development Services Manager, introduced this item, described the request, the zoning of the property and surrounding area, and their uses. Currently six of the eight pods have been developed. The Future Land Use Map shows the designated site as a Neighborhood Center; however in 2010 Council adopted a Comprehensive Plan which changed the property designation to Neighborhood Commercial which would allow a B-1 Zone. The original ODP zoned Pod G as Residential only; the proposed amendment allows additional commercial uses while reducing residential use. The proposed ODP would not change the Default Zone for any other Pods in the development. The developer has self-limited commercial uses (restricting straight retail business) and building sizes. In November, 2014 a neighborhood meeting was held and the Planning Commission met, voting unanimously to forward a recommendation of approval.

Councilmember McArthur asked if this is a zoning change request. Mr. Moberg said the zoning would remain the same; this request is to change the underlying default zone that establishes the uses, setbacks, and size.

Councilmember Taggart asked Mr. Moberg to review the residential and commercial break outs. Mr. Moberg said the current default zone of Pod G and H are R-12 which limits their use to residential only at a density of 70 - 111 units. Amending Pod G to the default zone of B-1 would allow all uses including residential, but reduce the residential density to 60 – 91 units. Some restricted commercial uses are bars, nightclubs, and produce stands.

Councilmember Boeschstein asked if there would be any open space. Mr. Moberg said if residential use is proposed, open space would be a requirement.

Councilmember Boeschstein asked if the lot with the large hole is still vacant due to the recession and the difficulty to find financing. Mr. Moberg said that is correct.

Councilmember Kennedy asked how traffic would be impacted along 1st Street if more commercial use is added. Mr. Moberg said the proposed commercial uses are for offices which have a lower traffic demand than high density residential or businesses like strict retail and bars.

Council President Norris asked if Pod B (the vacant lot with the hole) is zoned for commercial. Mr. Moberg said yes. Council President Norris then asked if the intent of this request to make this area more commercial rather than residential. Mr. Moberg said the change for Pod G would be from residential to mixed use which includes commercial; however, the developer has restricted the commercial uses of Pod G to office use only. Council President Norris asked if this could be changed and be less restrictive down the road if this request is approved. Mr. Moberg said a new amendment would need to be sought to change the restrictions of this request.

Councilmember McArthur noted there was a lot of concern about traffic when this project was first considered; if approved, would this change increase or reduce the amount of traffic. Mr. Moberg said there should be a slight reduction in traffic.

There were no public comments.

The public hearing was closed at 9:01 p.m.

Councilmember McArthur said this development was a grand experiment in this market and the developer chose to go to Planned Development to establish zoning and uses for the property. He feels it is appropriate to allow some flexibility in the zoning as a reaction to the market and he will support the amendment.

Ordinance No. 4662 – An Ordinance Amending the Corner Square Outline Development Plan to Change the Default Zone of Pod G From R-12 (Residential 12

DU/Ac) to B-1 (Neighborhood Business) and Modify the Phasing Schedule, Located at North 1st Street and Patterson Road

Councilmember Boeschstein moved to adopt Ordinance No. 4662 on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Dere Special Permit, Located at 675 1/2 24 1/2 Road

The applicant, Brian Dere, requests approval of a Special Permit (SP) to allow a manufactured home as an interim use of property in accordance with Section 21.02.120 of the Zoning and Development Code.

Scott Peterson, Senior Planner, presented this item and explained the request. The Planning Commission (PC) forwarded a recommendation of approval to allow the developer to place one manufactured home on the property in order to receive rental income until the property is developed or sold. Mr. Peterson reviewed the location and allowable uses. The property is currently zoned R-24 with the Comprehensive Plan and Future Land Use Map designation of Urban Residential Mixed Use. The SP is a City Council discretionary review process to add flexibility when considering land use that is temporary. City Staff recommends approval; this request meets the requirements of the Zoning and Development Code and is consistent with the Comprehensive Plan.

Councilmember Boeschstein asked if this property will be connected to water and sewer. Mr. Peterson said yes; as part of the approval the applicant will be required to connect to Ute water and the City sewer. Councilmember Boeschstein then asked if this home will be HUD approved and if it will be single or double wide. Mr. Peterson said it will be HUD approved, but he does not know how wide the home will be. The applicant, Brian Dere, said it will probably be a single wide; about 1,000 square feet. Councilmember Boeschstein asked how the City will be assured the home will be removed. Mr. Peterson said the SP requires the mobile home to be removed upon development of the property. If the applicant fails to remove the home, the SP would be revoked and turned over to Code Enforcement. Councilmember Boeschstein asked if the City would hold any type of security to ensure compliance. Mr. Peterson said no; the SP is a conditional limit, not a time limit.

Councilmember McArthur noted Mr. Peterson used the term manufactured home and Councilmember Boeschstein referred to it as a mobile home. He then asked if the home will be on a permanent foundation. Mr. Peterson said yes, the Zoning Code requires manufactured homes to be placed on permanent foundations. Even though this is for interim land use that standard still applies. Councilmember McArthur clarified that this request is for an interim zoning and allowance that terminates on development of the property; he then asked if the SP would also terminate upon the sale of the

property. Mr. Peterson said the way the SP is written, it runs with the land; if the property is sold the manufactured home could stay on the property until the land is developed.

Councilmember McArthur said this is potentially a method of skirting around the Zoning Code; perhaps a provision should be in place for a renewal of the SP at the time of sale. City Attorney John Shaver said this was a negotiated process and each SP has different conditions; a time frame, or expiration upon sale of the property are conditions that could be incorporated into the negotiations.

Councilmember Chazen said he has some of the same concerns as Councilmember McArthur. He feels having someone on property is a good thing, but is concerned about not having a sunset provision; the applicant should have to renew the permit within a certain period of time or upon sale of the property.

Councilmember Taggart agreed with Councilmember Chazen; the term interim is too broad. The applicant should show progress within a reasonable amount of time.

Councilmember Kennedy asked if there is an identified tenant for the structure. Applicant Brian Dere said he does not have specified tenant, but will do a background check when the time comes. The request for this SP is a result of safety and security concerns; the property can't be farmed due to existing infrastructure and although it is an undeveloped property there are still safety concerns and maintenance that needs to be done. Mr. Dere said his plan is to only keep the temporary home for a short period of time; he would like get a plan for a nice development when the economy bounces back. He would not have a problem removing the home if the property is sold.

Councilmember Kennedy said he is concerned that the home will look like a permanent structure since it is required to have a permanent foundation. Mr. Dere said the Planning Department does not require a full stem wall so it could be easily removed.

Councilmember Traylor Smith said most of the concerns have been addressed, but she would like to see a clause added stipulating the home will be removed upon sale of the property.

Councilmember McArthur agreed with Councilmember Traylor Smith.

Mr. Dere said it could take four or five years before the economy comes back.

Councilmember Chazen noted that the Staff Report said the SP would be discussed at the May 12th PC meeting; what was the PC's decision? Mr. Peterson said this was placed on the consent agenda and was approved; no public was present to testify. Councilmember Chazen thanked the applicant for purchasing the property, but stated he would like a clause added in the event of a transfer of ownership and an eight to ten year term for reapplication. Mr. Dere asked for a 15 year term.

Councilmember Taggart said he is concerned 15 years is too long along with the requirement to have a permanent foundation; this does not sound temporary. Mr. Peterson said the foundation would be in compliance with the City's Zoning Code and Building Code. City Attorney John Shaver concurred and added the hook ups would also be in compliance.

Councilmember McArthur asked what the procedure is to extend a SP. Mr. Peterson said they would amend the SP document to add such a clause. Councilmember McArthur asked if the SP is approved with a ten year period, what would be required to renew the permit at the end of the ten year period. Mr. Peterson said the property owner would be notified to contact the Planning Department if they would like to come back to Council for an extension.

City Attorney Shaver said he would recommend against stipulating an extended term since this is a negotiated document. He suggested stipulating a term and having the applicant reapply for Council to hear and decide if they would like to issue the permit at that time. Councilmember McArthur said with Mr. Shaver's recommendation he would be more willing to allow a 15 year term.

Council President Norris asked how Council should move forward. City Attorney Shaver said Council can give their direction now and Staff will accomplish the details.

Councilmember Chazen asked Mr. Shaver if this situation has come up before. City Attorney Shaver said it has not come up in this specific context before. The City has had only three SP applications since they became available in 2010. Councilmember Chazen asked if this should be sent back to the PC. City Attorney Shaver said it is an option, but since the PC has already given their recommendation, Council can give Staff direction and Staff will add Council's decision to the SP.

Councilmember Kennedy suggested adding the conditions discussed to the motion.

Mr. Dere requested a 15 year term as it would allow him more flexibility regarding economic conditions.

Councilmember Chazen asked if it will be a new home. Mr. Dere said they are looking for a nice home that is not too old.

Permit No. 2015-1 – Pursuant to Section 21.02.120 of the Grand Junction Municipal Code (Zoning and Development Code) for an Interim Use on Property Located at 675 ½ 24 ½ Road in Grand Junction, Colorado

Councilmember Kennedy moved to approve Special Permit No. 2015-1 to temporarily place a single manufactured home on 4.88 +/- acres in a R-24 (Residential - 24 DU/Ac) Zone District to be terminated upon sale or conveyance to another person or entity

other than the way it is presently titled or completion of 15 years. Councilmember Taggart seconded the motion. Motion carried by roll call vote.

Purchase a Single Axle 4x2 Compressed Natural Gas (CNG) 5-yard Dump Body with Snow Removal Equipment and Purchase a Tandem Axle CNG 10-yard Dump Truck

The single axle 5 yard dump body with snow removal equipment is part of the resources needed to provide ongoing maintenance in the Streets and Stormwater Divisions and the tandem axle 10 yard dump truck is part of the resources needed to provide ongoing maintenance in the Water Services Division. These trucks are scheduled replacements for the Public Works Department and have been approved through the Equipment Replacement Committee. The additional cost for the CNG engines will be covered through grant funding.

Jay Valentine, Internal Services Manager, presented this item. A DOLA (Department of Local Affairs) grant will help to pay for these units because they are being converted from diesel to CNG and payback is not required. These vehicles were not originally budgeted for 2015, but are being moved forward due to the cost savings through the grant funding and not having any payback. The purchase will require a budget appropriation.

Councilmember Chazen asked if there are sufficient reserves in the vehicle fund to pay for these now and will the reserves be restored in future years. Mr. Valentine said there are sufficient reserves and they are anticipating extra reserves in 2016. He explained the process to determine when the vehicles in the fleet should be replaced; the expected life span of these vehicles is 10 years.

Councilmember Traylor Smith asked if there will be any value the City can recover when these are replaced. Mr. Valentine said they have been offered and will accept a \$5,000 trade-in for the 5-yard truck; there has been no offer on the 17 year old vehicle; it will probably be sold at auction.

Councilmember Kennedy asked if the maintenance costs for these are at a level where they are no longer cost effective. Mr. Valentine said yes, the maintenance cost for both of these vehicles has maxed out, meaning the maintenance costs have exceeded 50% of the replacement value. He explained the fleet review process to determine if a replacement is needed.

Councilmember Taggart asked if there are vehicles scheduled to be replaced in 2015 that could be pushed back to 2016 in order to maintain the reserves closer to \$1 million. Mr. Valentine said there are some opportunities, but by the time they come up for replacement, they have already been pushed back about two years.

City Manager Englehart said during the budget process they will look at ways to restore the reserve funds back up to \$1 million.

Councilmember Chazen is concerned there may not be enough CNG pumps to keep the trucks filled up. Mr. Valentine said with proper management, there are adequate fueling stations and not all the vehicles require slow time fill; some can be filled at faster fueling stations. Mr. Valentine added that Todd Hollenbeck, Manager of Grand Valley Transit (GVT), is looking for grant opportunities to build their own fueling infrastructure. Councilmember Chazen asked for clarification that there are adequate fueling capabilities now. Mr. Valentine said yes, with management.

Council President Norris said she was glad to see local firms put in for bids for this request.

Councilmember McArthur asked regarding adequate fueling stations, is there potential to add a station at the Persigo substation to be located in Orchard Mesa. Mr. Valentine said the City does not like having the only CNG fueling station in the area; the City has been in support of the private sector adding CNG infrastructure and the State has encouraged more growth. Mr. Valentine agreed more fueling stations are needed.

Councilmember Boeschstein thanked Mr. Valentine for bringing the CNG vehicles to the City. These burn a lot cleaner and are great to have.

Councilmember Taggart suggested creating an accrual fund in next year's budget from the fuel savings for another station. City Manager Englehart thought it was a great idea; savings have been realized and he suggested GVT may also be able to contribute since they have also saved on costs. He said the Orchard Mesa area would be a good location.

Councilmember Chazen asked where the funds for a fueling station came from. Mr. Valentine said the regional CNG fueling station was 90% grant funded. He added Council approved the purchase of the CNG trash trucks and they were obtained prior to completion of the filling stations. Things were then put in place and the fueling station was completed in time for the trucks to be used. The replacement process now has CNG vehicles being replaced with CNG vehicles.

Councilmember McArthur said he previously saw bio gas being used at a North Carolina fire asphalt plant where they gathered methane gas from a landfill; he asked if anyone had looked into this idea. City Manager Englehart said it is a great concept. He has had conversations with former County administrators, but until they make a commitment to replacing their vehicles with CNG vehicles, the City will have to look at other alternatives.

Councilmember Boeschstein moved to authorize the City Purchasing Division to purchase a single axle CNG 5-yard dump body with snow removal equipment for \$187,492 and a tandem axle CNG 10-yard dump truck for \$167,904 from Transwest and Kois Brothers Equipment. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 9:51 p.m.

Debbie Kemp, MMC

Deputy City Clerk