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**CITY COUNCIL AGENDA
WEDNESDAY, JUNE 17, 2015
250 NORTH 5TH STREET
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

**MEETING CANCELED
ALL ITEMS WILL BE MOVED TO THE JULY 1, 2015
REGULAR MEETING AGENDA**

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

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

Pledge of Allegiance
Moment of Silence

Presentation

May Yard of the Month

Proclamations

Proclaiming the Week of June 21 – 27, 2015 as “St. Baldrick’s Foundation Week” in the City of Grand Junction [Attachment](#)

Proclaiming the Month of June 2015 as "Adult Protection Awareness Month" in the City of Grand Junction [Attachment](#)

Citizen Comments

Revised June 24, 2015

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

Council Comments

***** CONSENT CALENDAR *****

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

Action: Approve the Summaries of the May 18, 2015 and June 1, 2015 Workshops and the Minutes of the June 3, 2015 Regular Meeting

2. **Setting a Hearing on Zoning the Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive** [Attach 2](#)

A request to zone approximately 7.921 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Proposed Ordinance Zoning the Hutto-Panorama Annexation to CSR (Community Services and Recreation) Located at Approximately 676 Peony Drive

Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 1, 2015

Staff presentation: Brian Rusche, Senior Planner

3. **Setting a Hearing on Zoning the Rodgers Annexation, Located at 2075 South Broadway** [Attach 3](#)

A request to zone 1.924 acres from County RSF-4 (Residential Single-Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Proposed Ordinance Zoning the Rodgers Annexation to R-4 (Residential 4 du/ac) Located at 2075 South Broadway

Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 1, 2015

Staff presentation: Brian Rusche, Senior Planner

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

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

4. **North Avenue Catalyst Grant Application for 555 North Avenue** [Attach 4](#)

Mason Plaza, located at 555 North Avenue, has submitted an application for consideration for the North Avenue Catalyst Grant Program. The eligible grant amount is \$4,110.43. This is the third application for this program to come before the City Council.

Action: Consider Approval of a North Avenue Catalyst Grant Application from Mason Plaza, Located at 555 North Avenue, in the Amount of \$4,110.43

Staff presentation: Lori V. Bowers, Senior Planner

5. **Public Hearing – Community Development Block Grant (CDBG) 2015 Program Year Annual Action Plan** [Attach 5](#)

The City will receive \$374,788 CDBG funding for the 2015 Program Year which begins September 1st. The City also has \$3,462 in funds remaining from the 2014 Program Year to be allocated with the 2015 funds. The purpose of this hearing is to adopt the 2015 Annual Action Plan which includes allocation of funding for 14 projects as part of the Five-Year Consolidated Plan.

Resolution No. 31-15 – A Resolution Adopting the 2015 Program Year Action Plan as a Part of the City of Grand Junction Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program

®Action: Adopt Resolution No. 31-15

Staff presentation: Kristen Ashbeck, CDBG Administrator

6. **Public Hearing – Amending the 24 Road Corridor Design Standards Changing the Maximum Letter Height for Building (Wall Mounted) Signs, Section 25.28 Signs** [Attach 6](#)

This is an Amendment to the Development Regulations found in Title 25, 24 Road Corridor Design Standards, changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road Corridor subarea. This effectively allows for any size lettering that also conforms to the general Sign Code allowances as found in the Zoning and Development Code and no longer restricts such signage to 12 inch letters.

Ordinance No. 4666 – An Ordinance Amending Section 25.28 of the 24 Road Corridor Design Standards and Guidelines (Title 25 of the Grand Junction Municipal Code) Regarding Maximum Lettering Size for Building Signs

®Action: Adopt Ordinance No. 4666 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: David Thornton, Principal Planner

7. **Purchase of Property at 743 Horizon Drive for the I-70 Exit 31 Horizon Drive Roundabouts** [Attach 7](#)

The City has entered into a contract to purchase right-of-way at 743 Horizon Drive from Grand Conjunction, LLC dba the DoubleTree for construction of a roundabout on Horizon Drive in conjunction with the I-70 Exit 31 Horizon Drive Roundabouts Project. The City's obligation to purchase this right-of-way is contingent upon Council's ratification of the purchase contract.

Resolution No. 32-15 – A Resolution Authorizing the Purchase of Real Property, Located at 743 Horizon Drive, from Grand Conjunction, LLC

®Action: Adopt Resolution No. 32-15

Staff presentation: Trent Prall, Engineering Manager

8. **Contract to Extend Sewer to the Redlands Club Sewer Improvement District** [Attach 8](#)

Upon completion of the Redlands Club Sewer Improvement District, five properties will be able to connect to the Persigo Waste Water Treatment Plant and abandon their existing septic systems. The property owners and Persigo will share the cost of providing the sewer service.

Action: Authorize the City Purchasing Division to Enter into a Contract with Underground Obstacles, LLC for the Redlands Club Sewer Improvement District in the Amount of \$97,724 Contingent on Creation of the District by the Mesa County Board of County Commissioners

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

9. **Sole Source Professional Services Contract for Engineering Design of the Diffuser Pipe Outfall for the Persigo Waste Water Treatment Plant Project**

[Attach 9](#)

The Public Works Department is requesting that City Council approve awarding a sole source professional design services contract for the design of a Diffuser Outfall for the Persigo Waste Water Treatment Plant. This design effort will result in a project to address restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) as a result of Regulations 31 and 85.

Action: Authorize the City Purchasing Division to Enter into a Contract with Stantec Consulting Services, Inc. of Denver, CO for the Design of a Diffuser Outfall at the Persigo Waste Water Treatment Plant for the Proposal Amount of \$139,900

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

10. **Non-Scheduled Citizens & Visitors**

11. **Other Business**

12. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *worldwide, more than 175,000 children are diagnosed with cancer each year; and*

WHEREAS, *childhood cancer is the number one cause of death by disease of children in the United States; and*

WHEREAS, *the St. Baldrick's Foundation is the largest volunteer-driven charity committed to funding the most promising research to find cures for childhood cancers and give survivors long and healthy lives; and*

WHEREAS, *the St. Baldrick's Foundation currently funds more in childhood cancer research grants than any organization except the U.S. government; and*

WHEREAS, *enlisting the recognition and support of elected officials in the City of Grand Junction will help to raise awareness and move us closer to finding cures and better treatment options for kids battling this disease.*

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 June 21st as

"ST. BALDRICK'S FOUNDATION WEEK"

in the City of Grand Junction and urge all the citizens of the City to recognize the seriousness of childhood cancers and the meritorious work of the St. Baldrick's Foundation to Conquer Kids' Cancer by supporting the 4th Annual Grand Junction Head Shaving Event on June 27th!

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of June 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, the elderly and persons with disabilities are vital members of our families, our society, and our community. Often, these residents are vulnerable to assault, burglary, fraud, abuse, neglect, exploitation, and other crimes since they may not be able to provide their own care and protection; and

WHEREAS, raising awareness is a fundamental prevention strategy that involves not only teaching new information, but also helping to change attitudes and behavior towards this delicate matter; and

WHEREAS, adult abuse encompasses many different types of harm and can occur in community or institutional settings; and

WHEREAS, abuse of elderly and disabled persons is a tragedy inflicted on a vulnerable segment of the population that crosses all socio-economic boundaries; and

WHEREAS, combating abuse and neglect of these citizens will help improve the quality of life for all citizens across Colorado, and will allow these vulnerable citizens to live as independently and vibrantly as possible; and

WHEREAS, Colorado's elderly and disabled citizens should be treated with respect and dignity as they continue to serve as leaders, mentors, volunteers, and as important and active members of our communities; and

WHEREAS, the observance of Adult Protection Awareness Month reminds us of our common responsibility to ensure the health, safety, dignity, and well-being of all disabled and elderly adults.

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

"ADULT PROTECTION AWARENESS MONTH"

in the City of Grand Junction and urge all citizens to reach out with compassion and respect to adults with a unique set of circumstances to make a difference in their quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 17th day of June 2015.

Mayor



Attach 1

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 18, 2015 – Noticed Agenda Attached**

Meeting Convened: 5:01 p.m. in the City Auditorium

Meeting Adjourned: 8:07 p.m.

City Council Members present: All (Councilmember McArthur arrived at 6:20 p.m.)

Staff present: Englehart, Shaver, Moore, Romero, Portner, Thornton, Prall, Kovalik, Jagim, and Kemp

Others: Harry Weiss, Downtown Development Authority Executive Director, Clark Anderson, New Mobility West, and Jim Charlier, Charlier Associates, Inc. President

Agenda Topic 1. New Mobility West Final Report

Trent Prall, Engineering Manager, provided a brief overview of the corridor study. He advised that the City applied to New Mobility West, an initiative through the Sonoran Institute that helps western cities address traffic issues. The City's application was accepted and Charlier Associates, Inc. was contracted for the study.

Clark Anderson, representing New Mobility West, reviewed the project and what was looked at to better align the 1st Street/Pitkin Avenue/Ute Avenue (I-70 B) corridor for effective transportation.

Jim Charlier, Charlier Associates, Inc. President, provided details about the report and advised that looking ahead to 2040, four main issues were considered: improving traffic flow, safety, multimodal opportunities, and access management. After meeting with the Downtown Development Authority (DDA) and Colorado Department of Transportation (CDOT), a concept was designed for the I-70 B corridor. Mr. Charlier displayed and described that concept which is similar to how Main Street is designed. The design would create a gateway with the landscaping, sidewalks, and crosswalks, which would cause traffic to slow down. He advised that the transit system is very important and needs to be accommodated in the design of the corridor. The location of the Amtrak Station is a great opportunity for the corridor. He reviewed a design for Ute and Pitkin that would allow more opportunity for Whitman Park. Mr. Charlier reviewed a bicycle system that was looked at for the downtown corridor because bicycling has become a very important part to the economy of Grand Junction.

There was discussion about the design of 1st Street at Grand Avenue. Mr. Charlier explained that the proposal includes CDOT's plans for that intersection which basically closes 1st Street off. There was discussion regarding the location of the crosswalk at the train depot, truck

traffic using alternative routes, pass through traffic not avoiding the Downtown area, instead relying on the network to work for the City, likes and dislikes about the design, working with CDOT to see what they plan to do, seeking funds for the project, and various plans that have been adopted for the Downtown.

City Council was pleased with the design and conceptually felt that it was good, and encouraged Staff to continue working with CDOT to keep them engaged in the downtown corridor so that the right plan is brought forward which will last for many years to come.

Agenda Topic 2. Grant Application to the Federal Aviation Administration for the Grand Junction Regional Airport Authority

City Manager Rich Englehart explained that, as partners in the relationship, any type of a grant process for the airport has to come before City Council and the County Commissioners for approval.

Interim Airport Manager Ben Johnson explained that normally only the approval for the award of a grant is generally brought forward to the County Commissioners and City Council. This is a new step for them to bring forward the application for a grant. He explained that the grant they are seeking to apply for is an annual grant and, if authorized to apply for it, the award of the grant will be brought back for approval also. He detailed the five elements the grant will cover: terminal air carrier apron design modification, Taxiway A1-A7 connector rehabilitation, runway 11/29 and Taxiway A seal coat and restripe, segmented circle relocation and intersection lighting modification, and runway 11/29 modification to standards analysis. Mr. Johnson explained that the total project cost will be approximately \$2,550,500. The grant will cover 90% of that, the State of Colorado will match the grant at 5% (less the runway modification study), and the airport will match 5% (which the Airport Authority has sufficient funds for that). The Airport Authority Board reviewed the application in April and the County Commissioners reviewed and approved it earlier in May.

City Attorney Shaver explained that the City and County, as co-sponsors, will have to sign off on the grant assurances to insure that the grant money will be expended in accordance with the Federal Aviation Administration (FAA) requirements. Mr. Johnson explained that the Airport has made significant policy changes and the Airport Authority is comfortable with signing the assurances.

There was some discussion regarding placing the approval of the grant application on the Wednesday, May 20th City Council Meeting and, in the motion, adding a condition of the approval being subject to review of the application and all of the contracts.

City Council directed Staff to place the grant application on the Consent Calendar for the May 20th City Council regular meeting.

Agenda Topic 3. Downtown Development Authority Line of Credit Request

Downtown Development Authority (DDA) Executive Director Harry Weiss advised that the DDA Board started looking into the idea of a line of credit in March of 2014. He advised that a number of DDA's have started moving towards using a line of credit for a financing mechanism. He explained that the Tax Increment revenues go into a "black box" and can only be accessed to pay debt or the associated expenses of debt. In the past, projects have been done with bond issuances. They are asking for a \$1,000,000 line of credit which would be an efficient debt instrument. It would be less expensive than borrowing through bonds. The only cost would be a couple of days of interest accrual and an annual fee charged by the bank. They would only use the line of credit for immediate repayment from funds on hand that are not encumbered in the tax increment fund. It would meet the requirements of the State Statutes for tax increment purposes. Mr. Weiss advised that they have drafted an Intergovernmental Agreement which outlines how funds would be drafted and be repaid. The funds would be drawn for projects that already budgeted, appropriated for, and approved by City Council.

City Attorney John Shaver explained (for the benefit of new City Councilmembers) that City Council is the governing body for approving the DDA budget and appropriations.

Mr. Weiss reviewed the amount of debt the DDA currently has which is about seven years of \$900,000 a year for bond payment for the Avalon Theatre project.

Mr. Weiss also said they are proposing some budget amendments for projects to use the line of credit if it is approved which would include an amendment of \$360,000 for the acquisition of R-5 from District 51 and \$80,000 for anticipated expenses associated with White Hall. That would leave approximately \$645,000 of excess tax increment funds remaining that has not been appropriated or budgeted and would require a supplemental appropriation for any further line of credit draw request.

There was discussion regarding the acquisition of R-5 from District 51 and the demolition of the remainder of White Hall.

City Council directed Staff to place the request for a line of credit and a supplemental appropriation to the DDA budget for Individual Consideration on the May 20th City Council regular meeting agenda.

Agenda Topic 4. Other Business

City Manager Englehart asked City Council's direction for the financial request received by HomeWard Bound. After lengthy discussion, City Council agreed to the financial request for \$100,000 earmarked out of Council's contingency for HomewardBound and, in the future, schedule a workshop to discuss and develop a policy for future requests outside of the budget process.

City Manager Englehart advised that there is a 9% escalation cost for Fire Station #4 which makes it about \$50,000 over budget and the project has been pared down as much as it can. There is \$70,000 in contingency. He has directed Community Services Manager Kathy Portner to try and get money back from Department of Local Affairs (DOLA).

Deputy City Manager Moore provided information about a Transportation Investment Generating Economic Recovery (TIGER) grant that may be available for the City. The grant program is for very big projects that help stimulate the economy and/or revitalize an area. Staff is thinking that the North Avenue project may qualify because the minimum that can be applied for is \$10 million and it requires a match of \$2 million. Staff is trying to get the County Commissioners to participate with the match if the grant is awarded because North Avenue is also in their jurisdiction. City Council was encouraged to help get the County on board. The project funding would not be needed until several years in the future. Grand Valley Regional Transportation Committee (GVRTC) has provided a letter of support for the grant. City Council was in favor of moving forward with a grant application and directed it be for a \$13.5 million project.

City Manager Englehart presented a draft copy of a letter from the Mayor to DOLA regarding policies for funding of Local Government Broadband Planning and Infrastructure Projects. There was discussion regarding other communities and broadband. City Council was in favor of sending out the letter asking that one correction to the letter be made.

A draft resolution was also provided to City Council for joining Next Centuries Cities. There was discussion regarding getting the community involved by holding community meetings regarding broadband and internet services. City Council directed Staff to add Next Centuries Cities to the Consent Calendar on the May 20th City Council regular meeting agenda.

City Council was reminded about a pre-meeting prior to the Municipalities Dinner on Thursday, May 25th to advise them of existing agreements regarding buffer zones and Persigo prior to the dinner.

Agenda Topic 5. Board Reports

There were no Board Reports.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 18, 2015**

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

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

1. **New Mobility West Final Report**

2. **Grant Application to the Federal Aviation Administration for the Grand Junction Regional Airport Authority:** Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded. Projects included in this request are: Terminal Air Carrier Apron Design Modification,. Taxiway A1, A2, A3, A4, A5, A6 and A7 Connector Rehabilitation, Runway 11/29 and Taxiway A Seal Coat and Restripe, Segmented Circle Relocation & Intersection Lighting Modification, and Runway 11/29 Modification to Standards Analysis **Attachment**

3. **Downtown Development Authority Line of Credit Request:** The DDA has solicited proposals for a \$1,000,000 revolving line of credit for the purpose of accessing the DDA's tax increment revenues for ongoing and future qualified projects. The DDA's objective is to institute a borrowing mechanism conforming to the statutory requirements for Tax Increment Financing that provides the DDA with a cost-effective, "pay-as-you-go" means of project funding to complement the DDA's traditional use of bond financing. After reviewing 4 proposals received, the DDA is requesting the establishment of a line of credit, the approval of an Intergovernmental Agreement between the City and the DDA concerning the administration of the line of credit, and Council approval of DDA 2015 Budget amendments for TIF-qualified project expenditures. **Attachment**

4. **Other Business**

5. **Board Reports**

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 1, 2015 – Noticed Agenda Attached

Meeting Convened: 5:02 p.m. in the City Auditorium

Meeting Adjourned: 8:13 p.m.

City Council Members present: All except Kennedy

Staff present: Englehart, Shaver, Portner, Thornton, Lanning, Schoeber, Wieland, and Tuin

Others: Ted Ciavonne, Harry Griff, and Les Miller

Agenda Topic 1. Las Colonias Amphitheater Update and DOLA Grant Discussion

City Manager Rich Englehart advised Council that the Parks Department is looking at some financial options for Las Colonias Park. There is an opportunity for a Department of Local Affairs (DOLA) grant. Staff is working towards pulling partners together which includes the Downtown Development Authority and the Lions Club. There is fund balance available in the Parks Development Fund for commitment if Council chooses to consider the grant request. Construction wouldn't begin until 2016 or 2017.

Recreation Superintendent Traci Wieland provided Council with a history of Las Colonias Park from where the planning started in 2012 to how the park has evolved to where it is now. She gave details about the Riparian Restoration Area that was created which included the creation of a channel for water. The excavated fill dirt will be used for the amphitheater. In 2013 and 2014, Watson Island was cleared and an 18-hole disc golf course was constructed.

Parks and Recreation Director Rob Schoeber provided details about the Whitewater Park. There was a feasibility study conducted and Staff met with Fish and Wildlife Services and other local experts and it was determined that Las Colonias is not a good area for a Whitewater Park. They will work with the original designer for a recreational water feature instead for Las Colonias. There was discussion regarding how much of the site is contaminated soil. Ms. Wieland advised that the Department of Health advised to treat the entire site as if it is contaminated. Ted Ciavonne, Ciavonne, Roberts & Associates, Inc., explained the test that was conducted to determine the contamination of the groundwater and the test results were that it was not harmful to the fish. If they hit water when they drill, which could be possible for deep utilities, it will have to be disposed of.

Ms. Wieland reviewed the Phase I construction and addressed the west end of the park. Almost \$300,000 was leveraged from Great Outdoors Colorado (GOCO), approximately \$62,000 from organizations within the community, and \$400,000 from the City. Construction is taking place on the shelter/restroom facility, the parking lot, a native arboretum trail, an Edgewater

Brewery trail connection and one other trail connection. Colorado Discoverability is working on fundraising for their building in that vicinity. Ms. Wieland said that they are working on the final schematic phase for the design of the amphitheater and then will start the design development hoping to have the design done by the end of 2015. Students from Colorado Mesa University (CMU) conducted a full historical study of the area and hopefully, in the future, the City can develop educational or interpretive signage throughout the Park based on that material. She reviewed the relationships that are being built with partners in order to continue to build the project.

Mr. Ciavonne provided further detail about the amphitheater which included having access on the east side and additional service access on the west side, 2,000 parking spaces in the vicinity of the amphitheater, paved VIP seating for folding chairs, sloped grassy hillside seating, irrigation, grass, fencing, and stage design.

Ms. Wieland advised Council that they have talked to stakeholders regarding events that could be brought to the Park.

There was discussion regarding the seating numbers versus the available parking and where additional parking could be made available in the future if needed. Bicycle storage was also discussed.

Ms. Wieland reviewed the cost estimates. A functional Phase I would cost about \$2.5 million. An enhanced Phase I with pedestrian access, Riverside Parkway access, parking improvements, one wing on the amphitheater, which could be either storage or restrooms, would cost about \$3.2 million. Funding sources that are being looked at are: a DOLA grant for a 50% match up to \$2 million, the grant application is due in July 2015; discussion with Grand Junction Lions Club regarding their donation of \$280,000; \$10,000 was received from the Riverfront Foundation; a substantial request has been made to the DDA Board; two private foundations have been approached which funds will be seen later (Boettcher which requires a 50% match and El Pomar which is gap funding); and talking to Council regarding using fund balances from the Open Space Fund.

Ms. Wieland said that the next steps would be to solidify funding, continue the design for the amphitheater, design a Whitewater Park in the Redlands (Connected Lakes), complete Phase I, and have a grand opening on July 11th.

There was discussion on restroom facilities and the costs.

Ms. Wieland advised that they will be moving a lot of the events that are currently held at Lincoln Park to Las Colonias Park.

When asked what the final cost of the project would be, Council was advised that it is unknown at this time because of the design changes and the cost of building supplies increasing. Council

advised that it would be helpful to detail the costs and funding sources in writing for the project for clarification.

Other discussion included Las Colonias Park not being a habitat for the Yellow Billed Cuckoo, phasing options and timeframes, and funding options.

City Council asked that Staff put a comparison together from the 2013 proposal with the proposal presented at this time showing the differences in cost estimates.

Agenda Topic 2. Comprehensive Plan Update Discussion

City Manager Englehart advised City Council that Public Works Director Greg Lanning has taken on overseeing Planning while Deputy City Manager Tim Moore is overseeing DDA and Community Services Manager Kathy Portner and Principal Planner Dave Thornton have taken on the Comprehensive Plan (CP) update. He asked for Council's direction on how detailed the Comprehensive Plan update should be.

Ms. Portner provided the history of the Comprehensive Plan stating that it was adopted in 2010. The Council, at that time, gave direction that the CP should be revisited after five years which is why it is being brought forward at this time. Since its adoption, there have been some minor tweaks to the Plan. A "five-year scorecard" was provided to Council. She advised that, since the CP was adopted in 2010, the Zoning and Development Code was adopted and has been amended as the need requires, the Comprehensive Plan Land Use Map was reconciled with the Zoning Map, a number of Plans were adopted such as the Area and Neighborhood Plans, Transportation and Infrastructure Plans, Parks Plans, Public Safety Improvements, and the Economic Development Plan. Because there hasn't been much growth over the last five years, Staff is recommending reviewing minor areas of the CP such as wireless/broadband, housing needs assessment, urban trails planning, and develop and implement an annual community survey. There was discussion about what does need to be looked at for the CP. Instead of revamping the entire Plan through a public process, it was suggested they consider working with the Planning Commission, County Staff, and other municipalities to go through the CP to clean it up and not change the essence of it. Council felt that prior to doing anything with the CP, they should wait for the final report from North Star, the strategic plan consultant for economic development implementation.

City Council directed Staff to talk to the Planning Commission about working together for minor changes to the CP, and look at a CP update in one year.

Agenda Topic 3. Other Business

City Manager Englehart informed Council that the School District has an interest in some City property by Tiara Rado Golf Course for a new school and he would like to get the Property Committee together to look at a possible trade of property. He advised that he received a

letter regarding someone being interested in the Visitor and Convention Bureau building which the Property Committee could also look at.

City Manager Englehart advised that a letter of intent has been drafted regarding an Events Center and supporting a twenty-four month extension of the hockey franchise. Council was advised that there is an inactive hockey team that is looking for a home base. There was discussion regarding the events center, the potential for another hotel for the downtown area, the presentation presented to the Chamber of Commerce Board, getting the idea out to the community, the letter of intent, and a parking study that will be conducted. City Council asked that the letter of intent be changed to a letter of interest and asked City Manager Englehart to keep notes of the community's comments during the presentations.

City Manager Englehart stated that the Commission on Arts and Culture approved \$10,000 for the Legends Project and that Mr. Tillie Bishop has been asking about moving forward with that. City Council was in favor of moving forward in putting the project in place downtown.

There was discussion regarding putting a committee together to memorialize the history of Las Colonias Park and put interpretive signage around the Park.

City Manager Englehart provided Council with a copy of a letter to Department of Local Affairs (DOLA) from Fire Chief Ken Watkins that will be sent out in support of Clifton Fire Protection District's grant request for a new fire station.

City Manager Englehart updated Council on the following: North Star will be giving a presentation to the City, County, and other interested Boards; there is a body worn camera seminar at the Police Station on June 2nd; Tim Foster, Colorado Mesa University, would like to meet with City Council sometime in June; some Sycamore trees City wide have been diseased due to the wet weather and Council may hear some complaints; setting up a City and County meeting to discuss the Persigo Agreement because of the addition of Fire Station No. 4; and there will be a neighborhood meeting where the recent shooting incident took place at East Middle School on June 2nd.

Agenda Topic 4. Board Reports

Councilmember McArthur advised that at the Drainage Summit, the plan was rolled out and the Board would like the various entities to respond by June 25th with what's being proposed and potential funding through a fee. Council asked that this should be put on June 15th Workshop agenda for discussion.

Council President Norris advised that she is hearing from Council that the City does not support the Grand Valley Regional Transportation Committee's (GVRTC) Plan because it is believed that it will not take care of the traffic. She advised that the State doesn't support it either and feels that it would be good to talk to the State and look at other options.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, JUNE 1, 2015**

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

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

- 1. Las Colonias Amphitheater Update and DOLA Grant Discussion:** City Council approved a grant request to the Department of Local Affairs (DOLA) on March 19, 2014 for final design of the Las Colonias Amphitheater. Schematic design work has been completed along with initial cost estimates for development, so Council will be provided an update on the progress of the planning process and options for funding development costs.

Attachment

- 2. Comprehensive Plan Update Discussion:** The Comprehensive Plan, adopted in 2010, recommends a five-year review to assure the goals and policies of the document are still aligned with the community's needs and trends. Staff is requesting Council direction on the level of review needed at this time.

Attachment

- 3. Other Business**
- 4. Board Reports**

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

June 3, 2015

The City Council of the City of Grand Junction convened into regular session on the 3rd day of June, 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 City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Katie Rizzo who rode with the bike group in attendance, followed by a moment of silence.

Proclamation

Bike Month and Bike to Work Day

Liz Collins and Julie Sabin, Co-chairs of the Urban Trails Committee, were present to receive the proclamation. Councilmember Boeschstein invited the group that rode their bikes to the meeting to come up and he then read the Proclamation. Ms. Collins said she is Co-chair of the Urban Trails Committee and thanked the City Council for their support.

Certificates of Appointment

To the Commission on Arts and Culture

Jennifer Hancock and Gary Ambrosier were present to receive their certificates of appointment presented by Councilmember Chazen. Ms. Hancock thanked the City Council and said she was very excited about being reappointed. Mr. Ambrosier was grateful for his appointment and lauded the arts program in Grand Junction.

To the Grand Junction Regional Airport Authority

David Murray was present to receive his certificate of reappointment. Councilmember McArthur presented his certificate. Mr. Murray thanked the City Council for reappointing him.

To the Grand Junction Housing Authority

Jerry Schafer was present to receive his certificate of appointment. Councilmember Traylor Smith presented his certificate. Mr. Schafer thanked the City Council for the opportunity and said he looks forward to serving.

Citizens Comments

Cindie Downs, 645 ½ Broken Spoke Road, spoke to the City Council regarding her concerns that Grand Junction ranks as one of the lowest areas in the state for economic growth; a lot of people are hurting. What brought her concerns to the forefront was noticing Grand Junction was barely mentioned in The Denver Post Summer Getaways magazine. She hopes commercial development grows, that airport issues are resolved, and internet access improves so job opportunities increase.

Council Comments

Councilmember Taggart attended the Municipalities Dinner, the Alpine Bank Junior College World Series (JUCO) Banquet, and the Horizon Drive Association Business Improvement District (HDABID) lunch workshop; the workshop gave him and other councilmembers information on what will be needed for upcoming HDABID improvements. As the Council representative on the Grand Junction Regional Airport Authority Board, he spent a day with Grand Junction Regional Airport Staff and learned a great deal from them. On June 2nd he attended a meeting of executives in the outdoor recreation industry that was assembled by the Grand Junction Economic Partnership (GJEP) and Powderhorn Mountain Resort. They discussed how the outdoor industry, both in manufacturing and tourism, can play a bigger role in the area of economic development; this new group will meet monthly.

Councilmember Traylor Smith said through the Rotary Club of Grand Junction she hosted a JUCO team; it was a great event and, despite the weather, all the games were played. She attended the GJEP meeting on June 2nd which focused on the Jumpstart Colorado bill (Colorado Senate Bill 282) and what type of companies and industries the area could attract as well as what local connections are in place to contact them.

Councilmember Kennedy said from May 27th through the 29th he met with individuals concerned with issues similar to those brought forward by Ms. Downs; the state of local internet/broadband connections are a big part of these concerns. He plans to attend the Mountain Connect Broadband Development Conference, June 7th through the 9th. He noted Councilmember McArthur recently attended a similar meeting in Denver; they will compare notes as it is a priority to create a level playing field.

Councilmember Chazen said on May 25th he was honored to deliver an address and participate in the commemorative ceremony of the Fleet Reserve Association; this is an association of retired Navy, Marine, and Coast Guard veterans who are dedicated to the memory of the men and women who lost their lives in service to our Country. He attended the Associated Governments of Northwest Colorado meeting that was held in Rangely; Natural Soda, a soda mining company based in Garfield County, and Senator Cory Gardner's Office made presentations. Senator Gardner will be introducing a bill regarding the Greater Sage Grouse soon. Councilmember Chazen said the DDA (Downtown Development Authority) has approved funds for the demolition of White Hall and the purchase of the R-5 High School building, and they have narrowed the search for the DDA Director position to ten applicants.

Councilmember Boeschstein attended the May 27th Commission on Arts and Culture meeting. He noted the success of the "Grand Junction Off-Road presented by U.S. Bank and Downtown Art + Music Festival" held on May 29th and 30th; it was well attended and handled very well which was good for business. He also went to the Historic Preservation Board meeting and the Business Incubator Center's Enterprise Zone meeting; the Enterprise Zone is working hard to improve the City's economy by creating new industries.

Councilmember McArthur announced that the Shriner's Hospital will be hosting a free health screening for children, birth to 18 years, at Community Hospital on June 6th. He attended a Memorial Day event hosted by the Grand Junction Area Realtors Association where volunteers, in groups of 50, displayed American flags and signs throughout the City; later they came together for a ceremony in front of the Courthouse where he had the opportunity to make an address on behalf of the City. He thanked the realtors for hosting this event and helping area residents learn more about the meaning of Memorial Day and how it impacts so many area residents. On May 30th he attended the Caprock Academy graduation; they are very impressive young folks. On June 3rd the Western Colorado Contractors Association presented checks to Special Olympics and Colorado Discoverability; they raised over \$15,000 through The Gauntlet event. He noted with this donation to Colorado Discoverability, they reached the level of donations needed to apply for a grant that will help them build their new facility at Las Colonias Park.

Council President Norris said this Council does a lot of things; each member is assigned to different commissions and groups. One event she attended was the Memorial Day Ceremony at the Veterans Memorial Cemetery of Western Colorado; she was touched by the large group that came out to honor those who died in the service of our Country.

Consent Agenda

Councilmember McArthur read Consent Calendar items #1 through #4 and then moved to adopt the Consent Calendar with the minutes of the Special Session as amended. Councilmember Traylor Smith seconded the motion. The motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the May 4, 2015 Workshop, the Minutes of the May 20, 2015 Regular Meeting, and the Minutes of the May 26, 2015 Special Session

2. **Setting a Hearing on Amending the 24 Road Corridor Design Standards Changing the Maximum Letter Height for Building (Wall Mounted) Signs, Section 25.28 Signs**

This is an amendment to the Development Regulations found in Title 25, 24 Road Corridor Design Standards, changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road Corridor subarea. This effectively allows for any size lettering that also conforms to the general Sign Code allowances as found in the Zoning and Development Code and no longer restricts such signage to 12 inch letters.

Proposed Ordinance Amending Section 25.28 of the 24 Road Corridor Design Standards and Guidelines (Title 25 of the Grand Junction Municipal Code) Regarding Maximum Lettering Size for Building Signs

Action: Introduce a Proposed Ordinance and Set a Hearing for June 17, 2015

3. **Revocable Permit for Access to City-Owned Property for Baker's Boutique, Located at 726 24 Road**

Baker's Boutique is requesting a Revocable Permit for access to city-owned property (Canyon View Park) for public ingress/egress to and from the business and to allow for the use of Canyon View Park traffic aisle for truck deliveries.

Resolution No. 29-15 – A Resolution Concerning the Issuance of a Revocable Permit to Baker's Boutique, Located at 726 24 Road

Action: Adopt Resolution No. 29-15

4. **North Avenue Complete Streets Phase II - TIGER VII Grant Application**

In July of 2012, the City was awarded a Federal Transportation, Community, and System Preservation Program (TCSP) Grant in the amount of \$1,190,099 for the North Avenue (US Highway 6) Complete Streets Project which will construct a $\frac{3}{4}$ mile segment from 12th Street to 23rd Street later this Fall. This federal TIGER VII grant request for \$10 million would fund a second phase that proposes to transform the balance of the four mile thoroughfare by constructing ADA compliant active (bike/ pedestrian) transportation alternatives to the disadvantaged corridor and provide for future expansion of technological upgrades.

Resolution No. 30-15 – A Resolution Authorizing the City Manager to Apply for a Federal Transportation Infrastructure Generating Economic Recovery (TIGER) VII Grant for Construction Work on the North Avenue (US Highway 6) Complete Streets Project Phase II

Action: Adopt Resolution No. 30-15

ITEMS FOR INDIVIDUAL CONSIDERATION

Public Hearing – Vistas at Tiara Rado, Phase 2, Outline Development Plan, Located at 2063 South Broadway

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.

The public hearing was opened at 7:30 p.m.

Scott D. Peterson, Senior Planner, presented this item. He described the site, the location, and the request. The applicant held a neighborhood meeting in January; there were 14 in attendance. Positive feedback was received although some concerns were expressed regarding possible loss of views and building heights; the attendees were more comfortable with the request after being able to speak with the applicant. Mr. Peterson said the Planning Commission (PC) recommended approval at their May 12th meeting. He explained the previous use of the property, the surrounding property uses,

and the surrounding zoning and land use designations. The development will be a mixture of attached and detached single family units. The Comprehensive Plan Future Land Use Map designation is Commercial and current zoning for the property is B-1. In the applicant's request, it is proposed not to have commercial or office use and there will be no street parking allowed on either side of the private drive entrance into the property. The phased schedule was provided to Council. The proposal meets a number of long term community benefits which Mr. Peterson detailed. Staff finds the ODP request meets the goals and policies of the Comprehensive Plan (CP) and the review criteria of the Zoning and Development Code. He listed the Findings of Fact and Conclusions. The applicant's representative was present and wanted to introduce himself.

Councilmember McArthur asked if Phase I has been built. Mr. Peterson said no, Phase I will be the first group of homes built in this Phase II development.

Councilmember Boeschstein wanted to clarify that the Fire Department had approved a private street to be stubbed with no cul-de-sac. Mr. Peterson said the Fire Department did approve this request and explained this is considered a private driveway with a hammerhead turnaround; parking will not be allowed along this section. Councilmember Boeschstein asked how it will be enforced. Mr. Peterson said the Homeowners Association would be responsible. Councilmember Boeschstein asked what kind of open space the development would have. Mr. Peterson said it will have landscaping and a detention pond.

Councilmember Kennedy asked for the aerial picture to be shown and asked what the property was zoned prior to the B-1 designation. Mr. Peterson said when the property was annexed into the City it was zoned Commercial (neighborhood business). Councilmember Kennedy asked how tall the structures of the new development would be since the neighbors expressed concerns regarding their views. Mr. Peterson said this property sits higher than surrounding areas; the neighbors were concerned the development would be along the east property line, but with the detention pond, the structures will be 50 to 70 feet back from that line. Councilmember Kennedy asked if the developer will address the concerns regarding weed abatement and landscaping. Mr. Peterson said the developer plans to remove the weeds and install the landscaping during Phase 1.

Councilmember Taggart said he appreciated the fact the developer is planning to put in a sidewalk along this development tract, and then asked if the sidewalk can be extended to go into Tiara Rado Golf Course; this stretch of South Broadway is dangerous. Mr. Peterson showed the area on the screen and explained who is responsible for the sidewalk along the different sections of South Broadway; the City recently acquired the property that Councilmember Taggart referred to. Mr. Peterson said a left turn lane will be developed along the City's property through the Transportation Capacity Payment program and the City could install that section of sidewalk then, but there is no timetable. He noted the lack of a sidewalk had been mentioned by many of the area residents.

Councilmember McArthur asked if the property owned by the City is maintained by the City and if it is part of Tiara Rado Golf Course.

City Attorney Shaver said this property has just been purchased and he is now in the process of bringing forward an annexation petition; questions like Councilmember McArthur's have not yet been addressed.

Councilmember Boeschstein saw what looked like a trail to the Tiara Rado Clubhouse and asked if it would be possible to connect a pedestrian path to that trail allowing pedestrian access to the Clubhouse. Mr. Peterson said the path Councilmember Boeschstein referred to is the golf cart path to hole #10 and is restricted to golf cart use during the golf course's operating hours. Councilmember Boeschstein clarified that the City owns the property the path is on and asked why pedestrians wouldn't be able to use it. Mr. Peterson said, although it is City owned, for the safety of pedestrians, the policy says the path is only to be used by golfers during the day within the golf course.

Les Crawford, project engineer, 191 University Blvd., Denver, CO 81206, who has been involved in this project since 2010 was available to answer questions. He referred to the screen and pointed out a blue lined section that is an 80 foot right-of-way; opposite that section, South Broadway will eventually be realigned and widened so it has more sight distance and the golf cart path will be brought to the driveway rather than at a more dangerous spot. He noted there are plans to build a left turn lane, but the cart path from the golf course to the driving range should remain.

Council President Norris asked if South Broadway is a City or County road and who will be responsible to construct the left turn lane. Mr. Peterson said the County owns it now, but eventually it will be part of the City and the turn lane will be the City's responsibility.

There were no public comments.

The public hearing was closed at 7:52 p.m.

Councilmember McArthur complimented the applicant and said that the homes he previously built are an attractive development.

Ordinance No. 4663 – An 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

Councilmember Chazen moved to adopt Ordinance No. 4663 on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing – 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.

The public hearing was opened at 7:53 p.m.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. The property consists of two structures; the current tenant is a funeral home which necessitates a rezone to R-O. He described the surrounding uses noting some of the surrounding properties have already been rezoned R-O. The 2010 CP designated the property as Residential Medium which includes an option to request R-O zoning. Performance standards within this zone are intended to make buildings compatible and complementary in scale and appearance to a residential environment. Mr. Rusche said the rezone request is consistent with the CP and Economic Development Plan, and meets the criteria of the Zoning and Development Code; the request was recommended for approval by the PC.

Councilmember Kennedy said all of his questions were answered in the attachments.

Councilmember Traylor Smith asked if the tenants would like to change what they are doing or is this request in anticipation of possible changes. Mr. Rusche said he understands this request is in anticipation of changes since the tenant has not submitted an application requesting a change; the owner of the property was present and could answer questions.

Ted Ciavonne, Ciavonne, Roberts, & Associates, Inc., representing the applicant who is also the property owner, said he thought this property was grandfathered in for non-conforming use. Mr. Rusche said the tenant is only allowed to use the facility for memorial services which is consistent with the building's previous use as a church. The character of the business is the reason for the rezone request, regardless of the tenant's intent. Mr. Ciavonne said his office used to be in that area he has seen businesses increase the vitality of the area while preserving the neighborhood's character; these businesses make good neighbors as they are predominantly used from 8 a.m. to 5 p.m.

Councilmember Chazen asked if this is being used as a funeral home now. Mr. Rusche said some elements, such as pre-funeral preparations, are being conducted off-site since the current zoning prohibits them. If the R-O zone is approved, those elements could be added with administrative approval. Councilmember Chazen clarified that if the tenant wanted to have a full service funeral at that location, they would have to apply for administrative approval; he then asked if community input would be a part of that approval process. Mr. Rusche said the request would only be an administrative review; no formal hearing would be required, but area residents would be notified.

Mr. Ciavonne said a neighborhood meeting was held and the details of the business were discussed; the neighbors understood what the full service business would entail.

There were no public comments.

The public hearing was closed at 8:01 p.m.

Ordinance No. 4664 – An Ordinance Rezoning Property from R-8 (Residential 8 du/ac) to R-O (Residential Office), Located at 1020 Grand Avenue

Councilmember Traylor Smith moved to adopt Ordinance No. 4664 on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing – 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.

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

Brian Rusche, Senior Planner, presented this item. He described the request was to amend the Zoning and Development Code regarding the location of loading docks. Restrictions in the various neighborhood plans would not be pre-empted.

Councilmember Taggart said he is uncomfortable with this request. The FedEx example included in the Staff report did a good job at showing how they addressed the issue of front facing loading docks with the landscaping. If this is approved, he is worried that an owner who may have plenty of room to put loading docks in the back of a building would still put them in the front; he would prefer requests to deviate from placing loading docks in back be addressed on case-by-case basis. He commented that loading docks are the ugliest part of a building.

Councilmember Kennedy asked if this is approved and plans were presented to put the docks in the front of the building because it is cheaper, would this be reviewed as part of the administrative process. Mr. Rusche said as part of the administrative review, it is incumbent upon the City to make good planning decisions and suggest options that would benefit both the City and the owner. Regarding landscaping, those provisions would remain as many of the older buildings do not have enough room in the back and the transportation engineer standards would not allow this type of access. Mr. Rusche said there are also other mechanisms in place to guide development that take into account

both safety and aesthetic concerns. Councilmember Kennedy asked Mr. Rusche, as a Senior Planner, if he felt the language is unnecessary and if it wouldn't be needed during the design phase. Mr. Rusche said if the language is stricken, the City couldn't require businesses to move the docks to the back. He then noted there had been instances where the City required the docks be located on the back or side of a building and there were negative unintended consequences. Mr. Rusche said there are a number of ways planners and developers can work together toward good design, but Council could also rewrite the Code in ways they think are more appropriate. During the workshop sessions, this point was addressed and the consensus was to allow planners and developers the flexibility to evaluate each situation individually and not be constricted by too much language in the Code.

Councilmember Kennedy said with that explanation, he is comfortable with the change.

Councilmember Chazen noted this proposal came before the PC on May 12th and asked if the PC had the opportunity to discuss this at both a workshop and at a meeting. Mr. Rusche said there was a formal hearing on May 12th and prior to that, it was discussed at two workshops. At the earlier workshop, the consensus was to strike the section rather than define a loading dock, distinguishing it from a bay door, and providing specific exceptions. There are still restrictions in Neighborhood Plans and Commercial zones.

Councilmember Chazen clarified that the PC had three different opportunities to vet this issue and then asked if this was a unanimous recommendation. Mr. Rusche said yes.

There were no public comments.

The public hearing was closed at 8:15 p.m.

City Attorney Shaver said Council could request to have the City Manager and Staff bring this issue back with a sunset provision or an affirmative review; in light of the questions asked, it may be an issue Council would like to review further as it would be consistent with the efforts to streamline the Code and periodically assess changes. A review period could also be established as part of the approval.

Councilmember Chazen asked what a standard review period was. City Attorney Shaver said it varies; he suggested two years for this type of issue.

Councilmember McArthur commented this Council has made Economic Development a priority and part of that is making the Development Code more flexible. He commended Staff for bringing this issue forward.

Council President Norris thanked the PC and said they have been working hard reviewing and updating the Zoning and Development Codes.

Councilmember Boeschstein said there are enough safeguards with landscaping and other requirements; he will support the request.

Ordinance No. 4665 – An Ordinance Amending Section 21.03.080, Industrial Districts (Title 21 of the Grand Junction Municipal Code), Regarding Location of Loading Docks

Councilmember Boeschstein moved to adopt Ordinance No. 4665 on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote with Councilmember Taggart voting NO.

Application for US Department of Justice Annual Justice Assistance Grant for Technology Enhancements for Information Sharing

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) Program of the US Department of Justice to apply for an annual grant for 2015 in the amount of \$25,557. If awarded, these funds will be used toward the purchase of software and hardware that will provide a platform to access data from several information systems involved in operations.

As part of the application process, the Bureau of Justice Assistance requires that City Council review and authorize receipt of the grant, and provide an opportunity for public comment. Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

John Camper, Police Chief, presented the reason for the request and described the purpose. The grant will only cover about half of the funds needed so they will seek funding through other grants or in the upcoming budget process. He introduced Investigations Sergeant Bill Baker who has researched the proposed product and was available for questions.

Councilmember Traylor Smith asked if additional funding sources have been identified and if the City is prepared for the ongoing subscription costs. Chief Camper said they are currently looking for other grant sources to cover the other half of the initial cost; for the annual maintenance cost, they would charge that amount back through Information Technology's (IT) Interfund Service Charge. Councilmember Traylor Smith asked if there are any cost savings from using this type of software. Chief Camper deferred to Sergeant Baker.

Sergeant Baker said there will be some cost savings as it will reduce the need for other software, their maintenance fees, and vendors; it will also streamline their systems. Also, this one product has multiple functions along with the capacity to grow, so as future needs arise, they will be able to be addressed by this system.

Councilmember Traylor Smith asked if this system will help with the 911 texting issue. Sergeant Baker said it would not.

Councilmember Kennedy said information sharing can be dangerous; he then asked what type of information sharing would be used relative to privacy. Sergeant Baker said a Novell product is currently being used; the Teaming Site is an information sharing platform, but it was not designed for this type of use and has reached its limitations leading to the review of options and platforms. The proposed product is totally scalable regarding the type, amount, and with whom the information is shared. For example, sensitive information is handled on a daily basis and controls are needed regarding its access; each component can have its own level of access.

Councilmember Kennedy asked who the gatekeepers will be and what security measures will be in place to maintain privacy. Sergeant Baker said the Police Department has its own IT team at the Command Level; they will be in charge of placing and maintaining the access levels.

Councilmember Chazen asked, if the City is successful in obtaining these funds, will they cover the purchase price. Chief Camper said this grant will only cover about one half of the purchase price and they are looking at other options for the remaining amount such as: waiting until 2016 to apply for another BJA grant, budgeting the additional amount, or seeking other grant opportunities. Councilmember Chazen asked, since this would be shared among other local agencies, will there be a cost sharing agreement. Chief Camper said cost sharing may be a possibility in the future, but procuring the equipment, establishing the maintenance costs, and assessing if the product will be used strictly in house or offered to other local agencies need to be determined first.

Council President Norris asked if this is purchased and offered to other agencies, would these agencies need to purchase additional equipment in order to use it. Sergeant Baker said with this system, the City would have the ability to share information and others to receive it; if the other agencies then want to share information, they would need to buy their own equipment.

Councilmember Kennedy asked if this is purchased, would any cost savings be realized with the replacement. Sergeant Baker said yes, this all-in-one system will replace several different systems currently in place along with their maintenance costs. As the system grows, it may cost more.

As required, Council President Norris asked if there were any public comments. There were no public comments.

Councilmember Chazen moved to authorize the City Manager to apply for these funds, and if awarded, to manage \$25,557. 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 was adjourned at 8:35 p.m.

Stephanie Tuin, MMC
City Clerk



Attach 2

CITY COUNCIL AGENDA ITEM

Date: May 30, 2015

Author: Brian Rusche

Title/Phone Ext:

Senior Planner/4058

Proposed Schedule: 1st Reading:

Wednesday, June 17, 2015

2nd Reading: Wednesday, July 1,
2015

File #: ANX-2014-308

Subject: Zoning the Hutto-Panorama Annexation, Located at Approximately 676 Peony Drive
--

Action Requested/Recommendation: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 1, 2015

Presenters Name & Title: Brian Rusche, Senior Planner
--

Executive Summary:

A request to zone approximately 7.921 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Background, Analysis and Options:

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure.

City ownership and integration of the property into the City is the impetus for the requested rezoning.

Neighborhood Meeting:

A Neighborhood Meeting was held on April 10, 2014.

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.

The annexation of this property will facilitate continued access to critical sanitary sewer infrastructure, while simultaneously conserving land adjacent to the Colorado River which functions as open space to the adjacent neighborhood.

How this item relates to the Economic Development Plan:

This property was acquired to provide sanitary sewer service to a portion of the Redlands which developed prior to the current Wastewater Treatment Plant (WWTP). Jurisdiction of this property will facilitate continued access to critical infrastructure. The Economic Development Plan specifically identifies as a Goal to provide infrastructure that enables and supports private investment. (Goal 1.4 – Page 7).

Board or Committee Recommendation:

The Planning Commission will consider the Zone of Annexation at their regular meeting on June 9, 2015 and forward a recommendation to the Council.

Financial Impact/Budget:

The City has held ownership of this property since 2002, when it acquired, on behalf of the Persigo 201 Sewer System, the assets of the Panorama Improvement District.

Legal issues: The City Attorney's office has reviewed the request.

Other issues:

No other issues have been identified.

Previously presented or discussed: Referral of the Annexation Petition was on May 20, 2015.

Attachments:

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

BACKGROUND INFORMATION					
Location:		Approximately 676 Peony Drive			
Applicant:		City of Grand Junction			
Existing Land Use:		Vacant (formerly sewer lagoons)			
Proposed Land Use:		Open Space			
Surrounding Land Use:	North	Open Space			
	South	Single-Family Residential			
	East	Vacant			
	West	Single-Family Residential			
Existing Zoning:		County RSF-4 (Residential Single-Family)			
Proposed Zoning:		CSR (Community Services and Recreation)			
Surrounding Zoning:	North	County AFT (Agricultural Forestry Transitional)			
	South	County RSF-4 (Residential Single-Family)			
	East	County RSF-4 (Residential Single-Family)			
	West	R-2 (Residential 2 du/ac)			
Future Land Use Designation:		Conservation			
Zoning within density/intensity range?		X	Yes		No

ANALYSIS:

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure.

City ownership and integration of the property into the City is the impetus for the requested rezoning.

Section 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan designates the property as Conservation.

In addition to a finding of compatibility with the Comprehensive Plan, one or more of the following criteria set forth in Section 21.02.140 (a) of the Code must be met in order for the zoning to occur:

(1) Subsequent events have invalidated the original premise and findings;

This property was originally developed as the location of a sewer lagoon for the Panorama Improvement District. The 1996 Growth Plan designated the property as Conservation. The parcel was created in 2001 as Parcel 1 of the Hutto Subdivision. The City, for the benefit of the Persigo 201 Sewer System, took over the District in 2002, including ownership of this property. The lagoon has since been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure. City ownership and integration of the property into the City is the impetus for the requested rezoning.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;

In 2002 the character and/or condition of the area has changed as the City took over the Panorama Improvement District and its assets which included the lagoon on this site. Since 2002 the lagoon has been decommissioned and the property now functions as open space, with access to a lift station and other sanitary sewer infrastructure.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed;

Since the property now functions as open space, the demand for public and community facilities are minimal and therefore the existing public and community facilities are adequate to serve the proposed land use.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

Conservation of the City's river corridors is one of the themes of the Comprehensive Plan. Privately held properties limit access to the Colorado and Gunnison Rivers, existing and future trail systems and State and Federal lands. Though there is a good deal of publicly held property adjoining the river corridors, whenever the opportunity arises, it is appropriate for the City to acquire and zone additional property adjoining the river corridors.

This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Zoning this parcel to CSR acknowledges the benefits derived by the community from publicly owned property along river corridors. Publicly owned property along river corridors provides conservation, access to the rivers, State and Federal lands and existing and future trail systems.

This criterion has been met.

Alternatives: The following zone districts are consistent with the Conservation Future Land Use Comprehensive Plan designation(s) for the subject property:

- a. CSR (Community Services and Recreation)

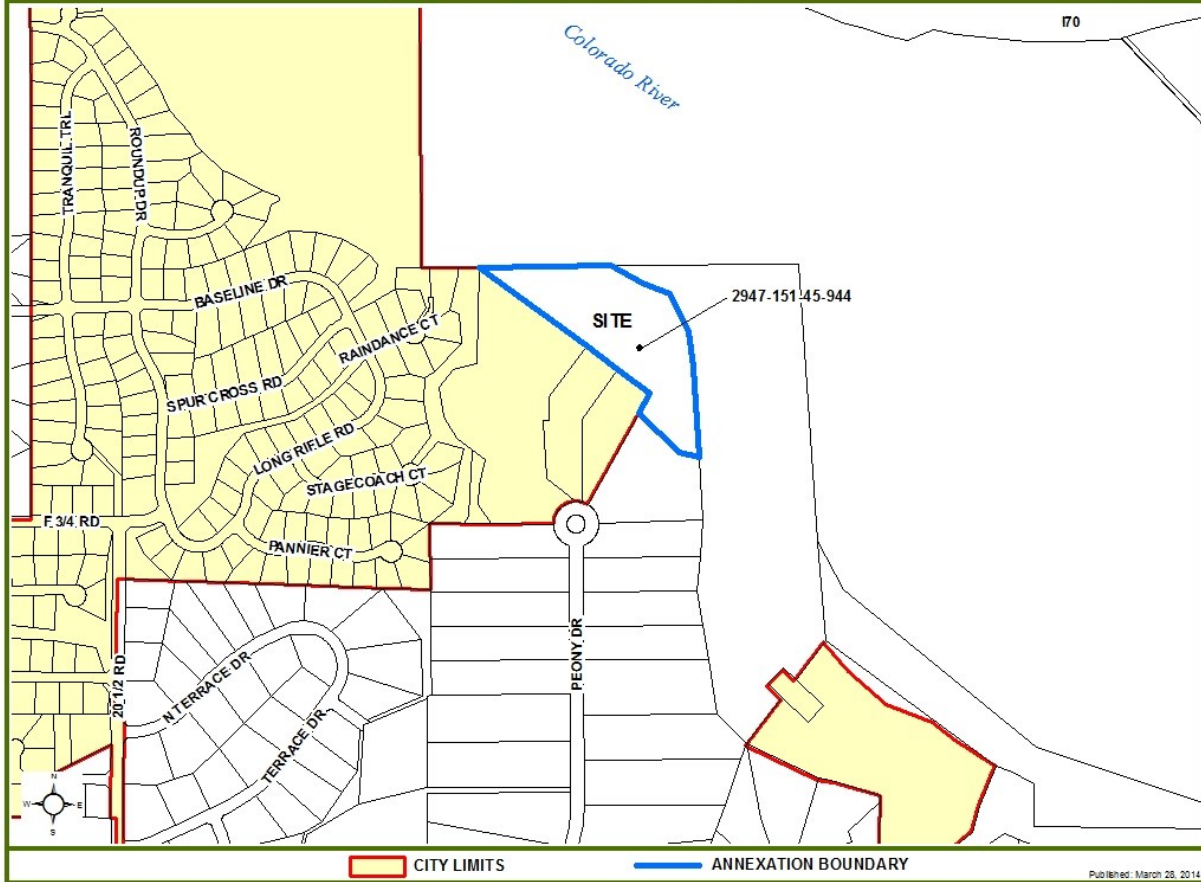
The CSR (Community Services and Recreation) zone district is the only option for the property and for implementing the goals and policies of the Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATION:

After reviewing the Hutto-Panorama Zone of Annexation, ANX-2014-308, a request to zone approximately 7.921 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district, the Planning Commission made the following findings of fact and conclusions:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

HUTTO-PANORAMA ANNEXATION

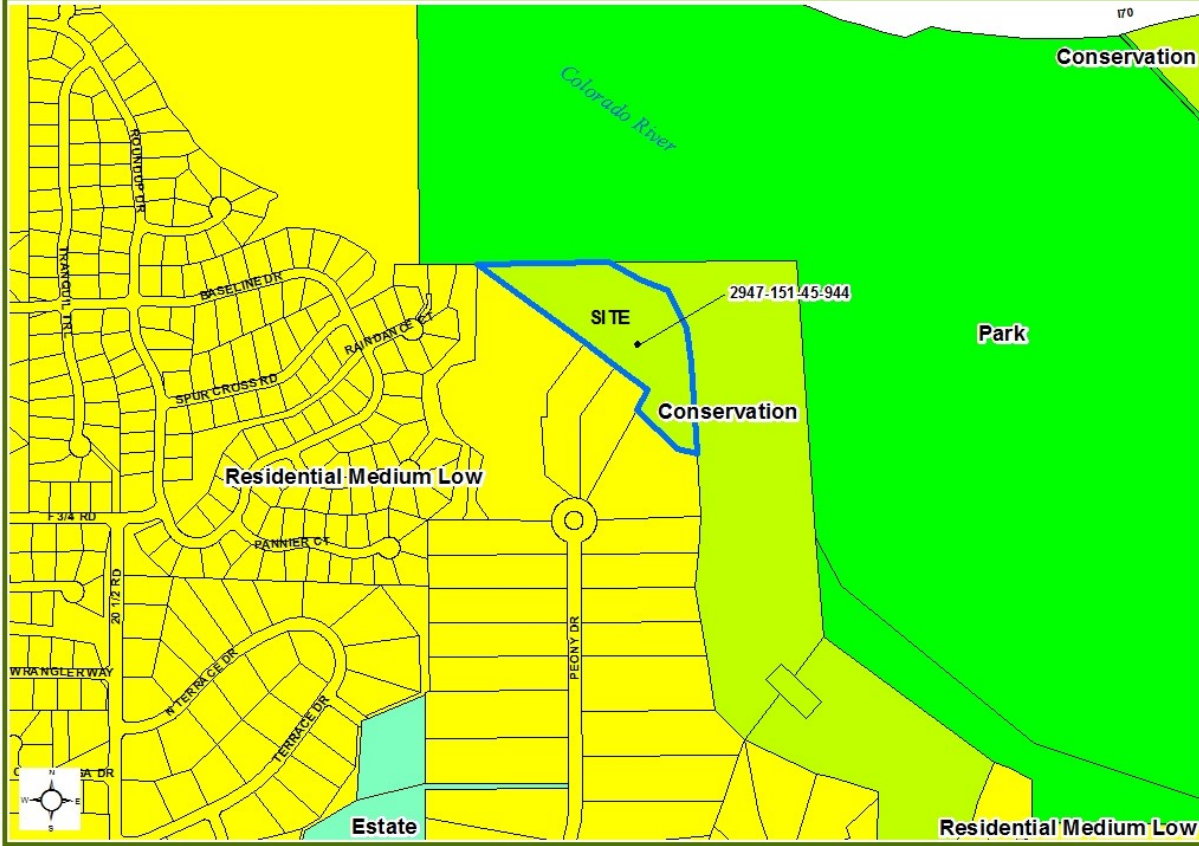


HUTTO-PANORAMA ANNEXATION: AERIAL PHOTO (2012)



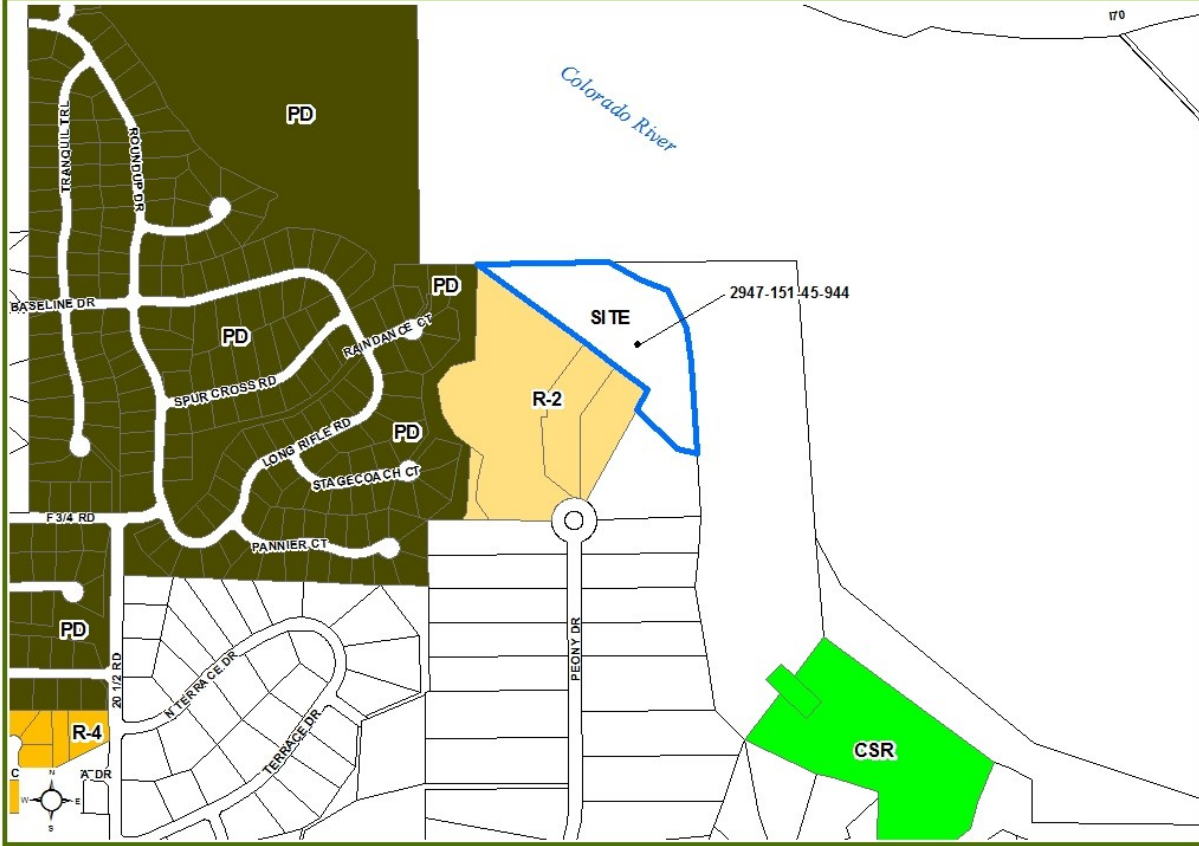
ANNEXATION BOUNDARY

HUTTO-PANORAMA ANNEXATION: FUTURE LAND USE



— ANNEXATION BOUNDARY

HUTTO-PANORAMA ANNEXATION: ZONING



— ANNEXATION BOUNDARY

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE HUTTO-PANORAMA ANNEXATION
TO CSR (COMMUNITY SERVICES AND RECREATION)**

LOCATED AT APPROXIMATELY 676 PEONY DRIVE

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Hutto-Panorama Annexation to the CSR (Community Services and Recreation) zone district, finding that it conforms with the land use category of Conservation as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property shall be zoned CSR (Community Services and Recreation):

A certain parcel of land lying in the North-half (N 1/2) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of Parcel 1, Hutto Subdivision, as same is recorded in Plat Book 18, Page 134, Public Records of Mesa County, Colorado.

CONTAINS 345,051 Square Feet or 7.921 Acres, more or less, as described.

Introduced on first reading this _____ day of _____, 2015 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Attach 3

CITY COUNCIL AGENDA ITEM

Date: June 2, 2015

Author: Brian Rusche

Title/Phone Ext:

Senior Planner/4058

Proposed Schedule: 1st Reading:

Wednesday, June 17, 2015

2nd Reading: Wednesday, July 1, 2015

File #: ANX-2014-474

Subject: Zoning the Rodgers Annexation, Located at 2075 South Broadway

Action Requested/Recommendation: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for July 1, 2015

Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to zone 1.924 acres from County RSF-4 (Residential Single-Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Background, Analysis and Options:

The property owners have requested annexation into the City and a zoning of R-4 (Residential 4 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

There will be difficulties in subdividing the property. Due to safety issues with traffic on South Broadway only access for one single-family residence is allowed under City standards. Any other access will have to occur onto another right-of-way. The only feasible access at this time is on to Seasons Drive. However, there is a tract of land between this property and the right-of-way owned by a homeowners association. The property owners understand that obtaining additional access to another right-of-way is required before the property may be subdivided creating any additional lots.

Staff recommends an R-4 zone as this is an appropriate zone for the property but for the lack of additional access. Any zone will have this same concern. The property owners may develop one single-family residence in the R-4 zone. Though one of the lower density zones may first appear more appropriate, if this access becomes available more density is in conformance in this area with the Comprehensive Plan and the Future Land Use Map.

Neighborhood Meeting:

A Neighborhood Meeting was held on November 24, 2014. A summary of the discussion and attendance is attached.

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

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Annexation of the property will create an opportunity to develop a vacant parcel in a manner consistent with adjacent residential development.

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.

Annexation of the property will create an opportunity for additional housing units to be brought to market.

How this item relates to the Economic Development Plan:

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.

Annexation of the property provides the developer with consistent development standards as other residential subdivisions under development in the City and is consistent with the Blended Residential Land Use Category of Residential Low identified in the Comprehensive Plan.

Board or Committee Recommendation:

The Planning Commission will consider the Zone of Annexation at their regular meeting on June 9, 2015 and forward a recommendation to the Council.

Financial Impact/Budget:

The provision of municipal services will be consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Legal issues: The City Attorney's office has reviewed the request.

Other issues:

The property is presently accessible from South Broadway for one single-family residence. Access to Seasons Drive is precluded by the presence of a strip of land owned by The Master Subdivision of the Seasons at Tiara Rado Owners Association (The Seasons HOA or HOA). The Applicants have assured staff that they are

negotiating with the HOA for mutually agreeable terms that would allow access to Seasons Drive by incorporating the strip into the future subdivision of the property.

The proposed zoning of the property is a precursor to review by the City of a proposed subdivision. Applicants understand that further subdivision of the property creating any additional lots shall not occur due to inability to access Seasons Drive. Any development shall be consistent with standards which limits development to one single-family residence with the only access available being South Broadway. If additional access is obtained to Seasons Drive, then the number of lots that may be created will be contingent on the access obtained, City standards, and the zone requirements.

Previously presented or discussed: Referral of the Annexation Petition was on May 20, 2015.

Attachments:

8. Background information
9. Staff report
10. Annexation Map
11. Aerial Photo
12. Comprehensive Plan Future Land Use Map
13. Blended Residential Category Map
14. Existing City Zoning Map
15. Neighborhood Meeting Minutes
16. Ordinance

BACKGROUND INFORMATION					
Location:		2075 South Broadway			
Applicant:		Richard and Melinda Tope			
Existing Land Use:		Vacant (former residence demolished)			
Proposed Land Use:		Single-Family Residential			
Surrounding Land Use:	North	Single-Family Residential			
	South	Single-Family Residential			
	East	Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		County RSF-4 (Residential Single-Family)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	County RSF-2 (Residential Single-Family)			
	South	PD (Planned Development)			
	East	County RSF-4 (Residential Single-Family)			
	West	PD (Planned Development)			
Future Land Use Designation:		Estate			
Blended Land Use Category:		Residential Low (Rural – 5 du/ac)			
Zoning within density/intensity range?		X	Yes		No

ANALYSIS:

The property owners have requested annexation into the City and a zoning of R-4 (Residential 4 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

There will be difficulties in subdividing the property. Due to safety issues with traffic on South Broadway only access for one single-family residence is allowed under City standards. Any other access will have to occur onto another right-of-way. The only feasible access at this time is on to Seasons Drive. However, there is a tract of land between this property and the right-of-way owned by a homeowners association. The property owners understand that obtaining additional access to another right-of-way is required before the property may be subdivided creating any additional lots.

Section 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan

and the criteria set forth. The Comprehensive Plan Blended Residential Category Map designates the property as Residential Low (up to 5 du/ac). The request for an R-4 (Residential 4 du/ac) zone district is consistent with the Blended Residential Category of Residential Low and is equal to the density of the previous County RSF-4 (Residential Single-Family) zone district.

In addition to a finding of compatibility with the Comprehensive Plan, one or more of the following criteria set forth in Section 21.02.140 (a) of the Code must be met in order for the zoning to occur:

(1) Subsequent events have invalidated the original premise and findings;

The requested annexation and zoning is being triggered by the Persigo Agreement (1998) between Mesa County and the City of Grand Junction in anticipation of development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that requires approval of a subdivision plat resulting in the creation of more than one additional lot or parcel (GJMC Section 45.02.020.e.1.xi). The property owner wishes to develop the property in the near future for a residential subdivision of single-family detached dwelling units. Because of the requirement for annexation found within the Persigo agreement, the property cannot be developed as a subdivision creating additional lots in unincorporated Mesa County, despite its RSF-4 (Residential Single-Family 4 du/ac) zoning.

Based on the original County zoning of RSF-4 and the densities surrounding this property, the original premise and findings have not been invalidated by subsequent events.

However as access is presently not available to Seasons Drive, subdivision of this property is not possible at this time and therefore this criteria is not met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;

The adjacent properties on the west and south have been subdivided and developed, beginning with The Seasons at Tiara Rado Filing No. 3 in 1993 and Filing No. 4 in 1994. Additional phases of The Seasons have been developed south and west of Tiara Rado golf course, changing the character of the area west of the Redlands Second Lift Canal from large vacant parcels to a developed neighborhood.

To the north is a recent development, Fairway Villas, which is steadily progressing toward build-out of single-family detached residences at a density of 3.89 du/ac.

The original residence on the subject property, built in 1940, was recently demolished in anticipation of development.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed;

There are public utilities available in Seasons Drive, including potable water provided by the Ute Water Conservancy District, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility). Utility mains and/or individual service connections will be extended into the property as part of the development of the parcel.

The property is presently accessible from South Broadway for one single-family residence. Access to Seasons Drive is precluded by the presence of a three (3) foot strip of land owned by The Seasons HOA separating the property from the public right-of-way. The property owners and the HOA are negotiating mutually agreeable terms that would allow access to Seasons Drive by incorporating the strip into the future subdivision of the property.

The property is within the Wingate Elementary school attendance boundary. Wingate is approximately two (2) miles southeast on South Camp Road.

Fire Station No. 5 is located just under three (3) miles driving distance northeast on Broadway (CO Highway 340).

All public and community facilities are adequate to serve the type and scope of land use proposed, however, as access is presently not available to the Seasons Drive this criteria is not met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

The subject property is adjacent to The Seasons at Tiara Rado, which has a total of 140 lots (17 are currently vacant) for an overall density of 2.6 du/ac. To the north is a recent development, Fairway Villas, which is steadily progressing toward build-out of single-family detached residences at a density of 3.89 du/ac.

Unplatted land adjacent to the Tiara Rado Golf Course is virtually nonexistent. Developable properties do exist within the vicinity of the golf course but must be annexed and zoned prior to development.

Because there are currently no other properties that are developable at a density of 4 dwelling units per acre (R-4), there is an inadequate supply of suitably designated land available in the community and therefore this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The proposed R-4 zone would implement Goals 3 and 5 of the Comprehensive Plan by creating an opportunity to develop a vacant parcel and bring additional housing units to the market in a manner consistent with adjacent residential development.

This criterion has been met.

Alternatives: The following zone districts would also be consistent with the Blended Residential Category of Residential Low for the subject property:

- b. RR (Residential Rural)
- c. R-E (Residential Estate)
- d. R-1 (Residential 1 du/ac)
- e. R-2 (Residential 2 du/ac)
- f. R-5 (Residential 5 du/ac)

The intent of the R-4 (Residential 4 du/ac) zone is to provide for medium-low density single-family uses where adequate public facilities and services are available. This zone is consistent with the density (+/- 3 du/ac) of the adjacent filings of The Seasons subdivision to the south and west. If the property were zoned less than R-4, the allowed density would be less than the present County zoning; this is inconsistent with Section 21.02.160(f) of the Grand Junction Zoning and Development Code, which states that generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. In contrast, the R-5 zone district would allow density that exceeds that of the surrounding neighborhoods.

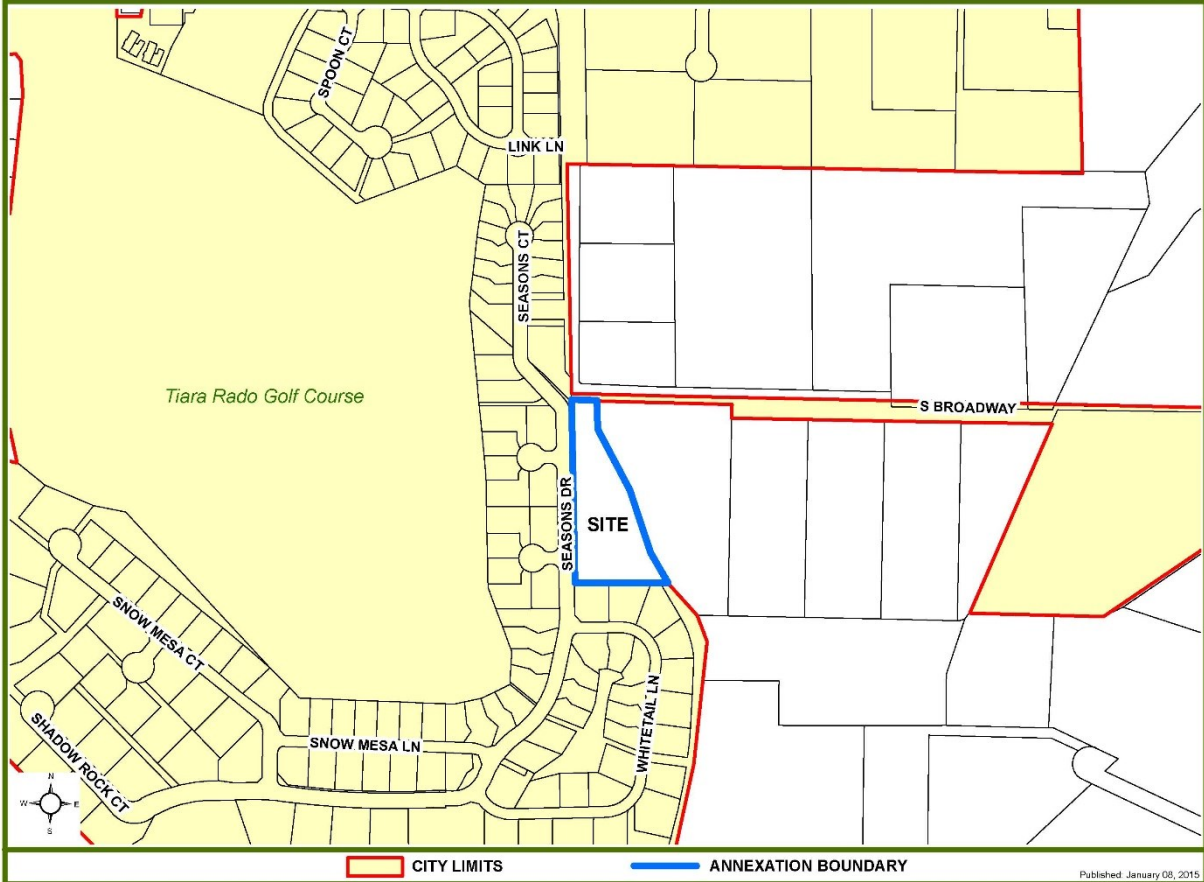
Staff recommends an R-4 zone as this is an appropriate zone for the property but for the lack of additional access. Any zone will have this same concern. The property owners may develop one single-family residence in the R-4 zone. Though one of the lower density zones may first appear more appropriate, if this access becomes available more density is in conformance in this area with the Comprehensive Plan and the Future Land Use Map.

PLANNING COMMISSION RECOMMENDATION:

After reviewing the Rodgers Zone of Annexation, ANX-2014-474, a request to zone 1.924 acres from County RSF-4 (Residential Single-Family) to a City R-4 (Residential 4 du/ac) zone district, the following findings of fact and conclusions have been determined:

- 3. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
- 4. The review criteria 2, 4, and 5 in Section 21.02.140 of the Grand Junction Municipal Code have been met.

RODGERS ANNEXATION

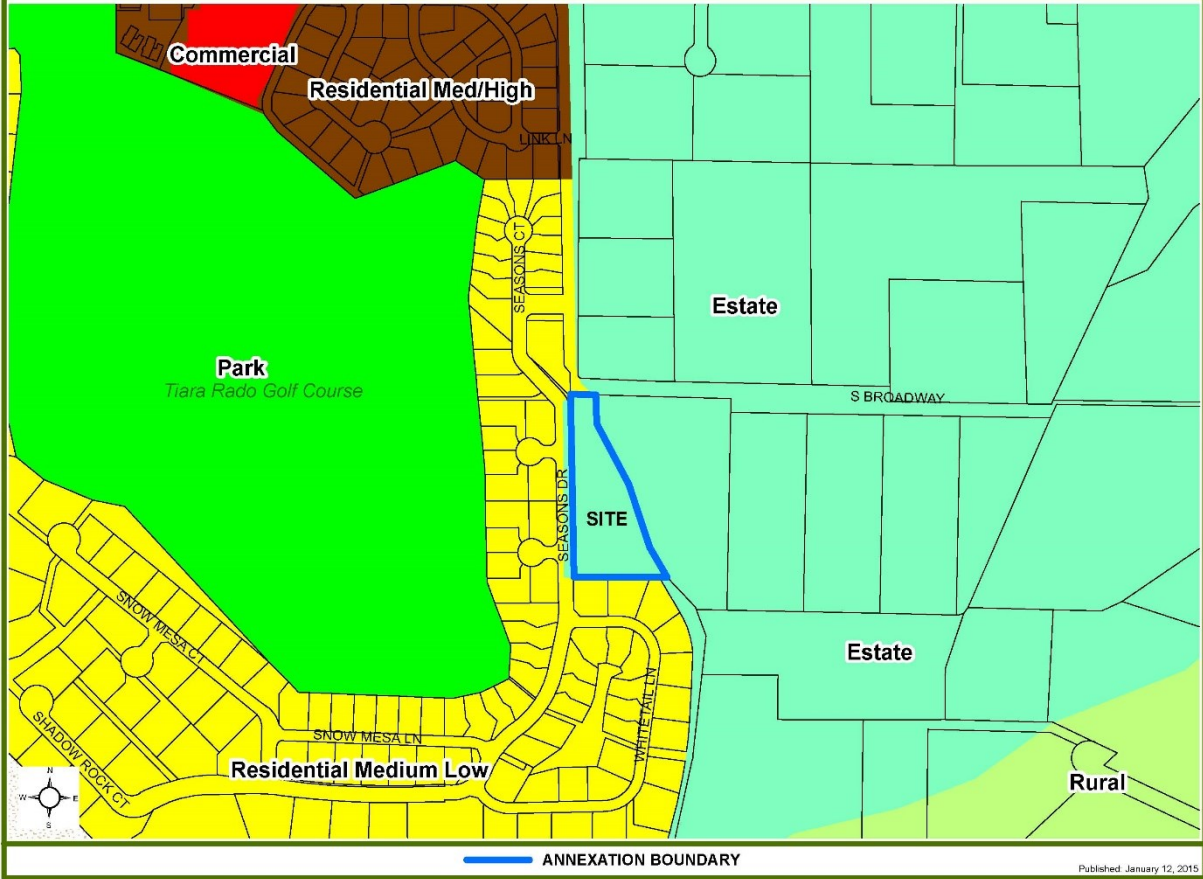


RODGERS ANNEXATION: AERIAL PHOTO

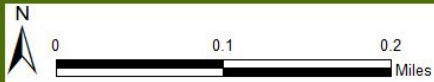
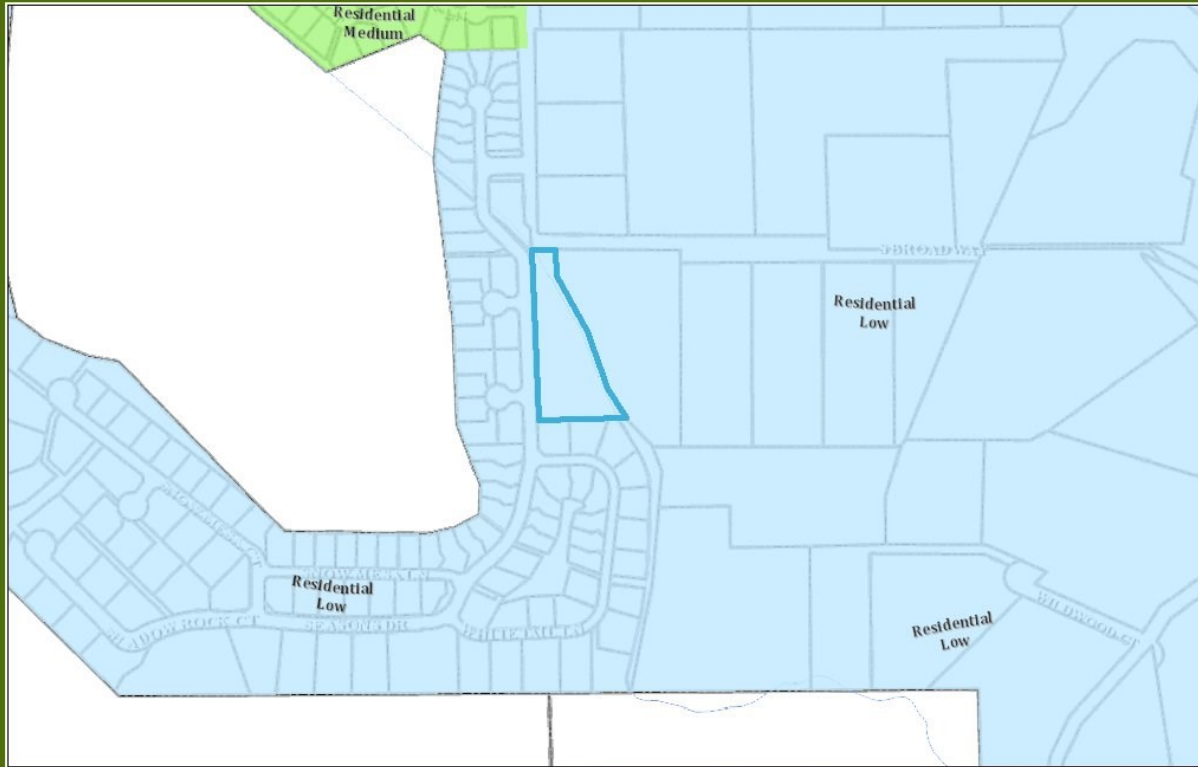


ANNEXATION BOUNDARY

RODGERS ANNEXATION: FUTURE LAND USE



RODGERS ANNEXATION: BLENDED RESIDENTIAL CATEGORY

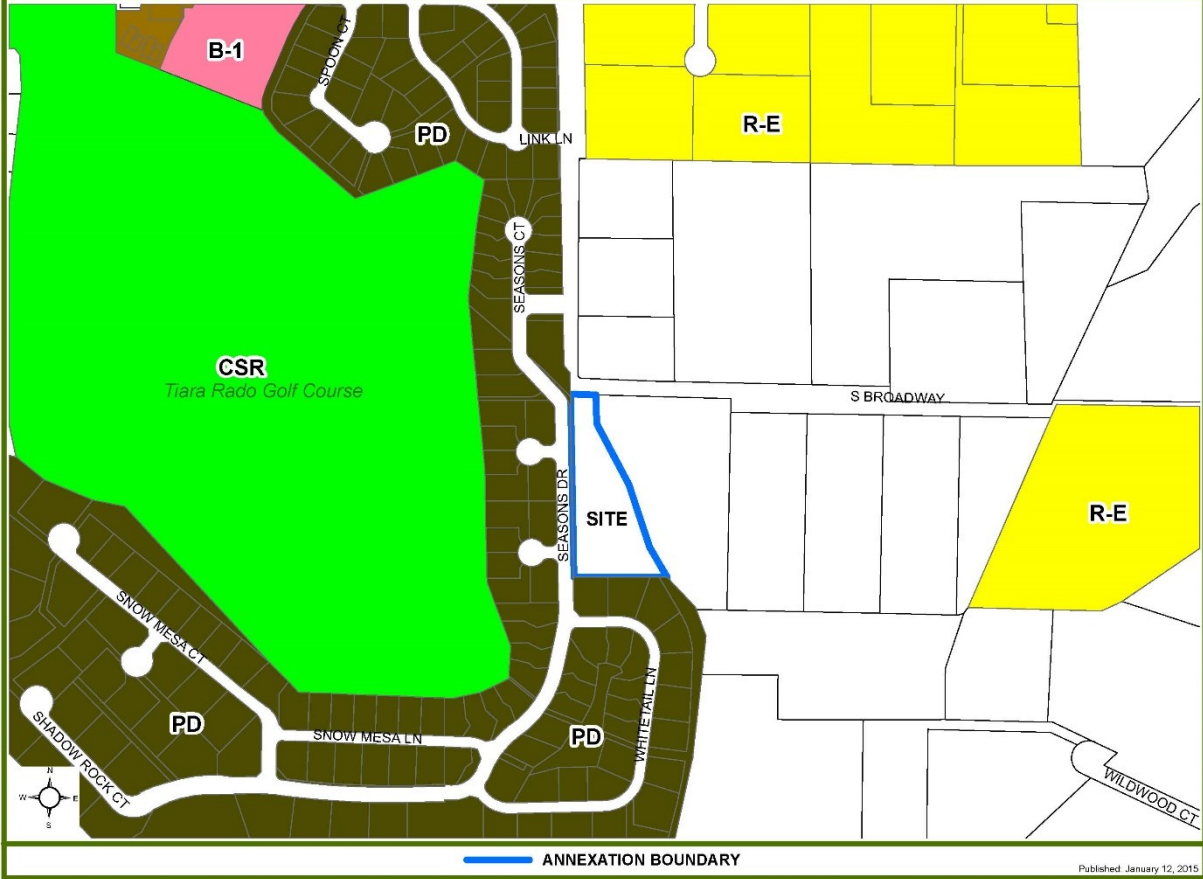


Printed: 4/17/2015

1 inch = 358 feet



RODGERS ANNEXATION: ZONING



ANNEXATION BOUNDARY

SEASONS, Filing 7
Annexation, Zone of Annexation, and Preliminary/Final Plan
NEIGHBORHOOD MEETING
November 24, 2014

A neighborhood meeting to discuss the pending Annexation, Zone of Annexation and Preliminary/Final Plan applications was held at 5:30 p.m. on November 20, 2014 at the Tiara Rado Golf Course Clubhouse building.

In addition to Brian Rusche, Community Development Department staff planner, the land owners and their representative, approximately 45 neighbors were in attendance. An attendance roster is attached.

An overview of the proposed development and the City's approval process was presented by the owner's representative. The meeting lasted about 60 minutes. Topics discussed included:

Comment: Appearance and operation of the proposed Stormwater Management Facility.
Applicants Response: The facility will be a landscaped shallow depression for retention of stormwater. A photo of a similar facility was made available for review.

Comment: Anticipated landscaping in the area surrounding the Stormwater Management Facility.

Applicants Response: The area surrounding the Stormwater Facility will be landscaped. Attempts will be made to screen the existing utility boxes to the extent permitted by the utility company, or companies. The pond and area surrounding the pond will be owned maintained by the Home Owners Association.

Comment: Planned building restrictions and covenants and the Home Owners Association. (HOA)

Applicants Response: Two options are available at this time; create a new HOA in which the HOA documents would mirror those existing building requirements with the Seasons, or annex the property into the existing HOA. The applicant is open to either option.

Comment: Landscaping adjacent to the Redlands Water and Power Company canal and canal easement

Applicants Response: Redlands Water and Power requires maintenance road adjacent to the canal. It is anticipated that the adjoining lots will have some type of landscaping between the easement line and the edge of the canal road.

Comment: Status of irrigation water availability.

Applicants Response: Shares of irrigation water are not available at this time. Irrigation of the landscaped areas will utilize a domestic source. It is anticipated that the landscaped areas will be designed for low water requirement plantings



Comment: Proposed street improvements, sidewalk and parking.

Applicants Response: A sidewalk is proposed adjacent to the planned "eyebrow" turn around. ADA ramps will be provided at each end of the sidewalk to afford access to the existing walk along the west side of Seasons Drive. At a minimum there will be at least four parking spaces, two in a garage and two on the driveway. Adequate width of Seasons Drive can accommodate "on street" overflow parking.

Comment: Anticipated dwelling square footage.

Applicants Response: At this point in time it is anticipated that the dwellings will range in size from 1,800 square feet to 2,600 square feet.

Comment: Status of future builder or builders.

Applicants Response: It is anticipated that the applicant will construct some the dwellings within the development. However, they have not precluded selling the lots to one or more approved home builders.

Comment: Possible preservation of an existing fruit tree near the southerly boundary.

Applicants Response: Experience has shown that whenever any major earthwork operations occur around existing trees the survival rate is very low. Efforts will be attempted to preserve the tree. However, it cannot be guaranteed at this time without the benefit of a detailed grading plan.

Comment: Status of the existing guard rail at the north boundary of the property.

Applicants Response: It appears that the guard rail is a safety feature. Additional study by the City's Transportation Engineer could be conducted.

Comment: Mail delivery.

Applicants Response: A single "gang" type mail box will be provided at a location directed by the US Postal Service.

Comment: Area lighting exemption.

Applicants Response: Since the existing light standards for The Seasons do not comply with the City's current lighting standards, an exemption request will be processed.

Comment: Dust and construction noise.

Applicants Response: Efforts will be undertaken to control dust. Control of construction noise and activities can be addressed in the covenants.

Respectfully submitted,

Richard and Melinda Tope

THE SEASONS, FILING 7 SUBDIVISION

NEIGHBORHOOD MEETING

Tiara Rado Golf Course Clubhouse
5:30 pm, November 20, 2014

Print Name	Address	Email	Phone
THOMAS MAHAN	478 SEASONS CT	mahanth@ecentral.com	
KEAT KEAT	464 SHAW ROAD		263-4112
Meredith Aldrich	" " "		
W.L. Brodak	462 Whitetail Ln.	WLBrodakInc@brossman.net	
Del Wharton	2068 Coyote Ct.	del@walstr.org	
Dan Buckstein	457 SEASONS DR		
Patricia Dickes	450 WHITETAIL	patricia44@gmail.com	
Sally Hae	466 Whitetail Ln.	Sallyhd@gmail.com	
DEBORAH GRISSO	2058 SNOW MEADOW	demgrisso@msn.com	241-4624
Clint Roberts	466 Whitetail Lane	democratclint@comcast.net	970-531-1010
Brian Rische	250 N. ST. ST.	brian@sjcity.org	256-4058
Margaret Ken North	2063 SNOW MEADOW	khittab@brossman.net	243-0499
BOB & CRYSTAL WHITETAIL	460 WHITETAIL LN	whitehome460@brossman.net	970-424-0219
Ron & Judy Lease	2054 Snow Mead Ln	jlease@g.com	970-263-8928
Patricia Seiberg	453 Seaford Rd	PK Seiberg@jvc.com	9854152
Andrew Santo	457 Whitetail Ln	asanto@gmail.com	261-2799
Donna Mae Donahue	2053 Canyon Shadow Ct	twathome@brossman.net	252-9344
Allen Lisle	"	"	"
Lois Kinsey	853 Seeson Dr	lkinsey@brossman.net	241-1509
Sue Sullivan	458 Shadow	suesullivan52@gmail.com	424-0306
Anna Smalley	454 Seasons Dr.	tsma278047@aol.com	910-270-2335
Anthony Smalley	"	"	910-208-7616
Angela Dee Humfeld	471 Snow Mead Ct	Humfeldbox@jvc.com	265-8989
Berkeley Kingsley	466 Tiara Vista Dr	berkingsley@gmail.com	(970) 245-2141

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE RODGERS ANNEXATION
TO R-4 (RESIDENTIAL 4 DU/AC)**

LOCATED AT 2075 SOUTH BROADWAY

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Rodgers Annexation to the R-4 (Residential 4 du/ac) zone district, finding that it conforms with the Blended Residential category of Residential Low as shown on the Blended Residential Category Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. Reaching the density of the R-4 zone will not be possible unless additional right-of-way is obtained as City of Grand Junction's standards for traffic and engineering will only allow one access for a single-family residence onto South Broadway. It is possible to develop one single-family residence on the property in the R-4 zone. If additional access becomes available, the greater density allowed under the R-4 zone is appropriate for this area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential 4 du/ac) zone district is in conformance with the stated criteria 1, 2, 4 and 5 of Sections 21.02.140 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following property shall be zoned R-4 (Residential 4 du/ac):

A certain parcel of land lying in the East-half of the Northeast Quarter (E 1/2 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 19, The Seasons at Tiara Rado Filing No. 4, as same is recorded in Plat Book 14, Page 221, Public Records of Mesa County Colorado and assuming the West line of the E 1/2 NE 1/4 of said Section 27 bears N 00°46'55" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°46'55" W, along the West line of the E 1/2 NE 1/4 of said Section 27, a distance of 541.89 feet; thence S 88°50'57" E, a distance of 75.13 feet; thence Southerly and Southeasterly along a line being described in a Boundary Line Agreement, as same is recorded in Book 5680, Page 607, the following four (4) courses:

1. S 00°00'00" W, a distance of 102.60 feet; thence
2. S 28°15'00" E, a distance of 189.26 feet; thence
3. S 18°44'00" E, a distance of 193.90 feet; thence

4. S 30°12'00" E, a distance of 101.59 feet; thence departing said line, N 89°54'43" W, along the North line of The Seasons at Tiara Rado Filing No. 4, a distance of 270.68 feet, more or less, to the Point of Beginning.

CONTAINING 83,825 Square Feet or 1.924 Acres, more or less, as described.

Introduced on first reading this _____ day of _____, 2015 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: June 3, 2015
Author: Lori V. Bowers
Title/ Phone Ext: Sr. Planner.
256-4033
Proposed Schedule: June 17,
2015
File #: MTG-2014-442

Attach 4

CITY COUNCIL AGENDA ITEM

Subject: North Avenue Catalyst Grant Application for 555 North Avenue

Action Requested/Recommendation: Consider Approval of a North Avenue Catalyst Grant Application from Mason Plaza, Located at 555 North Avenue, in the Amount of \$4,110.43

Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

Mason Plaza, located at 555 North Avenue, has submitted an application for consideration for the North Avenue Catalyst Grant Program. The eligible grant amount is \$4,110.43. This is the third application for this program to come before the City Council.

Background, Analysis and Options:

In November 2014, the City Council established a grant program in an effort to help revitalize North Avenue. The grant program requires a 50% match from the property/business owner with grant amounts up to \$10,000 per property. Projects meeting the requirements of the program and approved by City Council will be funded on a first come first serve basis. This is the third such application presented for consideration.

The application is for property located on the southwest corner of N 6th Street and North Avenue. The North Avenue Catalyst Grant Committee, herein referred to as the Committee, recommends approval of the requested amount for grant funding.

Last year the applicant applied a new stucco finish to the building. This was just prior to the Catalyst Program being initiated. To help finish some upgrades to the building, the applicant is requesting funding for several items. The first item of this application is for new exterior lighting. The proposal is to add new security lighting and replace some old lighting fixtures with motion detectors; this is explained in more detail within the attached application. The cost estimate for lighting upgrades and installation is **\$1,259**.

The second part of the application is for landscaping improvements/enhancements. There is an existing fence that will be removed. Vertical curb will be put in its place. The removal of the fence will open the site up to become more inviting to the public. Adjacent to the sidewalk along North Avenue a strip of asphalt will be removed to

provide for a decorative landscape area. The new landscape area, along with an existing area along N 6th Street, will receive new weed barrier fabric and new decorative landscaping rock and boulders. The estimated cost for these improvements is **\$681**.

Another improvement to the site will be the widening of the driveway for better access. Several years ago this site lost its direct North Avenue access leaving 6th Street as the only access. One of the goals of the program is to make the site more accessible. The existing driveway is narrow and difficult for two-way traffic ingress/egress. The access off of N 6th Street will be widened to 19 feet and sidewalk repairs and a new V-pan will be installed, improving safety. Including the vertical curbing mentioned above, the bid for this work is **\$6,280.86**.

Description of Work	Bid Amount	Eligible Grant \$	Committee Recommendation	Recommendation 50/50 Grant \$
7 exterior lights w/ installation	\$1,259.00	1,259.00	629.50	\$629.50
Landscaping rock work and bed installation, 3 boulders, weed fabric and rock	681.00	681.00	340.50	340.50
Concrete demo work	800.00	800.00	400.00	400.00
Dirt prep and compaction	300.00	300.00	150.00	150.00
Pour sidewalk, v-pan, driveway	2,556.00	2,556.00	1,278.00	1,278.00
Parking lot demo, install curbing	855.00	855.00	427.50	427.50
Compaction and excavation for vertical curbing	200.00	200.00	100.00	100.00
Pour 134 linear ft. vertical curb	1,244.86	1,244.86	622.43	622.43
Saw cut asphalt	175.00	175.00	87.50	87.50
Cut and dispose of metal fence	150.00	150.00	75.00	75.00
BID TOTALS	\$8,220.86	\$8,220.86	\$4,110.43	\$4,110.43

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

The application presented for consideration meets **Goal 8:** Create attractive public spaces and enhance the visual appeal of the community through quality development.

The applicant is providing upgrades to the existing building that will not only enhance its appearance but should help with energy efficiency with improved lighting.

How this item relates to the Economic Development Plan:

The North Avenue Catalyst Grant Program supports the City's 2014 Economic Development Plan; specifically Section 1.5 Supporting Existing Business: Continue to explore opportunities and review requests to assist the business community through tax policies, financing options and financial incentives.

Board or Committee Recommendation:

The North Avenue Catalyst Grant Committee forwards a recommendation of approval from their meeting on June 4, 2015.

Financial Impact/Budget:

The Committee recommends approval of the requested amount of \$4,110.00, as this is well within the remaining North Avenue Catalyst Grant Program budget of \$80,997.55.

Catalyst Grant Program Budget	\$100,000.00
1) Grand Valley Powersports	10,000.00 (Funded by Council Feb. 18, 2015)
2) Dakota West Properties	<u>9,002.45</u> (Funded by Council April 15, 2015)
	\$80,997.55 (Remaining funds to be allocated)

Legal issues:

The City Attorney has reviewed and approved the form of the grant contract.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has not been previously presented.

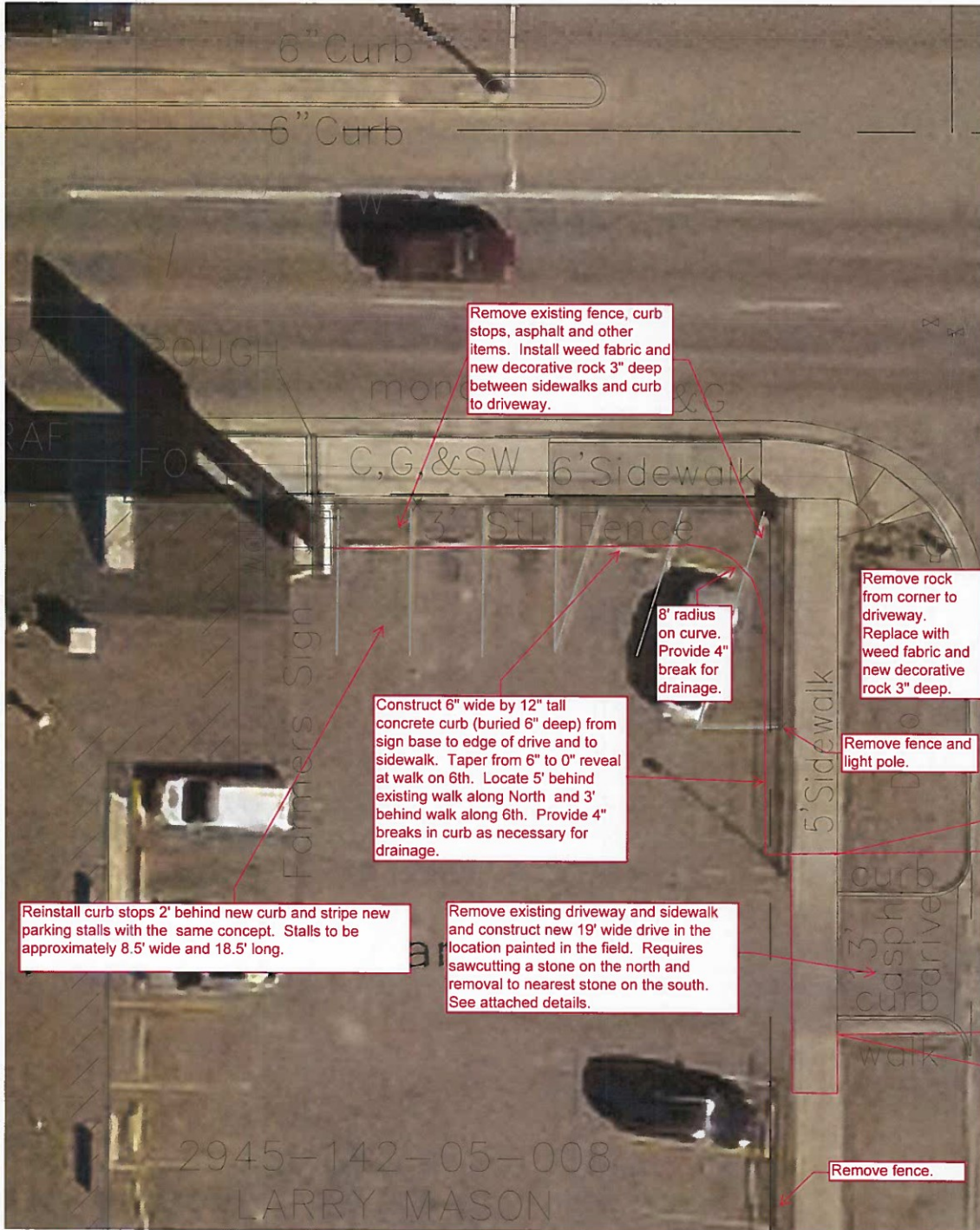
Attachments:

Site picture
Site plan
Application
Lighting proposal
Bids



Site - 555 North Avenue
Mason Plaza

555 NORTH AVENUE CATALYST PROJECT



Reinstall curb stops 2' behind new curb and stripe new parking stalls with the same concept. Stalls to be approximately 8.5' wide and 18.5' long.

Construct 6" wide by 12" tall concrete curb (buried 6" deep) from sign base to edge of drive and to sidewalk. Taper from 6" to 0" reveal at walk on 6th. Locate 5' behind existing walk along North and 3' behind walk along 6th. Provide 4" breaks in curb as necessary for drainage.

Remove existing driveway and sidewalk and construct new 19' wide drive in the location painted in the field. Requires sawcutting a stone on the north and removal to nearest stone on the south. See attached details.

Remove existing fence, curb stops, asphalt and other items. Install weed fabric and new decorative rock 3" deep between sidewalks and curb to driveway.

8' radius on curve. Provide 4" break for drainage.

Remove rock from corner to driveway. Replace with weed fabric and new decorative rock 3" deep.

Remove fence and light pole.

Remove fence.

- NOTES**
1. All work shall be in accordance with the latest version of the City of Grand Junction Standard Contract Documents.
 2. Call 811 for locates 72 hours prior to construction.
 3. Obtain a City Work in the Right of Way permit prior to work. Call Tim Patty at 201-1363.
 4. For site plan questions and inspection call Mark Barslund at 201-1362.

SCALE
1" = 10'

May 20, 2015 by
Rick Dorris

Grand Junction Commercial Catalyst Improvement Grant Program APPLICATION

Please note that application will not be considered until all information is submitted to the City Community Development Division, 250 N. 5th Street, Grand Junction, CO 81501, or scan and email to planning@gjcity.org.

Name of Applicant(s): MASON PLAZA - LARRY MASON
Mailing Address: 555 NORTH AVE, GRAND JCT, CO.
Phone Number(s): 970-201-4000
Email: masonins@reagan.com.

Project Address: 555 N. AVE, GRAND JCT, CO.

Business Name: MASON PLAZA LLC Parcel Number: LOTS 13, 14, 15, 16.

BLOCK 7, GRAND JUNCTION

Work to be performed on Front Façade Improvements and/or Pedestrian Safety & Streetscape (check all that apply):

- Repair, restoration, or installation of exterior masonry, stucco or siding
- Repair, replacement or installation of exterior awnings, window trim and doors
- Exterior lighting upgrades
- Signage upgrades (removal of pole sign and signage placed on façade and/or monument sign with maximum height 12 ft.)
- Addition of a plaza, fountain, outdoor dining or other pedestrian features in front of building and abutting North Avenue
- Construction of detached sidewalks and park-strip running the entire length of the property
- Construction and/or installation of park-strip hardscape features
- Design/Architect services for project (up to \$1,500)
- Renovation of front entryway to make more accessible
- Other (please describe) NEW DRIVEWAY & CURBING

Projected Start/Finish Dates for Project: JULY - AUGUST

Total Estimated Cost of Improvements: \$ 8,220.00

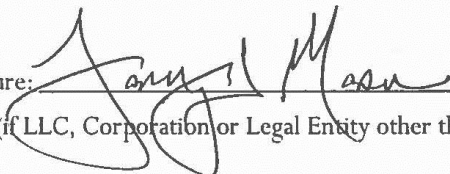
Grant Program Amount Requested: \$ 4,110.00

Grand Junction Commercial Catalyst Grant Program

AGREEMENTS AND CONDITIONS

1. The following information must be submitted with your application: plans drawn to 30 scale; samples or depictions of finishes to be used; photos of existing condition of property; and detailed budget of project including cost estimates by contractors.
2. By submitting and signing this Application, the Applicant certifies and agrees to all terms and conditions of the Program, including:
 - The Applicant is in good standing with the City including payment of all taxes to the City of Grand Junction.
 - The Applicant agrees to adhere to the goals and vision for North Avenue as established in the Comprehensive Plan and the North Avenue Corridor Plans.
 - The Applicant agrees that all improvements to be undertaken will be consistent with all applicable zoning and building codes. Grand Junction Planning Commission or City Council review, where required must be conducted prior to commencement of work on the catalyst project. All permits and other requirements are the Applicant's sole responsibility.
 - The project must be started within three months of approval and completed within twelve months of approval to be eligible for reimbursement. Any work done on the project prior to approval of application is ineligible for reimbursement.
 - Only the work that is described in the application and approved by the Grand Junction City Council shall be eligible for reimbursement. Disbursement of funds will be made only after the entire project is complete and passes required inspections.
 - The Applicant must submit before and after photos of the project, copies of invoices, receipts, and a signed itemized statement of the total cost of the project to the City. All documentation for reimbursement must be provided to the City at time of request, with a maximum of two reimbursements. All receipts must be provided no more than 15 months after the application has been approved.
 - The Applicant understands that he/she is responsible for all construction management, including but not limited to traffic control and any permits required by the Colorado Department of Transportation (CDOT).
 - The project grant award will at all times be within the program guidelines. The amount designated by the City will not be increased due to cost overruns, changes in scope or other changes made or necessitated by the applicant, its agents and/or financiers.
 - It is expressly understood and agreed that the Applicant shall be solely responsible for all safety conditions and compliance with all applicable regulations, codes, and ordinances.
 - The Applicant shall indemnify, protect, defend, and hold harmless the City of Grand Junction and its agents and employees from all claims, damages, lawsuits, costs, and expenses for any property damage, personal injury, or other loss relating in any way to the Grand Junction Commercial Catalyst Grant Program.

Applicant's Signature: _____



Date: 6/1/2015

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)

Owner's Signature (if different): _____ Date: _____

Attest: (if LLC, Corporation or Legal Entity other than Sole Proprietorship)

After a few trips to the Lowes Store, looking at options for lighting, I decided on the following as a reasonable lighting solution. The lighting I chose was after much discussion with the Lighting Department gentleman at Lowes and because this particular option would properly illuminate the area around each of the seven units. New lights offer the safety for tenants as well as clients. In units 3, 4 and 5 in the southwest corner of the Plaza, mostly ladies work there and then leave sometimes after dark to walk to their cars. The shops are a Beauty Salon, A Tattoo Parlor and a personal care and Facial Technician.

Another reason for reliable Lighting is often we see people walk through the area who are homeless and a consideration needs to be made for their presence also.

This lighting will be placed by a Licensed electrician so as to allow for Lighting coverage by each unit But, units #1 and #7 Units will have lights placed on a corner so as to be less visible from North Avenue. THIS lighting has Adjustable DualBrite Settings to automatically reduce image of light after being on for awhile, and uses low energy LED 60 watt Bulbs which still offers enough light to cover the needed area while using far less wattage than a conventional bulb.

A Photocell detects natural lighting-- the selectable motion timer has settings of 1, 5 and 10 minutes and there is a detection sensitivity adjustment.

#Location Photos are attached of New Lighting Locations....

Larry S. Mason, Owner

WHITE STAR ELECTRIC, LLC

803 WINTERS AVENUE
GRAND JUNCTION, CO 81501
(970) 256-9419 PHONE
(970) 256-0082 FAX
CO ELECTRICAL LICENSE #EC-6243

Proposal Submitted to:

Company: Larry Mason Insurance Agency Inc.
Attention: Larry Mason
Address:

Phone: -
Fax: -
E-mail: masonins@reagan.com

Bid Proposal

Project Name: Lighting
Project Address: 555 North Ave.
Grand Junction, Co.

Architect:
Date of Plans:

Bid Price Excludes:

Base Bid	Amount:
Install 7- exterior lights at existing locations, install 1-exterior light at new location. Replace timer for exterior lighting.	\$1,259.00
Alternates Deduct for owner supplied lighting	-\$446.00
Total	EIGHT HUNDRED THIRTEEN DOLLARS \$813.00

Any alteration/deviation from plans or specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by White Star Electric, LLC. Payments to be made upon progress invoicing. For each month the account remains past due a 2% charge will be added to balance. I hereby agree to pay all costs of collection and reasonable attorney fees if this account becomes delinquent and is referred for collection. General contractor to supply minimum of three sets of working plans to White Star Electric.

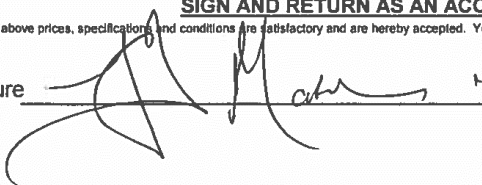
Bidder: Lee Eberhart

within: 45 days from 5/28/15

SIGN AND RETURN AS AN ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

Signature



Date

5-28-15



Larry Mason – Mason Plaza LLC
555 North Ave
Grand Junction, CO 81506

April 7,

Project: 7 x 7 bed

Bookcliff Gardens LLC proposes to provide the following landscape work per over the phone discussions with the property owner.

General Requirements - Layout, mobilization, supervision, deliveries, clean-up.	115.00
Rock Work/Bed Installation – Install 3 Moore Mining Boulders, Fabric and 1-2 " round rock.	\$566.00
Mason Plaza will cut the 7 x 7 opening and remove the blacktop. Bookcliff Gardens will remove base gravel, install fabric and rock	
NO PLANTS INSTALLED DUE TO NO IRRIGATION – THIS IS HARDSCAPE ONLY	
TOTAL BASE BID \$ 681.00	

Addendum:

Any Irrigation installation / repairs will be additional working under T&M
This is a budget estimate and prior to starting we will revisit the site to discuss expectations or changes.

Qualifications

1. General Requirements include site supervision, mobilization and site cleanup.
2. Project schedule or start date determined by previously contracted projects.
3. Twenty five percent (25%) due at signing of contract, balance of contract due upon completion, a finance charge of 2% per month (24% APR) will be added to any account not paid within terms. All costs incurred while collecting past due accounts, including reasonable legal and attorney fees will be charged to that account.
4. We are happy to accept payment with major credit cards; however those payments will have a 2% handling charge added to the total payment.

We propose to furnish materials and labor in accordance with the above specifications for the sum of:
Six Hundred eighty One and no/100 \$681.00

Authorized Signature: RON PARRON Date: 4/15/2015

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to schedule and perform work as specified. Payment will be made as per terms.

Authorized Signature: [Signature] Date: 5-28-15

Fwd: Salgado concrete bid - 6th & north avenue

Fwd: Salgado concrete bid - 6th & north avenue

From: serena salgado

Sent: Wed, May 20, 2015 at 9:52 pm

To: Larry Mason

----- Forwarded message -----

From: serena salgado <serenasalgado71@gmail.com>

Date: Mon, May 18, 2015 at 7:09 AM

Subject: Fwd: Salgado concrete bid - 6th & north avenue

To: Larry Mason <masonins@reagan.com>

----- Forwarded message -----

From: serena salgado <serenasalgado71@gmail.com>

Date: Tue, Apr 14, 2015 at 7:07 AM

Subject: Fwd: Salgado concrete bid - 6th & north avenue

To: masonins@reagan.com

----- Forwarded message -----

From: serena salgado <serenasalgado71@gmail.com>

Date: Tue, Apr 14, 2015 at 6:42 AM

Subject: Salgado concrete bid -

To: masonins@heagan.com

05/20/15

Job address: 6th & North avenue

Proposed Job Description

Demolish & dispose vpan, asphalt driveway and sidewalk: \$800.00

Dirt prep & compaction for new concrete: \$300.00

Repour sidewalk 19' x 5' x 6"

Repour driveway 13' x 19' x 6"

Repour vpan 3' x 28' x 8"

\$2556.00

\$3656

Total demolish & dispose asphalt inside parking lot to place vertical curb & new sidewalk: \$855.00

Dirt compaction & excavation for vertical curb: \$200.00

Pour 134 Total linear ft of vertical curb inside parking lot: \$1244.86

Saw cut asphalt: \$175.00

Cut & dispose of metal fence: \$150.00

Total Bid Price: \$6280.86

Please note: This bid does not include the price for C C enterprise services needed for traffic control. There will be a separate charge for this service w



Date: June 4, 2015
Author: Kristen Ashbeck
Title/ Phone Ext: Senior Planner
x1491
Proposed Meeting Date:
Hearing : June 17, 2015
File # (if applicable): CDBG 2015-01

Attach 5

CITY COUNCIL AGENDA ITEM

Subject: Community Development Block Grant (CDBG) 2015 Program Year Annual Action Plan

Action Requested/Recommendation: Adopt a Resolution Approving the 2015 CDBG Program Year Annual Action Plan

Presenter(s) Name & Title: Kristen Ashbeck, CDBG Administrator

Executive Summary: The City will receive \$374,788 CDBG funding for the 2015 Program Year which begins September 1st. The City also has \$3,462 in funds remaining from the 2014 Program Year to be allocated with the 2015 funds. The purpose of this hearing is to adopt the 2015 Annual Action Plan which includes allocation of funding for 14 projects as part of the Five-Year Consolidated Plan.

Background, Analysis and Options: CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2015 Program Year will begin September 1, 2015. For each CDBG Program Year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March. The City has received \$1,036,983 in grant requests. The City will receive \$374,788 for the 2015 Program Year and has \$3,462 in funds remaining from the 2014 Program Year to be allocated with the 2015 funds. On May 20, 2015 the City of Grand Junction City Council approved the 2015 funding requests totaling \$378,250. A summary of the projects to be funded is included on the following page.

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

The projects proposed for CDBG funding meets the following goal of the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Projects to be funded through the CDBG program will provide facilities and services that enhance our community, particularly for the benefit of low and moderate income citizens and neighborhoods and special needs populations.

How this item relates to the Economic Development Strategy and Action Plan:
 The CDBG Program Year 2015 Annual Action Plan meets the following strategies of the Economic Development Plan.

1.4 Providing Infrastructure that Supports Private Investment: In nearly all cases, CDBG funds granted to private entities will leverage additional public and private funds, enabling them to carry out the proposed projects.

1.5 Supporting Existing Business: The City’s grant of CDBG funds to private entities demonstrates community support of the businesses and agencies that carry out important projects and programs for our low and moderate income citizens.

1.6 Investing in and Developing Public Amenities: The City will be investing CDBG funds on two neighborhood projects that will enhance safe routes to schools and neighborhood connections for multimodal transportation opportunities.

Board or Committee Recommendation:
 No board or committee reviews this.

Financial Impact/Budget: 2015 CDBG appropriation is \$374,788 in addition to \$3,462 unexpended from the 2014 Program Year.

Summary of Funding:

	PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
1	Program Administration	\$43,000	-
2	STRiVE Diagnostic Clinic	\$4,500	\$22,500
3	Mind Springs Outpatient Services Expansion	\$23,910	\$525,000
4	W CO Suicide Prevention Bridges Program	\$8,860	\$6,500
5	Gray Gourmet Program	\$9,950	\$19,880
6	Foster Grandparent Program	\$8,998	\$330,195
7	Karis Asset House Improvements	\$10,200	\$231,197
8	Housing Resources of Western CO Emergency Repair Program	\$22,500	\$7,500
9	Homeless Shelter HVAC Energy Improvements	\$28,293	\$9,100
10	Grand Valley Catholic Outreach Transitional Housing Rehabilitation	\$4,000	\$1,400

11	STRiVE Group Home HVAC Replacement	\$27,210	-
12	Partners Program Office Safety Improvements	\$27,500	\$20,000
13	Orchard Ave Elementary Safe Routes to School	\$55,551	-
14	Westlake Park Neighborhood Pedestrian Safety Improvements	\$103,778	-

Total Allocation: \$378,250

Total Funds Leveraged: \$1,163,272

Legal issues: The process for allocating funding is specified in the HUD/CDBG regulations. Close adherence to those regulations ensures that the funding may be properly awarded and used in the community. The City Attorney is aware of no regulatory/compliance issues in the local administration of the program.

Other issues: No other issues have been identified.

Previously presented or discussed: City Council heard and approved the projects to be funded at its May 20, 2015 meeting.

Attachments:

- A. 2015 Program Year Annual Action Plan Report
- B. Resolution to Adopt the 2015 Program Year Annual Action Plan

Fifth Program Year Action Plan

Community Development Block Grant Program

HUD - CDBG

2015

250 NORTH 5TH STREET GRAND JUNCTION CO 81501

The City of Grand Junction 2015 Community Development Block Grant (CDBG) Annual Action Plan was produced by the Grand Junction Community Development Division Office

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

Kristen Ashbeck
Community Services Coordinator/CDBG Administrator
City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction, Colorado 81501

(970) 244-1491
kristena@gjcity.org

Written comments must be submitted to the City no later than July 10, 2015 at 4:30 pm
Los comentarios escritos deben ser presentados a la ciudad a más tardar el 10 de julio 2015 a las 4:30 pm

Executive Summary

Introduction

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 2011. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2015 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2015 through August 31, 2016. The objectives and proposed outcomes identified in the 2015 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2015 Program Year that reflect the City's Five-Year Consolidated Plan objectives are discussed in the full Annual Action Plan report.

Community Profile

Grand Junction, Colorado is located in Western Colorado 250 miles from Denver. It is the largest city in Western Colorado, the County seat for Mesa County and home of Colorado Mesa University. It is the economic and service center for communities in Western Colorado and Eastern Utah. The 2010 census reports the Grand Junction population as 58,566. Until the recent nation-wide recession, the area's economy demonstrated strong growth but housing market appreciation continues to exceed wage increases. These trends are expected to continue in the foreseeable future, making the need for affordable housing one of many issues facing local government in Grand Junction. Assistance through expenditure of CDBG funds will be directed to areas of low and moderate income concentrations, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods. These correspond to the red areas shown on Figure 1 CDBG Low to Moderate Income Map. All of the CDBG-eligible areas are within areas of minority concentration shown in Figure 2, although one of the areas with the highest concentration of minority population is east and outside of the Grand Junction city limits. Investments will be allocated geographically according to HUD regulations. CDBG funding must meet national objective requirements of serving low and moderate income persons.

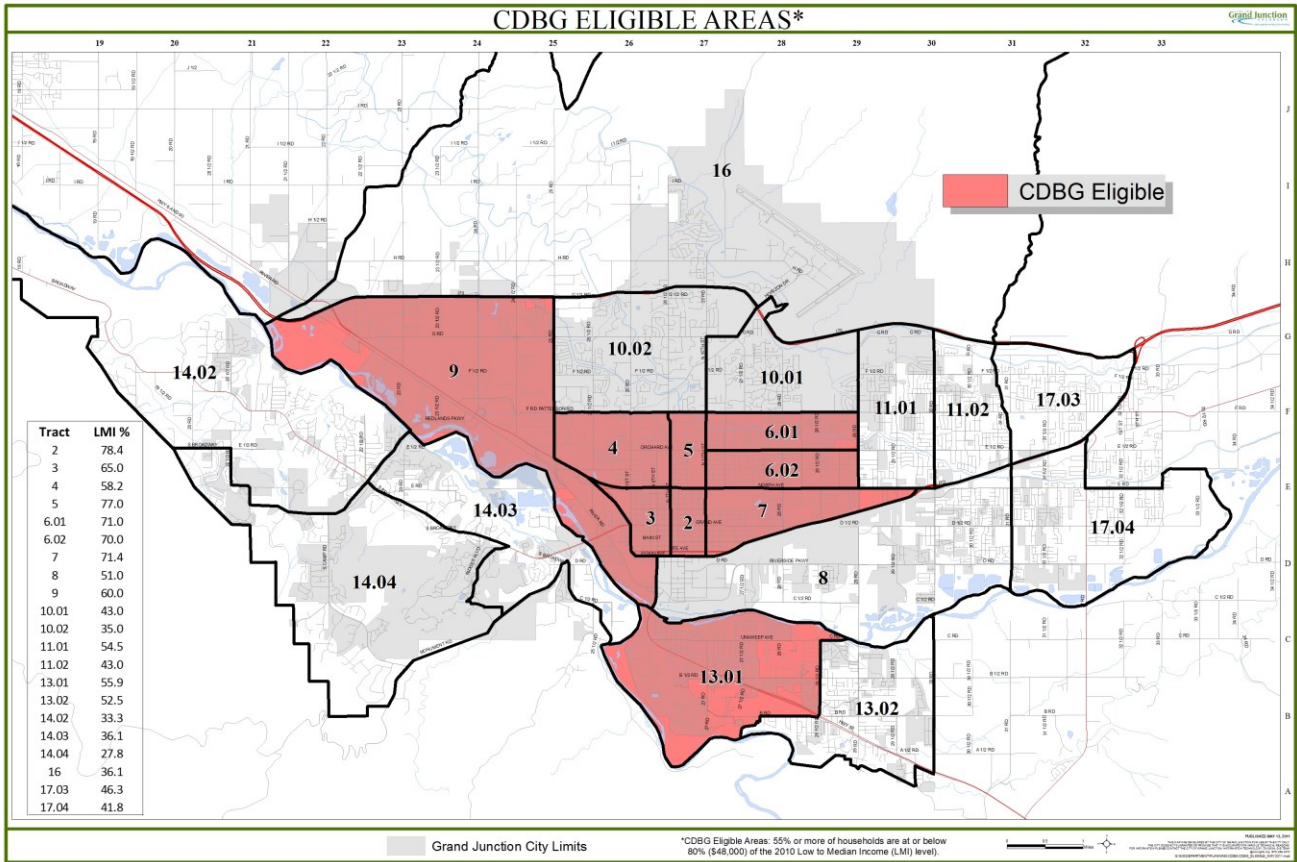


Figure 1: Low to Moderate Income Neighborhoods

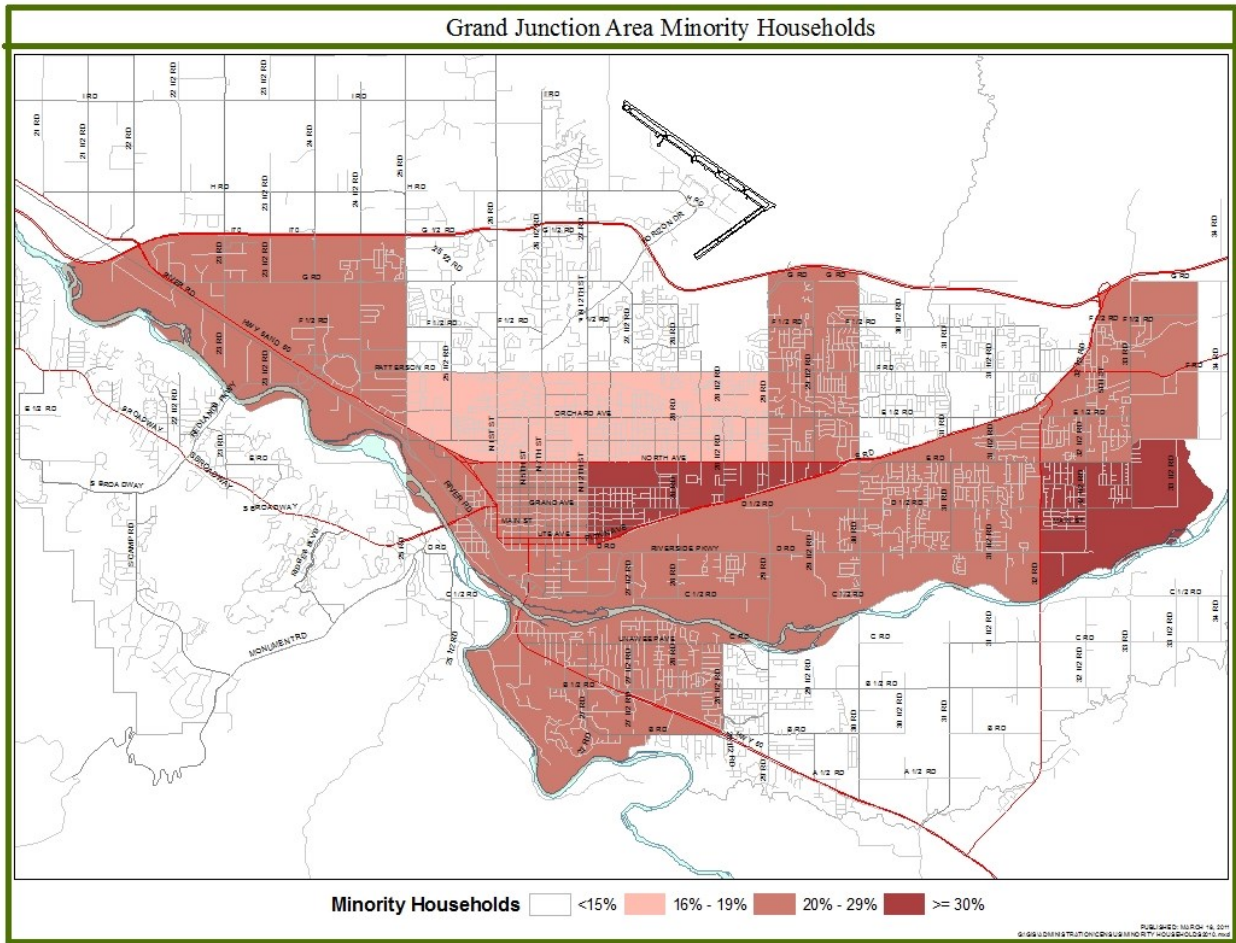


Figure 2: Minority Households

Summary of Objectives and Outcomes Identified in the Plan

The 2011 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan objectives and specific needs have been identified along with actions that define how the community will respond over the life of the five year consolidated plan.

The Consolidated Plan has three Objectives:

Create a Suitable Living Environment

1. Need for Non-Housing Community Development Infrastructure
2. Need for Neighborhood Program
3. Special Needs Populations and Other Human Service Needs
4. Youth

Provide Decent Affordable Housing

1. Increase inventory of affordable housing units

2. Lead-based paint hazards
3. Prevent and Reduce Homelessness

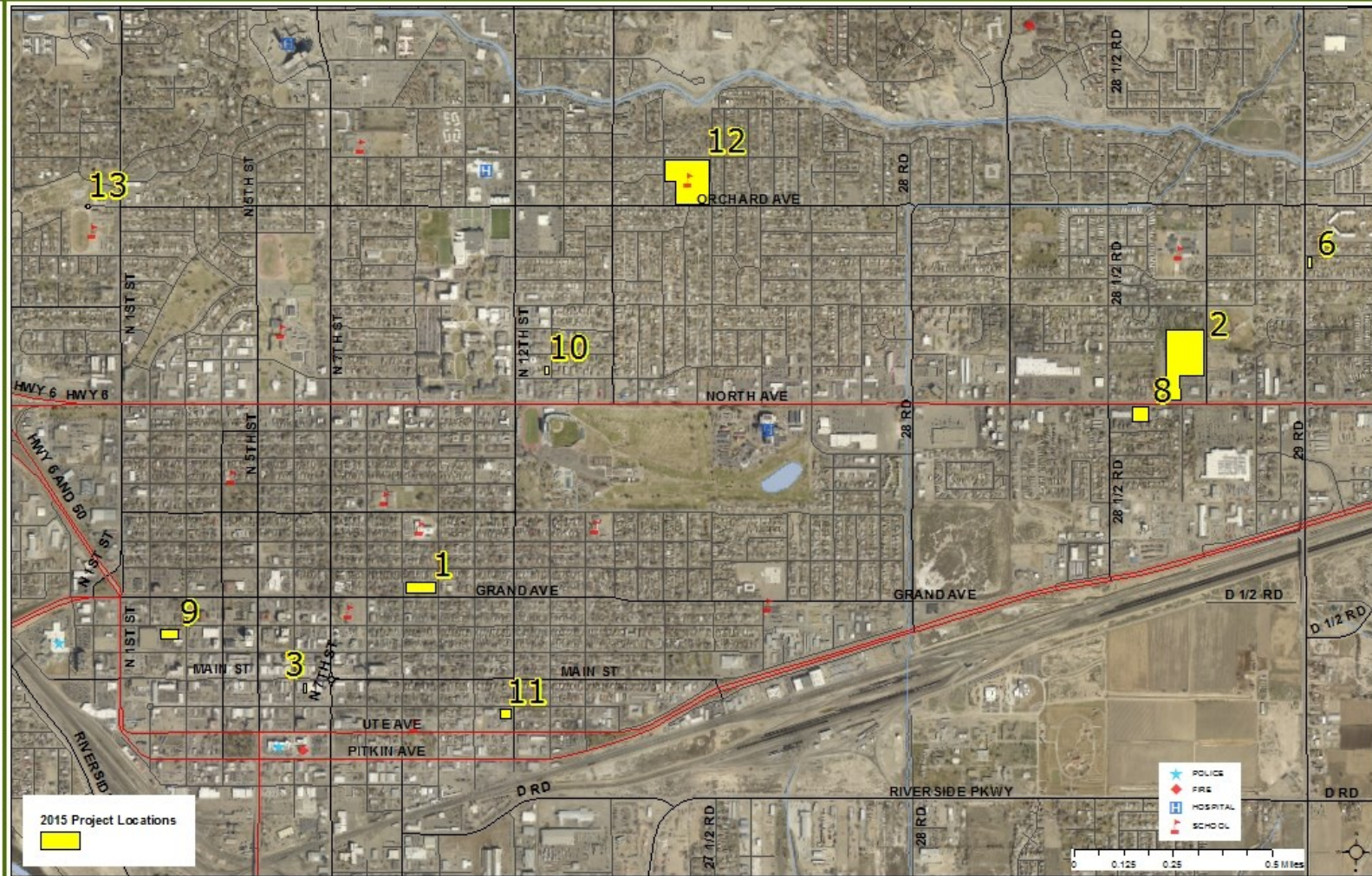
Create Economic Opportunities

1. Childcare
2. Economic Development

Proposed objectives and outcomes within the 2015 Program Year include the activities listed below and shown in Figure 3.

1. CDBG program administration and furthering fair housing - administer program including staff salary, subrecipient monitoring, reporting, public participation, training and fair housing activities.
2. Suitable Living Environment – Non-Housing: Partners Program Office Safety Improvements, Orchard Avenue Elementary Safe Routes to School, Westlake Park Neighborhood Pedestrian Improvements
3. Suitable Living Environment – Homeless: Homeless Shelter HVAC Energy Improvements, Grand Valley Catholic Outreach Transitional Housing Rehabilitation
4. Suitable Living Environment – Special Needs/Human Services/Youth: STRIVE Diagnostic Clinic, Mind Springs Health Outpatient Services Expansion, Western Colorado Suicide Prevention Bridges Program, Gray Gourmet Program, St. Mary’s Foster Grandparent Program, STRIVE Group Home HVAC Replacement
5. Decent Affordable Housing – Karis Asset House Improvements, Housing Resources Emergency Repair Program

City of Grand Junction CDBG 2015 Action Plan Projects



No.	Project	Location	No.	Project	Location	No.	Project	Location	No.	Project	Location
1	STRIVE Diagnostic Clinic	950 Grand Ave	5	Foster Grandparent	City Wide	8	Homeless Shelter HVAC	2853 North Ave	11	Partners Safety Improvements	1169 Colorado Ave
2	Mind Springs Services Exp.	515 28 3/4 Rd	6	Karis Asset House	536 29 Rd	9	GVCO Transitional Housing	217 White Ave	12	Orchard Ave Elem SRTS	1800 Orchard Ave
3	WCO Suicide Prev. Bridges	619 Main St	7	HRWC Emergency Repair	City Wide	10	STRIVE Group Home HVAC	1260 Glenwood Ave	13	Westlake Neighborhood Ped Impr.	1st St & Orchard Ave
4	Gray Gourmet	City Wide									

Figure 3: 2015 Action Plan Project Locations

Evaluation of Past Performance

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community development capital construction. A summary of the CDBG activities for Program Years within the current Five-Year Consolidated Plan (2012, 2013 and 2014) are listed below.

2012 Program Year - All Projects Completed

- Program Administration - \$5,000
- St. Mary's Foster Grandparent Program - \$10,000
- St. Mary's Senior Companion Program - \$8,000
- St. Mary's Gray Gourmet Program - \$11,125
- Counseling and Education - Center Low Income Counseling Services - \$7,000
- Karis The House Acquisition - \$85,000
- Homeless Shelter Acquisition - \$109,971
- Grand Valley Catholic Outreach T-House Rehabilitation - \$12,638
- Mesa Developmental Services Program Office Remodel - \$25,000
- Parenting Place Rehabilitation - \$14,080
- St. Mary's Gray Gourmet Kitchen Remodel - \$5,500
- 6th Street Sewer Realignment - \$27,500
- 6th Street Pedestrian Safety and Parking Improvements - \$60,536
- North Avenue Accessibility Improvements - \$25,000

2013 Program Year - All Projects Underway unless otherwise noted

- Program Administration - \$40,000 (completed)
- St. Mary's Foster Grandparent Program - \$10,000 (completed)
- St. Mary's Senior Companion Program - \$12,000 (completed)
- Marillac Clinic Homeless Services - \$10,000 (completed)
- CEC Low Income Counseling Services - \$7,000 (completed)
- GANG Afterschool Tutoring/Enrichment - \$4,700 (completed)

- Hospice Teen Grief Program - \$9,242
- Marillac Clinic Dental Equipment - \$23,190 (completed)
- STRIVE Parenting Place Rehabilitation - \$20,000 (completed)
- Head Start Facilities Security Upgrade - \$20,000
- Hilltop Opportunity Center Rehabilitation - \$86,840 (completed)
- Partners Van Purchase - \$15,000 (completed)
- Nisley Neighborhood Sidewalks - \$68,707 (completed)

2014 Program Year - All Projects Underway unless otherwise noted

- Program Administration - \$43,000
- Senior Companion Program - \$10,000 (50% completed)
- Counseling and Education Center - \$3,000 (Completed)
- Hilltop Latimer House - \$10,320 (No expenditure to date)
- Marillac Clinic Rehabilitation - \$60,000 (No expenditure to date)
- Mind Springs Health Hospital Improvements - \$31,164 (No expenditure to date)
- Salvation Army Kitchen Rehabilitation - \$25,000 (No expenditure to date)
- GJHA Walnut Park Apartments Rehabilitation - \$50,000 (Completed)
- Homeless Shelter Improvements - \$1,500 (Completed)
- B-1/2 Road Sidewalk - \$137,179 (Completed)

All Consolidated Plan Objectives will be monitored and reported to the US Department of Housing and Urban Development (HUD) by their outcomes. This outcome and performance based measurement includes 1) availability/accessibility; 2) affordability; and 3) sustainability, promoting livable and viable communities.

Though the competition for CDBG funds has continually increased since program inception and the amount of annual CDBG funds continues to decrease, the City will continue to make an effort to balance disbursement of these funds between the various needs of the community over the course of the five-year Consolidated Plan.

Summary of Citizen Participation Process and Consultation Process

The City adopted a Citizen Participation Plan in 2011 to describe citizen involvement in the 5-Year Consolidated Plan and Annual Action Plans. The City's Community Development Division, as lead agency for the Consolidated Plan and Action Plan, has invited human service agencies and citizen

involvement; the findings and needs identified by those who serve and work with the low/moderate income populations are the basis of the Plan. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2015 to inform and receive input from the public. Invitations were mailed to over 60 citizens and human service providers throughout the area. An advertisement was placed in the *Daily Sentinel* inviting citizens to participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding CDBG applications for funding. These agencies include the Riverside Task Force Inc, Mind Springs Health, STRIVE, Hilltop Community Resources, Gray Gourmet, Foster Grandparent program. Of these, applications were received from Hilltop, Mind Springs Health, STRIVE and Gray Gourmet. In total, the City received 23 requests for CDBG funding that totaled \$1,036,983.

On May 20, 2015 a public hearing before City Council was held to discuss projects and determine funding for the 2015 Program Year. On June 17, 2015 City Council will conduct a public hearing to seek public comment and consider adoption of the 2015 One Year Annual Action Plan. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings; none were requested for the May 20, 2015 public meeting; aids and services will be available for June 17, 2015 public meeting. A 30-day public review period will occur from June 8 to July 10, 2015. The Annual Action Plan will be available in the City Community Development Division and the City Clerk's offices and the City's web site. A note in Spanish language is included on the cover page that the Community Development Division should be contacted if someone requests the document in the Spanish language. Google Translate is also available on the City's website for any document or information that appears on the web site. The City also has phone translation services available as requested.

Legal notices for both public meetings were placed in the local newspaper, provided in both English and Spanish. In addition, the legal notice for the Annual Action Plan public hearing included a statement regarding the location of the public hearing. City Hall is accessible to people with disabilities. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings. If you are planning to attend the public meeting and require special assistance, please notify the City Clerk office at 970-244-1509 at least one day in advance to the meeting. TDD access available through Colorado Relay at 711.

Summary of Public Comments

The opportunities for public input described above comply with the City's CDBG Citizen Participation Plan. This section will be updated after the public hearings are completed.

Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them

This section will be updated after the public hearings are completed.

Summary

This section will be updated after the public hearings are completed.

Agency Role	Name	Department/Agency
Lead Agency	City of Grand Junction	Community Development Division

Table 1 – Responsible Agencies

The City's *CDBG Consolidated Plan* is done every five years, along with the *Analysis of Impediments to Fair Housing* study. Both of these reports were completed and adopted in 2011. Grand Junction will carry out its Consolidated Plan through a combination of public, private, and non-profit organizations that specialize in serving the identified needs of this plan and other needs of the low and moderate income residents of Grand Junction. Highly effective non-profit organizations deliver a wide array of services to Grand Junction citizens. The City depends upon these private agencies to meet the needs of the low and moderate income population. The Community Development Division will continue to administer the CDBG program by following the City's Public Participation Plan and federal regulations that govern the program. In this role, the City will disburse CDBG funds, oversee their effective use and compliance with federal regulations, submit required reports to HUD including the Consolidated Annual Performance Evaluation Report (CAPER) and maintain performance data in the Integrated Disbursement and Information System (IDIS). The City of Grand Junction will use adequate and timely techniques to ensure the community development projects are compliant with CDBG requirements. This includes continued monitoring of sub-recipients for program objectives and outcomes and compliance with federal regulations including environmental assessments and labor standards. The City uses telephone, e-mail, mail and site visits to ensure program compliance and a contact log is maintained in each activity file. Performance measures will be determined and entered into HUD IDIS. Longer term compliance is required through language in the standard CDBG Subrecipient Agreement executed between the City and each subrecipient prior to use of CDBG funds.

Consolidated Plan Public Contact Information

City of Grand Junction
Community Development Division
250 North 5th Street
Grand Junction Colorado 81501

Community Consultation

Development of the 2011 Consolidated Plan was a community effort, managed by the City of Grand Junction. The City held eight formal consultations with representatives of various organizations, including many of those listed below, who met in committee and special focus groups to formulate the 2011 Five-Year Consolidated Plan. The Plan committee played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. Drafts of the plan were provided to committee members and others for review and feedback. Many organizations participated in the development the Consolidated Plan and continue to participate in each Annual Action Plan and each Consolidated Annual Performance and Evaluation Report. All agencies are notified of the application process, reviewed pertinent sections of Plan, provide input and accomplishments information. After each agency, the type of organization and the sections for which they provide input are listed.

- Grand Junction Housing Authority Type: Housing Sections: Needs Assessment, Homelessness, Lead Paint, Anti-Poverty Strategy
- Housing Resources of Western Colorado Type: Housing Sections: Needs Assessment, Homelessness, Lead Paint, Anti-Poverty Strategy
- Grand Valley Catholic Outreach Type: Housing, Homeless Services Sections: All Homeless
- Mesa County Partners Type: Children Services Sections: Youth Services
- The Treehouse Center for Youth Type: Children Services Sections: Youth Services
- Center for Independence Type: Persons with Disabilities Services Sections: Non-Homeless Special Needs
- Mesa County Health Department Type: Health Agency Sections: Non-Homeless Special Needs
- Mesa County Human Services Department Type: Human Services Agency Sections: Non-Homeless Special Needs
- School District 51 Type: Education Agency Sections: Homeless Needs
- WestCap Type: Persons with HIV/AIDS Services Sections: Non-Homeless Special Needs
- St. Mary's Hospital Type: Health Agency Sections: Non-Homeless Special Needs, Homeless Needs
- Grand Junction Economic Partnership Type: Economic Development Sections: Economic Development, Anti-Poverty Strategy
- Business Incubator Center Type: Economic Development Sections: Economic Development, Anti-Poverty Strategy

- Latin Anglo Alliance Type: Minority Services Sections: Non-Homeless Special Needs, Minority
- Riverside Education Center Type: Education Services Sections: Non-Homeless Special Needs, Minority
- Mind Springs Health Type: Health Agency Sections: Non-Homeless Special Needs
- Hilltop Community Resources Type: Housing and Human Services Agency Sections: Non-Homeless Special Needs, Housing
- STRIVE Type: Persons with Disabilities Services Sections: Non-Homeless Special Needs
- HomewardBound of the Grand Valley Type: Homeless Services Sections: Homeless Needs, Continuum of Care, Anti-Poverty Strategy

Coordination with Public and Assisted Housing Providers and Private and Governmental Health, Mental Health and Service Agencies

The City of Grand Junction provides for and encourages citizen participation, especially by: very low, low and moderate income persons; persons that live in areas that CDBG funds are proposed to be used; persons living in slum and blighted areas; minority residents; residents of assisted housing; non-English speaking persons; persons with disabilities; and nonprofit agencies who are currently providing direct services to the person above. The City encourages participation through the CDBG planning process, including identification of priority needs, adoption of goals, objectives and strategies, development of the Five Year Consolidated Plan and Annual Action Plans, substantial amendments to the plans, and the Consolidated Annual Performance and Evaluation Report. In addition, the City has on-going interaction with these agencies as sub-recipients or through participation in various local organizations and ad-hoc work groups.

Coordination with the Continuum of Care Providers

The Continuum of Care is a local system for helping people experiencing or are at imminent risk of homelessness by providing housing and services appropriate to the range of needs in the community. The most recent point in time survey was conducted in January 2015 and resulted in an estimated population of 381 unsheltered individuals. This does not count more than 1,000 men, women and children who "couch surf" - move from home to home each night in search of shelter. In Grand Junction, the Shelter component is served by: Community Homeless Shelter, Rescue Mission, Grand Valley Catholic Outreach (GVCO) and the Latimer House. Food and Day Services are provided by GVCO Day Center and Soup Kitchen, District 51 REACH, KidsAid program, Salvation Army Day Center and meals and food banks. The Housing component is provided by the Grand Junction Housing Authority (GJHA) Next Step program, the Phoenix Project, GVCO Permanent Supportive Housing, Karis The House and the Asset House and the Freedom House. Case Management is covered by many agencies but primarily GVCO, GJHA and HomewardBound. The City coordinates with all of these agencies in various ways as described above.

Consultation with the Continuum(s) of Care Providers – ESG Funds

The City of Grand Junction does not receive ESG Funds but do provide letters of support/certification for other agencies that seek these funds, indicating that its goals are consistent with the Five Year Consolidated Plan.

Citizen Participation Summary

Citizen participation largely occurs through the various agencies whose Board members are citizens, business leaders and civic leaders. Goals are set within each organization as to current operations and future expansion, new projects or new programs and services. In turn, those goals are often directly translated into overall goals for the community's Five Year Consolidated Plan. Refer to the table on the following pages.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	The public meeting was advertised in the newspaper and on the City's website. Individual invitations to over 60 agencies were individually emailed or mailed. 22 people were in attendance at the meeting.	CDBG administration staff provided information about the 2015 Program Year grant process and those in attendance asked questions about the application, the funding available, HUD regulations and potential activities.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	This section will be updated after the public hearings are completed.	This section will be updated after the public hearings are completed.		

Table 2 – Citizen Participation Outreach

Expected Resources

The City of Grand Junction has received notice from HUD that its entitlement allocation of CDBG funds for the 2015 Program Year will be \$374,788. In addition, the City has \$3,462 remaining of unexpended funds from previous program years that was allocated along with the 2015 funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	374,788	0	3,462	378,250	374,788	

Table 3 - Expected Resources – Priority Table

Additional Resources Leveraged

CDBG federal funds will leverage \$1,163,272 from other resources for the projects that have been funded for the 2015 Program Year. The City of Grand Junction does not require matching funds.

Public property Used to Address the Needs Identified in the Plan

Public right-of-way for streets will be used to be able construct curb, gutter and sidewalk in low and moderate income neighborhoods.

Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment - Non-Housing	2011	2015	Non-Housing Community Development	Census Tracts	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services	CDBG: \$186,829	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
2	Suitable Living Environment - Homeless	2011	2015	Homeless		Homeless	CDBG: \$32,293	Rental units rehabilitated: 2 Household Housing Unit Homeless Person Overnight Shelter: 1500 Persons Assisted
3	Decent Affordable Housing	2011	2015	Affordable Housing Homeless Non-Homeless Special Needs		Special Needs Populations and Other Human Services Homeless	CDBG: \$59,910	Rental units rehabilitated: 79 Household Housing Unit Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds
4	Suitable Living Env - Sp Needs/Human Svcs/Youth	2011	2015	Non-Homeless Special Needs		Special Needs Populations and Other Human Services	CDBG: \$56,218	Public service activities other than Low/Moderate Income Housing Benefit: 1084 Persons Assisted

Table 4 – Goals Summary

1	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	
2	Goal Name	Suitable Living Environment - Homeless
	Goal Description	
3	Goal Name	Decent Affordable Housing
	Goal Description	
4	Goal Name	Suitable Living Environment – Special Needs/Human Services/Youth
	Goal Description	

Table 5 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b): The activities under this goal are human services and will not provide affordable

2015 Program Year Projects

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan. On May 20, 2015 the Grand Junction City Council approved 2015 CDBG funding requests totaling \$378,250 for fourteen activities which will be made a part of the 2015 Action Plan. The total amount is based on the City's allocation for the 2015 Program Year and remaining funds from the 2014 Program Year.

#	Project Name
1	Program Administration
2	STRiVE Diagnostic Clinic
3	Mind Springs Health Outpatient Services Expansion
4	Western Colorado Suicide Prevention Bridges Program
5	St. Mary's Gray Gourmet Program
6	St. Mary's Foster Grandparent Program
7	Karis Asset House Improvements
8	Housing Resources Emergency Repair Program
9	Homeless Shelter HVAC Energy Improvements
10	Grand Valley Catholic Outreach Transitional Housing Rehabilitation
11	STRiVE Group Home HVAC Replacement
12	Partners Program Office Safety Improvements
13	Orchard Avenue Elementary Safe Routes to School
14	Westlake Park Neighborhood Pedestrian Improvements

Table 6 – Project Information

Rationale for the Priorities for Allocating Investments Geographically

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2011-2015 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city (refer to Figure 1 in the Executive Summary). Areas of racial/minority concentration

are more prevalent in the central and eastern parts of the city (refer to Figure 2 in the Executive Summary). Refer to Figure 3 in the Executive Summary for Program Year 2015 project locations.

Table 7 – 2015 Program Year Project Summary

1	Project Name	Program Administration
	Target Area	
	Goals Supported	Suitable Living Environment - Non-Housing Decent Affordable Housing Suitable Living Environment - Homeless Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services Increase the Inventory of Affordable Housing Units Homeless
	Funding	CDBG: \$43,000
	Description	Funds for general program administration including subrecipient oversight, reporting, fair housing activities and completion of the 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice study during the 2015 Program Year. Approximately \$6,000 of the administrative funds will be expended for fair housing activities.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit	NA
	Location Description	City-Wide
	Planned Activities	CDBG funds will be used towards subrecipient oversight, staff salary and training, public participation, fair housing activities, completion of the 2016 5-Year Consolidated Plan and general program administration during the 2015 Program Year. It is anticipated that approximately \$6,000 of the administration funding will be utilized towards fair housing activities, including development of the community Analysis of Impediments to Fair Housing Choice study.

2	Project Name	STRiVE Diagnostic Clinic
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$4,500
	Description	STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who 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 3 clients.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 children with special needs will be assisted with the proposed activity
	Location Description	STRiVE main program office at 950 Grand Avenue
Planned Activities	STRiVE offers the only diagnostic clinic on the western slope for children facing challenges of autism, neurological conditions or developmental disabilities who 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 3 clients.	
3	Project Name	Mind Springs Health Outpatient Services Expansion
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$23,910

	Description	Mind Springs Health provides mental wellness, behavioral change and substance abuse treatment and services and operates a mental health hospital (we funded hospital room furnishings with 2014 CDBG). Their services have increased 23% in the last 12 months and they have had to hire 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.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Mind Springs Health anticipates serving approximately 1,000 more clients with the expansion of its services.
	Location Description	Mind Springs Health main facility at 515 28-1/4 Road
	Planned Activities	Mind Springs Health provides mental wellness, behavioral change and substance abuse treatment and services and operates a mental health hospital (we funded hospital room furnishings with 2014 CDBG). Their services have increased 23% in the last 12 months and they have had to hire 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.
4	Project Name	Western Colorado Suicide Prevention Bridges Program
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$8,860
	Description	The Bridges program provides emergency counseling for children, teens and young adults at risk for suicide who do not financial resources to obtain assistance. School counselors refer potential students to the program.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 youth will receive suicide prevention counseling through the Bridges Program
	Location Description	Western Colorado Suicide Prevention Foundation main program office at 619 Main Street
	Planned Activities	The Bridges program provides emergency counseling for children, teens and young adults at risk for suicide who do not financial resources to obtain assistance. School counselors refer potential students to the program.
5	Project Name	St. Mary's Gray Gourmet Program
	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$9,950
	Description	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 3 more volunteers delivering approximately 500 more meals on selected routes within the City limits.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 more volunteers will deliver approximately 500 meals to elderly and frail elderly home bound persons.
	Location Description	City-Wide
	Planned Activities	Deliver 500 hot meals to homes
6	Project Name	St. Mary's Foster Grandparent Program
	Target Area	

	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$8,998
	Description	This program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding would allow for the addition of 6 volunteers to serve 66 more students.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3 more seniors to provide services to 80 more children
	Location Description	City-Wide
	Planned Activities	Tutoring and enrichment activities to special needs children
7	Project Name	Karis Asset House Improvements
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Homeless
	Funding	CDBG: \$10,200
	Description	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 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
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Preserve 9 existing units and add two units of transitional housing for homeless individuals and families

	Location Description	536 29 Road
	Planned Activities	Purchase major appliances for the units
8	Project Name	Housing Resources Emergency Repair Program
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$22,500
	Description	Housing Resources provides low income residents with 24-hour emergency repair including 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.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	75 households
	Location Description	City-Wide
	Planned Activities	Emergency repairs to maintain affordable housing units
9	Project Name	Homeless Shelter HVAC Energy Improvements
	Target Area	
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$28,293

	Description	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 that rooftop HVAC and evaporative coolers are not functioning properly and need to be replaced. CDBG funds are requested to replace 3 rooftop units and one evaporative cooler.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1500 persons
	Location Description	Existing Community Homeless Shelter at 2853 North Avenue
	Planned Activities	Replace HVAC and evaporative cooler equipment
10	Project Name	Grand Valley Catholic Outreach Transitional Housing Rehabilitation
	Target Area	
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$4,000
	Description	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.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	2 units will provide 10 homeless families with transitional housing
	Location Description	The T-house is a duplex home at 247 White Avenue
	Planned Activities	Reroof the duplex home
11	Project Name	STRIVE Group Home HVAC Replacement

	Target Area	
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$27,210
	Description	STRIVE operates group homes for disabled person throughout the Grand Valle. CDBG funds would be used to replace the HVAC system at the home at 1260 Glenwood Avenue.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	12 special needs persons will be provided improved homes
	Location Description	Existing Group Home at 1260 Glenwood Avenue
	Planned Activities	Replace HVAC system
12	Project Name	Partners Program Office Safety Improvements
	Target Area	
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$27,500
	Description	The main program office for Partners at 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 upstairs to the first level. In an emergency and 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.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	857 youth
	Location Description	Construct a second ingress-egress from upper floor of main program office
	Planned Activities	Partners Main Program Office at 1169 Colorado Avenue
13	Project Name	Orchard Avenue Elementary Safe Routes to School
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$55,551
	Description	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 will be constructed.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	1,549 households in a predominantly low and moderate income neighborhood
	Location Description	Orchard Avenue Elementary at (need address)
	Planned Activities	Construct 285 linear feet of new curb, gutter and sidewalk along 19th Street adjacent to the school grounds.
14	Project Name	Westlake Park Neighborhood Pedestrian Improvements
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing

Needs Addressed	Non-Housing Community Development Infrastructure
Funding	CDBG: \$103,778
Description	This project would provide pedestrian and bicycling improvements in the Westlake Park area to provide safe access to Pomona Elementary and West Middle School as well as improve pedestrian connectivity in the neighborhood.
Target Date	12/31/2016
Estimate the number and type of families that will benefit from the proposed activities	1,496 households in a predominantly low to moderate income neighborhood
Location Description	Vicinity of West Lake Park and West Middle School at 1st Street and Orchard Avenue
Planned Activities	Construct pedestrian and bicycle safety improvements including road widening/realignment and a multiuse path

Affordable Housing

Housing Needs

Population growth in Grand Junction has significantly exceeded growth in the number of affordable housing units. The median sales price in Mesa County of an existing single family home is \$177,100 (Trulia Real Estate Overview) which is a 0.6% increase over the median sales price one year ago. According to the State of Colorado Department of Local Affairs, the average rental rate for the Grand Junction market area is \$539 with a vacancy rate of 6.8% for the first quarter of 2015 (Colorado Division of Housing).

Currently, Mesa County is experiencing an unemployment rate of 6.2 percent which is decreased from the 9.2 percent reported one year ago. However, with very little job growth, Mesa County agencies are experiencing an overwhelming need for their services. The Grand Junction Housing Authority (GJHA) has closed its waiting list periodically due to overwhelming demand. Mesa County Valley School District 51 reports approximately 300 children were considered homeless this school year.

The community will be undertaking a comprehensive housing needs assessment during the 2015 Program Year that will update information for current housing conditions throughout the Grand Valley.

Specific Housing Objectives

The *Grand Valley Housing Strategy* was released in April 2009. The study is the product of a public-private initiative to create long-term, sustainable solutions for housing challenges in the Grand Valley. Grand Valley jurisdictions, in partnership with private and non-profit entities, are seeking to address barriers to housing investment, while also capitalizing on market opportunities and attending to product voids through development of a comprehensive housing strategy. The recommendations of the *Strategy* are to:

Improve the process for developing housing projects

- Provide community outreach
- Maximize public and non-profit resources to leverage private investment
- Focus, monitor and adjust the strategy over time as conditions change

Non-Homeless Special Needs Housing

Due to the fact that Grand Junction is the largest community on Colorado's Western Slope and Eastern Utah, medical and other special needs services are provided here that are not available in smaller communities. As a consequence, the percentage of the special needs population in Grand Junction is higher than surrounding communities at approximately 12 percent of the total population. The ability of persons with chronic mental illness, physical and developmental disabilities, and HIV/AIDS to compete in the housing market for appropriate housing at an affordable price is limited in many cases by their lack of income and also by their need for special housing accommodations.

The City of Grand Junction will be funding the Gray Gourmet program that facilitates keeping frail and elderly persons in their homes and in an independent living situation by providing meals delivered to their homes. 2015 CDBG funds will also be expended on upgrades to 4 units that are owned and operated by STRiVE and are occupied by disabled persons. In addition, the City is supportive of human service agencies in the community that provide housing and services to non-homeless special needs populations and regularly provides letters of support and consistency with the Consolidated Plan when they apply for outside funding, including other HUD grants.

Housing Opportunities for People with AIDS

No CDBG funds are being allocated for HOPWA in the 2015 Program Year. WestCAP will continue to be the local agency receiving HOPWA funding through DenverCAP and will continue to serve this population with existing programs. All HOPWA goals and programs are reported through DenverCAP.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	4
Total	4

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	4

Table 9 – One Year Goals for Affordable Housing by Support Type

Public Housing

There are no public housing units in the Grand Junction area. Consequently, the City will not be spending any CDBG funds on public housing in the 2015 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources. During the 2011 5-Year Consolidated Plan some steps have been taken to address housing issue. For example, in 2011, CDBG funds were used towards the rehabilitation of a 27-unit apartment complex owned and operated by the Grand Junction Housing Authority. There were no applications for new housing in the 2012 or 2013 Program Year but the City has provided support for the Grand Junction Housing Authority's Village Park development which recently opened with 72-low and moderate income units. CDBG Program Year 2006 funds were used to facilitate acquisition of the Village Park property. The City allocated 2014 CDBG funds to the Grand Junction Housing Authority to upgrade 78 units in the Walnut Park Apartment complex that are occupied by elderly and disabled persons. Recently, the City provided financial support for a new senior housing development to be owned and operated by the Grand Junction Housing Authority known as the Highland Apartments. The development will ultimately include 128 units, the first phase of which is start construction in late 2015.

Actions planned during the next year to address the needs to public housing

NA

Actions to encourage public housing residents to become more involved in management and participate in homeownership

NA

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NA

Homeless and Other Special Needs Activities

Homelessness presents a growing challenge to Grand Junction. The combination of low local wages, high unemployment rate and rising housing costs is making a growing percentage of the general population vulnerable to loss of housing, and making it much more difficult for the homeless to work their way off of the streets. In addition, the high percentage of individuals and families without health insurance benefits makes many households vulnerable to housing loss in the event of an expensive major illness.

Prior to 2000, local data collection about the homeless had been primarily anecdotal and informal, as there had not been a coordinated community effort to build local demographic statistics. Although it is very difficult to accurately determine the number of homeless, the Grand Junction community has regularly attempted to provide a count since 2000. The most recent point in time survey was conducted in January 2015 and resulted in an estimated population of 497 unsheltered homeless persons, including 37 veterans. Local groups believe that the actual number of homeless in Grand Junction is greater because the survey did not include “couch surfers” or those who found a hotel or place to stay. The results show that 11% of the homeless are under 18, while 24% are under 25. Nearly half of the individuals who took the survey said they have some sort of disability, with chronic physical illness being the most common.

Assessing Individual Needs of Homeless

CDBG monies are the only funds allocated to the City that can be used to address homeless needs and to prevent homelessness. For the 2015 Program Year Action Plan, funds will be allocated to HomewardBound for energy upgrades to the community homeless shelter. In addition, other 2015 projects will address homeless persons as a portion of the clients served by several organizations including Karis, Western Colorado Suicide Prevention Foundation, Grand Valley Catholic Outreach and Mind Springs Health.

In addition, the City of Grand Junction is supportive of the community’s homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care (CoC) for the Grand Junction Community. Since 2008, Grand Valley Catholic Outreach has constructed 63 new apartments in 3 complexes that are used for permanent housing for the homeless. The City assisted with these projects through CDBG funds, development fee relief and general funds. As these projects are completed, they are reported through the MHIS system by the Colorado Coalition for the Homeless as part of the 10-year plan to end chronic homelessness. Obstacles include insufficient CDBG funding to help fund these and other needed projects that help the homeless population of Grand Junction.

The City will also continue to support the various homeless providers with letters of support and letters of consistency with the Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

The Grand Valley Coalition for the Homeless will continue to study the results of the latest survey so they can find the best way to solve the homeless problem. In its Continuum of Care Plan, the Coalition has identified that the priority homeless needs are for an emergency shelter, transitional housing, case management, and housing placement for individuals and families. The Plan is intended to provide a continuous network of housing and service support for persons working to permanently leave the streets.

Helping Homeless Persons Transition to Permanent Housing and Independent Living

The community homeless shelter recently developed a new strategy that re-examines its role in the continuum of care that will focus attention on the shelter as a beginning rather than an end on moving individuals and families on a path from homelessness to self-sustainability in housing and employment. HomewardBound is working with many other local agencies to coordinate services provided to transition homeless individuals and families to permanent housing and independent living. 2012 CDBG funds were used to help HomewardBound purchase a property for construction of a new family center to house these services. Construction of the first phase of the development is underway. In the 2015 CDBG Program Year, the City will contribute funds to Grand Valley Catholic Outreach and Karis to rehabilitate and improve transitional housing units.

Helping Low-Income Individuals and Families Avoid Becoming Homeless

Local agencies in the community have their own discharge coordination policies. For example, Homeward Bound has policies in place to accommodate most people who are released from publicly funded institutions. The Grand Junction Community Homeless Shelter is available so that no one needs to be discharged to the streets. This would include persons discharged from correctional facilities, foster care, mental health facilities and health care facilities. For the vast majority of the persons in this situation, the Grand Junction Community Homeless Shelter is a viable alternative to sleeping on the streets. For those discharged from health care facilities with need for follow-up care or a recuperation period, there is a policy allowing limited daytime shelter at the Grand Junction Community Homeless Shelter during periods of recovery. Other alternatives to homelessness for this population in Mesa County include the Freedom House, for formerly incarcerated persons, and the Rescue Mission.

Other Special Needs Activities

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need addressed in the Community Development Needs table include a homeless facility for youth, a homeless facility for families and the need for child care services. In the past 5 years, the City funded the Riverside Task Force, Head Start, Giving Adolescents New Goals (GANG) Outreach and the Riverside Educational Center for projects related to child education and day care needs and funds have been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations.

In addition, the City of Grand Junction supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2015 Program Year are:

- Karis Asset House Improvements
- Mind Springs Health Hospital Improvements
- Grand Valley Catholic Outreach
- Western Colorado Suicide Prevention Foundation

Barriers to Affordable Housing

The City of Grand Junction prepared a new (2011) Analysis of Impediments to Fair Housing Choice (AI) during the 2010 Program Year and identified several impediments from the previous (2006) AI that still exist as well as several new impediments. Each year, the City's Consolidated Annual Performance and Evaluation Report (CAPER) details progress made on these concerns in areas of both affordable housing and fair housing activities.

In addition, during the 2015 Program Year, the City will complete its 2016 Analysis of Impediments to Fair Housing Choice (AI) and will work with the Fair Housing and Equal Opportunity (FHEO) office to improve the study as well as strengthen the alignment between funded activities and its fair housing activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing.

Actions Planned to Remove or Ameliorate the Negative Effects of Public Policies that Serve as Barriers to Affordable Housing

The City continues to work with the Fair Housing and Equal Opportunity (FHEO) office to strengthen the alignment between funded activities and its fair housing activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing.

- Approximately \$6,000 Administration resources will be used to improve information available to citizens regarding fair housing issues through staff time, staff resources, training and in-kind contributions by housing and other agencies pertinent to furthering fair housing in Grand Junction. In addition, the City will be preparing its Analysis of Impediments to Fair Housing Choice during the 2015 Program Year.
- Karis will complete an addition and remodel to its Asset House to provide 2 more rooms. The Asset House provides transitional housing for homeless individuals and families. 2015 CDBG funds will be used to purchase major appliances for the home.
- STRiVE will use 2015 CDBG funds to replace HVAC for a 4-unit group home for disabled persons.
- Grand Valley Catholic Outreach will use 2015 CDBG funds to reroof a duplex home that provides transitional housing for homeless families.
- The Grand Junction Housing Authority will start construction of Phase 1 of a 128-unit housing complex for seniors. While 2054 CDBG funds are not being utilized on the project, the City has committed general funds to the project to help increase the number of affordable units in the community.
- The City will continue implementation of its Comprehensive Plan and updated Zoning and Development Code that help remove impediments/barriers including enhanced neighborhood input, improved development flexibility to create a variety of housing options, and a streamlined development review process.

- 2015 CDBG-funded human services activities that will improve the self-sufficiency of special needs persons: Gray Gourmet Program and Mind Springs Outpatient Services Expansion.
- 2015 CDBG-funded capital improvements that improve facilities and agencies that serve low and moderate income individuals, families, youth and homeless and help them attain fair and affordable housing thereby may impact housing choice for these Grand Junction residents: Housing Resources of Western Colorado Emergency Repair Program.
- The local transit system will continue to expanded its operating hours and routes to be more available to persons using the bus to travel to locations for training/education opportunities, employment and services and at various times of the day.
- The City will continue to work with the Grand Junction Economic Partnership (GJEP), the Business Incubator, the Downtown Development Authority and the Chamber of Commerce to promote opportunities to develop new businesses or expand existing ones and to improve wage levels in the Grand Junction area. The City recently adopted an Economic Development Plan and identified key staff to work with City Council and the economic development partners to further economic development in the community.

Other Actions

Actions Planned to Address Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs include, but are not limited to:

- The decrease in financial support available to the local government and local organizations to address identified needs.
- The number of foreclosures within the community caused by job loss and other factors, increasing the number of households in need of housing and other services.
- The disparity of wage level and housing costs, increasing poverty, increasing unemployment and an aging population demanding more services.

Actions Planned to Foster and Maintain Affordable Housing

Refer to Affordable Housing section.

Actions Planned to Reduce Lead-based Paint Hazards

The City of Grand Junction estimates that 10,000 housing units in Grand Junction were constructed prior to 1978 and that a high percentage of these homes may contain lead-based paint. While it is not known the number of the homes containing lead-based paint that are occupied by low- to moderate-income residents, it is known that older homes are typically more affordable and that a high percentage of these older housing units are occupied by low-

and moderate-income persons.

All activities funded with CDBG dollars through the City of Grand Junction must comply with federal regulations concerning lead-based paint. Lead-based paint reduction regulations are incorporated into all legal agreements between the City and grant sub-recipients. Any residential units or facilities constructed prior to 1978 involved in a CDBG activity must undergo a lead-based paint evaluation by a certified inspector. Any CDBG-funded rehabilitation or demolition activities must comply with lead-safe regulations and mitigation practices.

The number of cases of children with elevated levels of lead in their blood has dropped significantly over the last fifteen years. The State of Colorado no longer supports a significant lead-based paint testing program state-wide. Thus, Mesa County Health Department does not proactively tests persons (primarily children) unless there is reason to believe that a person has been exposed to lead. From 2010-2014 testing of physician-referred children resulted in only 3 cases of abnormal results, none of which contained acute levels.

Actions to be Taken

- 1) Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes complying with the Federal Rule as it applies to the expenditure of CDBG funds on the 2015 activities to which it applies.
- 3) The Grand Junction Housing Authority and other local entities will continue to provide information to residents concerning potential hazards of lead-based paint.

Actions Planned to Reduce the Number of Poverty Level Families

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in the 2011 Five-Year Consolidated Plan, outlines community activities to:

- Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to prevent/deter persons from entering poverty situations;
- Encourage efforts to raise earned income levels;
- Maintain a strong diversified economic base;
- Increase the employability of recipients of public benefits;
- Attract higher paying employers to Grand Junction;
- Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;

- Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
- Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.
- Focus affordable housing development near employment centers.

Actions to be taken during the 2014 Program Year to reduce the number of poverty level families include the following:

a) Collect data regarding poverty levels and local demographics to better identify the problem and monitor trends including the following:

- Point in Time Homeless Survey
- Mesa County Human Services data
- School District 51 data including Free and Reduced Lunch statistics
- Grand Junction Housing Authority depth of poverty data

b) Continue Work on an Anti-Poverty Coalition

- Economic Development Partners and other stakeholders continue to work on issues and forming an Anti-Poverty Coalition. The Coalition would ultimately be responsible for implementing the Community's Anti-Poverty Strategy. Currently, a number of agencies and groups provide programs and services that improve poverty status including the Grand Valley Catholic Outreach, the Red Cross and the Grand Valley Interfaith Network.

c) Grand Junction Housing Authority will contract a consultant to complete a vagrancy study and update the Vulnerability Index for the Grand Valley to better understand the needs of poverty-level families and the homeless situation.

Program Specific Requirements

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City of Grand Junction will not incur program income for any of its 2015 Program Year activities. Inasmuch as possible, CDBG funds will be entirely expended to benefit persons of low and moderate income or presumed benefit with the exception of Program Administration funds.

RESOLUTION NO. __-15

A RESOLUTION ADOPTING THE 2015 PROGRAM YEAR ACTION PLAN AS A PART OF THE CITY OF GRAND JUNCTION FIVE-YEAR CONSOLIDATED PLAN FOR THE GRAND JUNCTION COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECITALS.

WHEREAS, the City of Grand Junction was designated as an Entitlement Community by the U.S. Department of Housing and Urban Development in 1996;

WHEREAS, this designation entitles Grand Junction to an annual grant of funds under the CDBG Program;

WHEREAS, to be eligible for funding, the City of Grand Junction must submit an annual Program Year Action Plan to be adopted as part of the City's Five-Year Consolidated Plan which serves as a federally-required planning document that guides community development efforts in Grand Junction;

WHEREAS, the primary objective of the City's Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, the planning process in developing the 2015 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvement;

WHEREAS, the Five-Year Consolidated Plan included a process of setting local priority needs and objectives through a coordinated effort with non-profit and government agencies in the community that serve the low income and special needs populations; and

WHEREAS, the Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 2011 and 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO that the CDBG 2015 Program Year Annual Action Plan, as a part of the Five-Year Consolidated Plan is hereby adopted.

Adopted this _____ day of _____, 2015.

ATTEST:

City Clerk

President of City Council



Date: June 5, 2015
 Author: David Thornton
 Title/ Phone Ext: Principal Planner/x1450
 Proposed Schedule: June 3, 2015 First reading
 2nd Reading: June 17, 2015
 File #: ZCA-2015-124

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Amending the 24 Road Corridor Design Standards Changing the Maximum Letter Height for Building (Wall Mounted) Signs, Section 25.28 Signs
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of Proposed Ordinance and Order Published in Pamphlet Form.
Presenter(s) Name & Title: David Thornton, Principal Planner

Executive Summary:

This is an Amendment to the Development Regulations found in Title 25, 24 Road Corridor Design Standards, changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road Corridor subarea. This effectively allows for any size lettering that also conforms to the general Sign Code allowances as found in the Zoning and Development Code and no longer restricts such signage to 12 inch letters.

Background, Analysis and Options:

The Grand Junction City Council has requested that Staff propose amendments to City codes and regulations as needed to be dynamic and responsive. The proposed amendment will enhance the responsiveness of the Code to the concerns of citizens and enhance its effectiveness. City Council also recently developed an Economic Development Plan. The proposed amendments implement this Plan by streamlining processes and eliminating restrictions that are arguably unnecessary to protect the community.

The original purpose/goal of reducing the lettering size to 12 inches as part of the sign regulations for the 24 Road Subarea Plan area was to address the built environment of the corridor and minimize the visual clutter of signage and instead emphasize the architectural features and aesthetics of the buildings themselves. The 24 Road Corridor has specific architectural standards that are required and the corridor has benefited from these. The built environment of the corridor has created a unique entrance and corridor to Grand Junction. This is all part of the vision of the 24 Road Corridor Subarea Plan and the 24 Road Corridor Design Standards & Guidelines, which are the standards and guidelines codified as Title 25 of the Municipal Code. The City adopted the 24 Road Corridor Design Standards and Guidelines on November 1, 2000

as an overlay zone district to be applied to the entire study area of the 24 Road Corridor Subarea Plan.

In the quest to protect the community, neighborhoods and development the City must accommodate modern and changing needs of business, industry and community. Since the first zoning ordinance was adopted by the City of New York in 1916, municipalities and local governments have embraced zoning codes regulating the built environment including regulating signage. It is a dynamic and changing world and the needs of the community continue to change. As Grand Junction continues to grow and the City strives to encourage economic development throughout the community, changes to how business is regulated are sometimes needed.

This text amendment proposes to change the requirement for the size of sign letters located on building signage within the 24 Road Subarea. The Code currently limits letter size to 12 inches. This amendment if approved will eliminate the 12 inch maximum letter size for building (wall mounted) signs and allow for any size letter that also conforms to existing 100 square foot maximum sign size requirements already in place under the 24 Road Design Standards.

Community expectations are that the need to create a vibrant commercial district often starts with architectural and aesthetic treatments; however, the limitation of signage that

affects a person's ability to identify a business from a reasonable distance is counterproductive to creating a vibrant business environment.

Since 2000 when the design regulations and guidelines went into effect for the 24 Road Subarea there have been numerous variance requests to increase the size of lettering for building signage. All requests for variances to the letter size have been granted by the City Planning Commission or Board of Appeals. The table to the right lists some of those. The last two examples in the table are businesses that have not sought an increase in lettering for their building signs.

Main Address	Business Name	Letter Height
630 24 RD	City Market	39"
630 24 RD	City Market	26 1/2"
637 24 1/2 RD	GJ Scores	18" & 24"
637 24 1/2 RD	Spin City	60"
637 24 1/2 RD	Spin City	60"
636 MARKET ST	Kohl's	60"
648 MARKET ST	Regal Cinemas	42"
648 MARKET ST	Regal Cinemas	20"
654 MARKET ST	Candlewood Suites	33"
2430 PATTERSON RD	Costa Vida	40"
2430 PATTERSON RD	Which Wich	35"
2430 PATTERSON RD	Sport Clips	30"
625 RAE LYNN ST	Holiday Inn Express	20.8"
625 RAE LYNN ST	Holiday Inn Express	26.3"
633 24 RD	Timberline Bank	12"
651 MARKET ST	Value Place Hotel	12"

In the case of the Value Place Hotel they are located in very close

proximity to 24 Road and can easily be seen by vehicle traffic and therefore easily identified and found. The 12 inch letter was used in their sign; they did not seek a variance.



View of Value Place Hotel from 24 Road – 12 inch letters



View of Regal Cinemas (20 inch letters) and Kohl's (60 inch letters)
from the intersection of 24 Road and F 1/2 Road

Both Regal Cinemas and Kohl's have signs that are larger than 12 inches. Regal Cinemas received a variance for their sign to increase the letter size to 20 inches. The property where Kohl's was constructed did not have to comply with the 24 Road sign regulations due to an earlier development approval that was vested under the previous code. The size of these signs clearly helps a person see where they are from the vantage point at 24 Road and F 1/2 Road as seen in the picture above. The wall sign on the Kohl's building has a five foot letter height.



The proposed amendment is intended to encourage and facilitate orderly and efficient development in the City's 24 Road Corridor by eliminating outdated and somewhat arbitrary standards, unnecessary special permitting processes (variances) for building signs and allowing more flexibility in signage layout and design, which facilitates development in the 24 Road area and encourages the City's Comprehensive Plan vision. The proposed text change looks like the following. Strike through text will be deleted and underline text is added text.

25.28.030 Site sign program.

(5) Building identification signs provide for specific building identification viewed from the site or adjoining street. ~~Maximum letter height for building-mounted signs is 12 inches, and~~ letters may be painted on windows, or mounted on or routed out of the wall or fascia panel (commercial users only) designed specifically for signage.

Findings of Fact/Conclusions

There are no amendment criteria found in the 24 Road Corridor Design Standards and Guidelines. The following criteria is found in the Zoning and Development Code.

After reviewing the proposed amendment to changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road corridor subarea, the following findings of fact and conclusions have been determined:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.
3. The reasons for the proposed amendments are as addressed in the staff report.

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

The proposed amendment further supports the Comprehensive Plan's Guiding Principles of "Concentrated Centers", "Sustainable Growth Patterns" and "A Regional Center" by further supporting the existing development and the future development expected in the 24 Road Corridor Subarea, an area that also makes up the Mesa Mall/24 Road Village Center as identified in the Comprehensive Plan. It is also consistent with the following goals and policies of the Comprehensive Plan:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy 3A: To create large and small "centers" throughout the community that provide services and commercial areas.

The 24 Road Corridor is a major part of the Mesa Mall/24 Road Village Center identified in the Comprehensive Plan. Eliminating this 12 inch sign letter size on building signage within the corridor will create opportunities for better business visibility which will lead to better Wayfinding for their customers in finding them and knowing what businesses are open in the village center/24 Road Corridor. The vision of the Comprehensive Plan is to become the most livable community west of the Rockies by 2025. Achieving this vision includes enhancing business presence and helping them to be more successful.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy 8C: Enhance and accentuate the City "gateways" including interstate interchanges, and other major arterial streets leading into the City.

The vision statements found in the 24 Road Corridor Subarea Plan adopted by the City in 2000 include the desire to “achieve high quality development in the Corridor in terms of land use, site planning and architectural design” and “achieve a distinctive ‘parkway’ character along the roadway that can serve as a gateway to the Grand Junction community”. These vision statements support Goal 8 of the Comprehensive Plan and by amending the design standards for signage in the corridor will provide a better tool for developers through the proposed signage design option of larger letters which can help businesses be more visible yet be in keeping with the design and architectural standards in place for the corridor.

How this item relates to the Economic Development Plan:

Eliminating a maximum size for sign lettering supports more flexibility in signage and commercial design; and eliminating the need for a development to request a variance to the lettering size now required to increase size, supports the City’s 2014 Economic Development Plan. They support specifically Section 1.5 Supporting Existing Business: Streamline processes...while working within the protections that have been put in place through the Comprehensive Plan.; and the Action Step: Be proactive and business friendly and review development standards and policies to ensure that they are complimentary and support the common mission.

Board or Committee Recommendation:

On May 12, 2015, the Planning Commission heard this item and made a recommendation of approval (6 to 0) to City Council.

Financial Impact/Budget:

No financial impacts have been identified.

Legal issues:

Legal has reviewed this proposed text amendment and has no concerns with it.

Other issues:

No other issues have been identified.

Previously presented or discussed:

At the March 16, 2015 Workshop, City Council was briefed on this proposal recommending changing the size of lettering for building signs within the 24 Road Corridor Overlay.

Attachments:

1. Proposed Ordinance

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____**

**AN ORDINANCE AMENDING SECTION 25.28 OF THE 24 ROAD CORRIDOR
DESIGN STANDARDS AND GUIDELINES (TITLE 25 OF THE GRAND JUNCTION
MUNICIPAL CODE) REGARDING MAXIMUM LETTERING SIZE FOR BUILDING
SIGNS**

Recitals:

This ordinance amends the Title 25 of the Grand Junction Municipal Code (known as the 24 Road Corridor Design Standards and Guideline), by eliminating the maximum size of sign letters located on building signage. This allows overall sign allowances and maximums dictate the actual allowed building signage on a building.

The City Council desires to maintain effective development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions.

The City Council has also recently developed an Economic Development Plan and desires that development regulations be reviewed and amended where necessary and possible to facilitate economic development.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business and streamlining development review processes.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended adoption of the proposed amendment, finding the proposed amendments consistent with the vision, goals and policies of the Comprehensive Plan.

Following public notice and a public hearing as required by applicable law, the Grand Junction City Council finds and determines that the proposed amendments implement the vision, goals and policies of the Comprehensive Plan, and that they are in the best interest of the community and its citizens, and should be adopted.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT:**

Subsection 25.28 is amended as follows (deletions struck through, additions underlined):

Sections:

25.28.010 Introduction.

[25.28.020](#) General sign criteria.

[25.28.030](#) Site sign program.

25.28.010 Introduction.

Signs in the 24 Road Corridor should communicate information for property owners, tenants and users while not adding to the visual pollution that is present in many road corridors. Additional sign criteria are necessary to accomplish this that supplement the sign regulations in the City of Grand Junction Zoning and Development Code.

25.28.020 General sign criteria.

(a) **Purpose.** These criteria include restrictions on temporary signs and billboards, as well as a requirement to develop a site sign program for individual projects.



Signs should communicate information and not add to visual pollution

(b) **Standards.** The following minimum criteria shall apply to all signs in the corridor:

- (1) The height of a sign and support shall not exceed 12 feet from the finished site grade.
- (2) Sign face area shall not exceed 100 square feet per sign.
- (3) Signs shall not be located closer than 10 feet from the property line or right-of-way. (Directional signs may be located six feet from the curb. See guidelines in GJMC [25.28.030](#), Site sign program.)
- (4) Temporary signs shall be permitted which identify the name of the proposed facility, the parties participating in its design, construction and financing, the anticipated date of occupancy, and leasing information. Temporary signs shall be limited to one eight-foot by four-foot freestanding project sign. All temporary signs shall be subject to time limitations established during the approval process.

- (5) No off-premises signs for outdoor advertising shall be permitted within the corridor subarea.
- (6) All information signage shall be perpendicular to approaching traffic and shall be positioned so there is a clear line-of-sight well before the point at which direction must be changed or action taken.
- (7) Informational signage shall be positioned to avoid confusing backgrounds, particularly when directed to vehicular traffic.
- (8) All traffic signs shall comply with the requirements of the State of Colorado Department of Transportation and the U.S. Manual on Uniform Traffic Control Devices.
- (9) A licensed traffic engineer shall design the placement and type of regulatory signs.
- (10) Regulatory signs may be necessary along some of the trails; in such cases the size and lettering shall be consistent with the design speed of the trail.
- (11) If regulatory signage must communicate to vehicular traffic, it shall be placed so that it is visible.

(c) **Guidelines.**

- (1) Signs within the corridor should be governed by similar restrictions relative to size, number, placement and illumination.
- (2) The design of all signs should be coordinated to ensure a uniform appearance.
- (3) Signs for similar purposes should be consistent in style and detail.
- (4) The sign construction system should be flexible to easily permit changes in message without excessive cost.
- (5) Continuity of the sign system should be maintained by use of standard color, typeface, materials, and construction details throughout each project.

25.28.030 Site sign program.

(a) **Purpose.** The site sign program is intended to be flexible and adaptable to different sites and will address sign location, layout, organization, and length of the message, the typeface, the design of the supporting structures and the compatibility with other signs in the system.

(b) **Standard.**

- (1) A site sign program shall be prepared for each development project within the 24 Road Corridor and address building and wall signs. Each site sign program shall be tailored to the requirements of the development (residential, commercial, office, industrial, etc.) and can specify the use of identifying logos. It should specify the height of sign and support, sign face area, location,

illumination, type and number of signs for the project. Types of signs shall include entrance and building identification signs, directional signs and regulatory signs. Both permanent and temporary signs shall be addressed.

(2) The entrance identification sign panel shall include the corporate name, logo, or signature and optional descriptive identifier.

(3) The street address number must appear on the sign. In the case of multiple tenants, all may be identified on the sign, up to a maximum of three tenants. Where there are more than three tenants, the building should be identified with a name and the tenants listed on a directory inside the building.

(4) The entrance identification sign shall be placed perpendicular to approaching vehicular traffic.

(5) Building identification signs provide for specific building identification viewed from the site or adjoining street. ~~Maximum letter height for building-mounted signs is 12 inches, and~~ Letters may be painted on windows, or mounted on or routed out of the wall or fascia panel (commercial users only) designed specifically for signage.

(6) Directional signs serve to guide the motorist or pedestrian in, around, and out of the development site. Confine directional signs to a limited number of key decision points along the primary circulation system.

(7) Consolidate directional signs by "grouping" signs to various destinations within one sign frame.

(c) **Guidelines.**

(1) Entrance signs identify individual building tenants or the name of the building. Tenant entrance identification signs should provide a distinctive sign style that will complement a variety of architectural styles.

(2) All entry identification signs should be either externally or internally illuminated. Only graphics and typography are to be illuminated.

(3) Entrance identification signs should be constructed of a metal panel with stone or veneer base. The sign may be single- or double-faced. If the sign is single-faced, the backside should be painted the same color as the cabinet and poles.

(4) No identification sign should be located closer than 10 feet to any property line.

(5) Generally, one tenant identification sign is sufficient. More than one may be used where a site has more than one vehicular entrance on different sides of the building, or when the nature of the site and adjacent streets requires more than one sign or proper identification. The sign should be placed so it does not obscure any other identification, information or vehicular control signs.

(6) The owner or tenant of a building may elect to place the identification of the primary tenant on the surface of the building. Sign information should be limited to the display of the building name or the name of the business

occupying the site. Only one building identification sign should be provided for each building. Secondary elements should be shown on the interior directory. The sign may be either nonilluminated or internally illuminated.

(7) To minimize clutter, directional signs should identify only primary tenants within the development site.

(8) The positioning of directional signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.

(9) Directional signage should be placed no closer than six feet from the curb of a street or drive.

(10) Trail route identification signs should be placed at critical locations.

All other parts of Section 25 shall remain in full force and effect.

INTRODUCED on first reading the 3rd day of June, 2015 and ordered published in pamphlet form.

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

ATTEST:

President of the Council

City Clerk



Date: 5/27/15
 Author: Trent Prall
 Title/ Phone Ext: x4047
 Proposed Schedule: 6/17/15
 2nd Reading (if applicable):
 File # (if applicable): _____

Attach 7
CITY COUNCIL AGENDA ITEM

Subject: Purchase of Property at 743 Horizon Drive for the I-70 Exit 31 Horizon Drive Roundabouts
Action Requested/Recommendation: Adopt a Resolution Authorizing the Purchase of Property at 743 Horizon Drive from Grand Conjunction, LLC dba the DoubleTree in the Amount of \$197,000
Presenter(s) Name & Title: Trent Prall, Engineering Manager

Executive Summary:

The City has entered into a contract to purchase right-of-way at 743 Horizon Drive from Grand Conjunction, LLC dba the DoubleTree for construction of a roundabout on Horizon Drive in conjunction with the I-70 Exit 31 Horizon Drive Roundabouts Project. The City’s obligation to purchase this right-of-way is contingent upon Council’s ratification of the purchase contract.

Background, Analysis and Options:

In September of 2013, the City sponsored project was approved by the State Transportation Commission for funding through the Responsible Acceleration of Maintenance and Partnerships (RAMP) program. On April 16, 2014 the City entered into a formal intergovernmental agreement (IGA) with Colorado Department of Transportation (CDOT) to construct the project.

The I-70 interchange reconstruction effort will be the keystone project that would lead to overall Horizon Drive improvements. Beautification, multi-modal traffic flow and safety of the Horizon Drive corridor are high priorities of both the Horizon Drive Business Improvement District and the City of Grand Junction. Overall improvement plans for the 1.6 mile corridor include medians, detached sidewalks, bike lanes, pedestrian crossings, access control, intersection upgrades and landscaping. The scope of this first phase is limited to the interchange area.

The proposed right of way (ROW) to be acquired is from the Double Tree hotel property located at 743 Horizon Drive. It is necessary for the configuration of the new roundabout to ensure adequate spacing between the “legs” of the roundabout.

As required under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, the City of Grand Junction completes an appraisal of the real estate to be acquired prior to acquisition. The project owner is encouraged, but not required, to also

obtain an appraisal. City staff, the City’s real estate consultant Universal Services, and CDOT ROW staff have reviewed the two independently prepared appraisals and believe that the purchase price for the subject property is indicative of the fair market value. The street address, Mesa County Assessor parcel number and project parcel numbers are as follows:

Project Parcel	Parcel #	Address	Sq Ft	Ownership
106	2701-364-28-008	Portions of 743 Horizon Drive a.k.a. Portions of Lot 1 and 2 of Horizon/70 Subdivision	9,903	Grand Conjunction, a Colorado Limited Liability Company
PE-106			3,142	
TE-106			19,795	
PE : Permanent Easement				
TE : Temporary Construction Easement				

The ROW and easement interests to be acquired are to the City of Grand Junction as it augments existing City Right of Way of Horizon/70 Court.

Staff recommends this purchase as it is necessary for the construction of the proposed interchange improvements.

The project remains on schedule to begin September 2015 and be completed early Summer of 2016.

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

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

The project relates to the Comprehensive Plan as well as the North Avenue Overlay Zone District by meeting the following policies:

- Policy A** – Design streets and walkways as attractive public spaces.
- Policy B** – Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities
- Policy F** – Encourage the revitalization of existing commercial areas.

The Horizon Drive Business Improvement District has been working on developing concepts for modernization and safety improvements for the Horizon Drive corridor since 2007. Over the last two years, the HDBID has been moving toward solidifying the concepts into more definite plans.

The proposed Horizon Drive Corridor improvement implements Goal 8 and three of its policies. The recommended street cross section provides for enhanced pedestrian amenities that will be attractive public spaces. The Plan’s recommended changes to the street edge, for example, increasing sidewalk width, adding plantings, pedestrian lighting, other pedestrian amenities, consolidating accesses, will revitalize the Horizon Drive corridor, a very important commercial corridor in the community.

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

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

The Horizon Drive Corridor Plan implements Goal 9 and one of its policies. One of the Guiding Principles in the Plan is to minimize impacts to existing neighborhoods. The Plan is further enhancing this goal by creating a corridor that helps the City reach its vision of becoming most livable by providing for all modes of transportation on Horizon Drive in a safer and more aesthetic way.

How this item relates to the Economic Development Plan:

1.4 Providing Infrastructure that Enables and Supports Private Investment

The project would make significant investment in the streetscape infrastructure along Horizon Drive by providing for safer street configuration, accessible detached walks, landscaping, crosswalks, streetlights and transit pullouts transforming the 40 year old infrastructure into a more modern, safer interchange.

This effort should help encourage private (re)investment as has been seen after other key corridors investments such as Main Street, 7th Street, I-70B from 24 Road to Rimrock, and I-70 Exit 26.

Board or Committee Recommendation:

The City Council and Horizon Drive Business Improvement District have been supportive of the CDOT project.

Financial Impact/Budget:

The \$197,000 expenditure will be paid for out the budgeted funds in the I-70/Horizon Drive Interchange project in Fund 201 for 2015.

Legal issues:

No legal issues are anticipated.

Other issues:

No other issues have been identified.

Previously presented or discussed:

While this specific element has not been previously presented, the City Council and Horizon Drive Business Improvement District has been supportive of the CDOT project.

Attachments:

- Resolution
- ROW Exhibits (2)

RESOLUTION NO. ____-15

**A RESOLUTION AUTHORIZING THE PURCHASE OF REAL PROPERTY, LOCATED
AT 743 HORIZON DRIVE, FROM GRAND CONJUNCTION, LLC**

Recitals:

- A. The City of Grand Junction has entered into a contract with **Grand Conjunction, LLC** for the purchase by the City of certain real property located within the proposed alignment of the I-70 Exit 31 Horizon Drive Roundabout project. The street address, Mesa County Assessor parcel number and project parcel numbers are as follows:

Project Parcel	Parcel #	Address	Sq Ft	Ownership
106	2701-364-28-008	Portions of 743 Horizon Drive	9,903	Grand Conjunction, a
PE-106		a.k.a. Portions of Lot 1 and 2	3,142	Colorado Limited
TE-106		of Horizon/70 Subdivision	19,795	Liability Company
PE : Permanent Easement				
TE : Temporary Construction Easement				

- B. The purchase contract provides that on or before June 17, 2015, the City Council must ratify the purchase and the allocation of funds for all expenses required to effectuate the purchase of said property.
- C. Based on the advice and information provided by the City staff, the City Council finds that it is necessary and proper that the City purchase said property.

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

1. The above described property shall be purchased for price of \$197,000. All actions heretofore taken by the officers, employees and agents of the City relating to the purchase of said property which are consistent with the provisions of the negotiated Contract to Buy and Sell Real Estate and this Resolution are hereby ratified, approved and confirmed.
2. Said \$197,000 is authorized to be paid at closing, in exchange for conveyance of the fee simple title to the described property.

PASSED AND APPROVED this _____ day of _____, 2015.

Phyllis Norris
President of the Council

ATTEST:

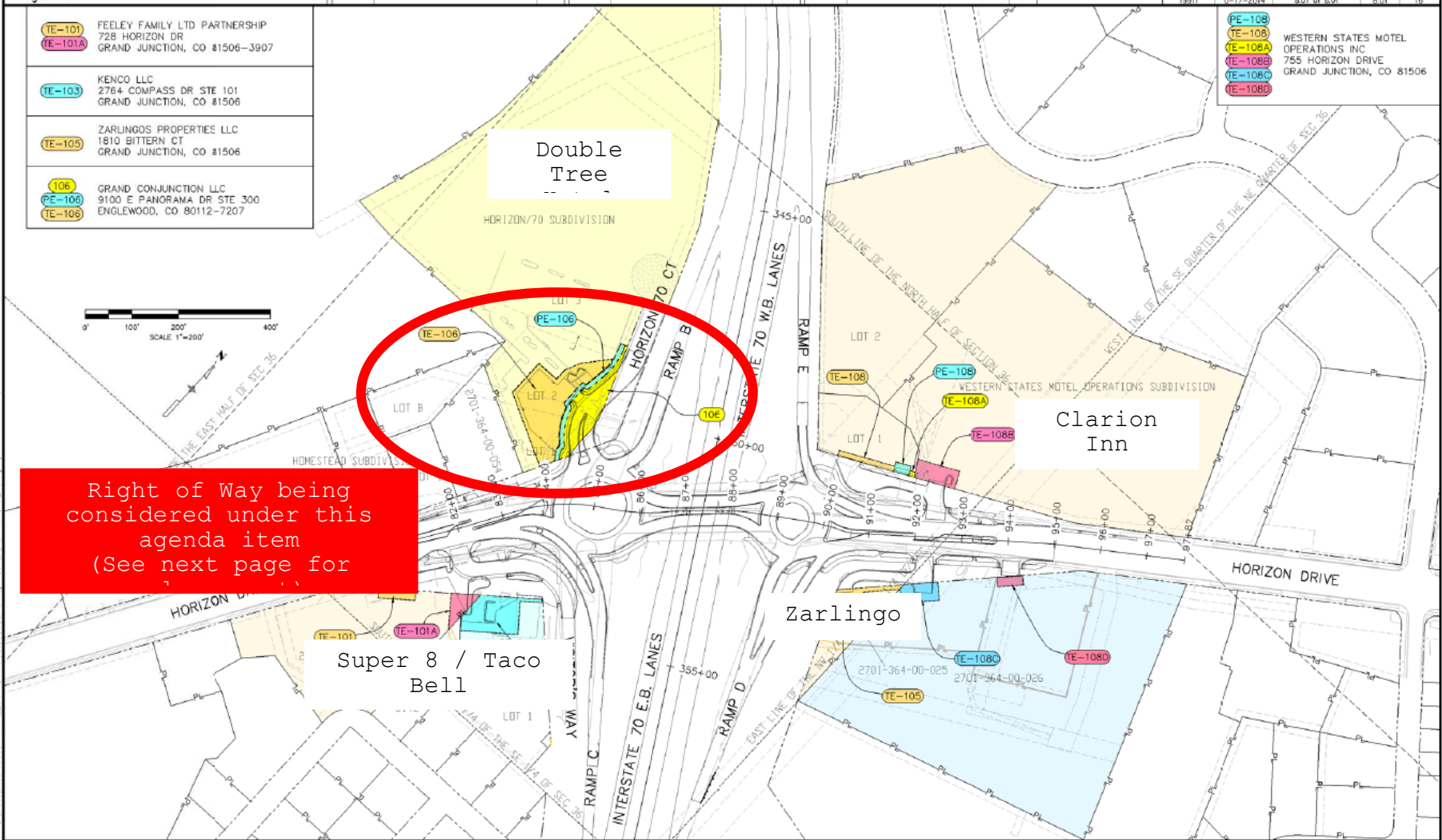
Stephanie Tuin
City Clerk

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	xxxxxxxx	xxx	mm/dd/yy	xxxxxxxx	xxx	mm/dd/yy	xxxxxxxx	xxx

Right of Way Plans			
Ownership Sheet			
Project Number: NHPP 0701-223			
Project Location: I-70 EXIT 31			
Horizon Drive Roundabouts			
Project Code	Last Mod. Date	Subset	Sheet No. Total
1991	0-17-2014	8.01 of 8.01	8.01 16

- TE-101** FEELEY FAMILY LTD PARTNERSHIP
728 HORIZON DR
GRAND JUNCTION, CO #1506-3907
- TE-103** KENCO LLC
2764 COMPASS DR STE 101
GRAND JUNCTION, CO #1506
- TE-105** ZARLINGOS PROPERTIES LLC
1810 BITTERN CT
GRAND JUNCTION, CO #1506
- 106** GRAND CONJUNCTION LLC
9100 E PANORAMA DR STE 300
ENGLEWOOD, CO 80112-7207

- PE-108** WESTERN STATES MOTEL
OPERATIONS INC
755 HORIZON DRIVE
GRAND JUNCTION, CO 81506
- TE-108**
- TE-108A**
- TE-108B**
- TE-108C**
- TE-108D**



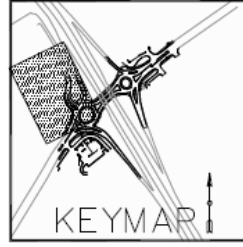
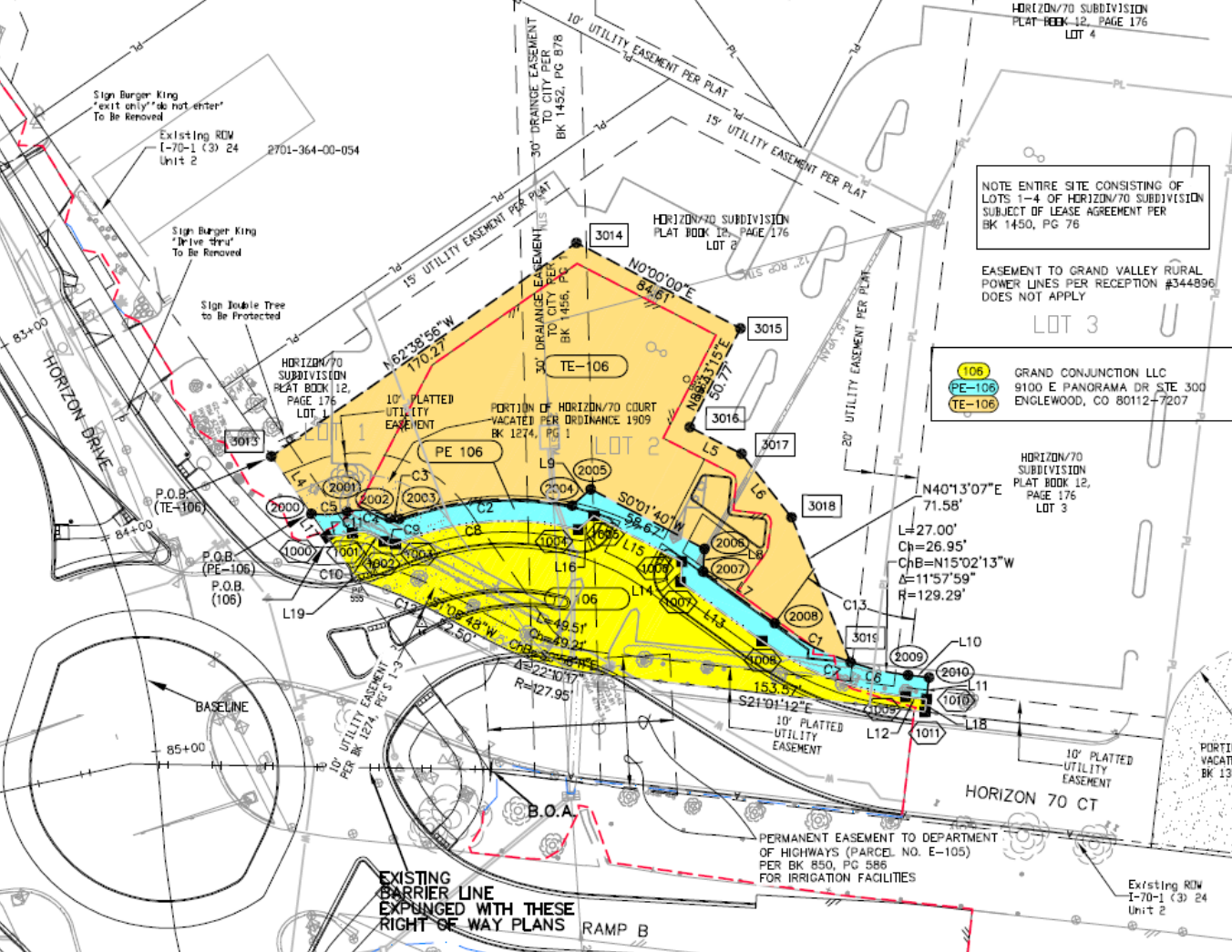
Right of Way being considered under this agenda item (See next page for

Colorado Department Of Transportation
 222 South 8th Street Room 317
 Grand Junction, Colorado 81501
 Phone: (970) 683-6234 FAX: (970) 683-6249
 Region 3 LED

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans			
Plan Sheet			
Project Number:	NHPP 0701-223		
Project Location:	I-70 EXIT 33		
	Horizon Drive Roundabouts		
Project Code:	Last Mod. Date	Subst	Sheet No. Total
19911	10-17-2014	7.02 of 7.04	7.02 of 16

NW 1/4 SE 1/4 Section 36, TWP 1N/RGE 1W, U.P.M.

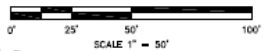


TOP OF CUT SLOPE ---
 TOE OF FILL SLOPE ---

Double Tree

PARCEL LINE DATA		
NAME	DIRECTION	LENGTH
L4	S27°37'14"W	31.96'
L5	N0°26'45"W	26.60'
L6	N24°11'34"E	37.00'
L7	S8°16'31"W	40.44'
L8	S65°47'15"W	10.36'
L9	S69°03'37"E	11.32'
L10	N21°01'12"W	9.60'
L11	N68°58'48"E	10.00'
L12	S21°01'12"E	9.60'
L13	S8°16'31"W	45.93'
L14	S65°47'15"W	9.38'
L15	S0°01'40"W	45.32'
L16	S69°03'37"E	9.56'
L17	S27°37'14"W	12.60'
L18	N68°58'48"E	5.80'
L19	S27°37'14"W	24.30'

PARCEL CURVE DATA					
Name	DELTA	RADIUS	LENGTH	Chord Bearing	Chord Length
C1	172°1'07"	129.29'	39.16'	S00°22'40"E	39.01'
C2	32°28'21"	141.83'	80.38'	S32°02'04"E	79.31'
C3	52°22'59"	5.00'	4.57'	S22°04'45"E	4.41'
C4	46°10'16"	25.00'	20.15'	S18°58'23"E	19.61'
C5	22°00'09"	43.00'	16.51'	S31°03'27"E	16.41'
C6	11°57'59"	129.29'	27.00'	N15°02'13"W	26.95'
C7	29°19'03"	139.29'	71.27'	S6°21'41"E	70.50'
C8	37°01'58"	131.83'	85.21'	S32°09'53"E	83.73'
C9	65°31'15"	5.00'	5.72'	S15°13'09"E	5.41'
C10	59°36'00"	15.00'	15.60'	S12°15'31"E	14.91'
C11	124°7'27"	53.00'	11.83'	S35°39'48"E	11.81'
C12	12°11'19"	206.00'	43.82'	S4°56'52"E	43.74'
C13	29°19'06"	129.29'	65.16'	N6°21'39"W	65.44'



N:\Cadd\John Smith\Projects\HORIZON DRIVE\dwg\Right of Way Plans.dwg, 7.02 PLAN SHIT, 10/23/2014 4:42:09 PM



Attach 8

CITY COUNCIL AGENDA ITEM

Date: June 5, 2015
 Author: Bret Guillory
 Title/ Phone Ext: Utility Engineer/
*1590
 Proposed Schedule: Contingent
on Creation of the District
 2nd Reading (if applicable):
 File # (if applicable): _____

Subject: Contract to Extend Sewer to the Redlands Club Sewer Improvement District
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Underground Obstacles, LLC for the Redlands Club Sewer Improvement District in the Amount of \$97,724 Contingent on Creation of the District by the Mesa County Board of County Commissioners
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

Upon completion of the Redlands Club Sewer Improvement District, five properties will be able to connect to the Persigo Waste Water Treatment Plant and abandon their existing septic systems. The property owners and Persigo will share the cost of providing the sewer service.

Background, Analysis and Options:

A formal solicitation was advertised in the Daily Sentinel, and sent to a source list of local contractors including the Western Colorado Contractors Association (WCCA). The following bids were received:

Company	Location	Bid Amount
Underground Obstacles	Delta, CO	\$ 97,724.00
Sorter Construction	Grand Junction, CO	\$ 103,366.00
Williams Construction	Montrose, CO	\$ 168,387.27

This project will be constructed under the Septic System Elimination Program that was adopted by City Council and Mesa County Commissioners in May of 2000. This program encourages neighborhoods to form sewer improvement districts, such as this one, by providing financing for the project as well as underwriting 30% of the costs to extend sewer service to their property lines.

Land owners located in the unincorporated area along Highway 340, west of the Redlands Community Center, are circulating a petition for the formation of an improvement district. If the petition is deemed favorable, the Mesa County Board of

County Commissioners may create an improvement district for the installation of sanitary sewer facilities.

Should the District be formed, work is scheduled to begin on or about July 28, 2015 and be complete by August 18, 2015.

Items preceded by a √ indicate steps already taken with this Improvement District and the item preceded by a ► indicates the step being taken with the current Council action.

- √ Residents in the Redlands Club neighborhood provide a favorable non-binding petition to move forward with engineering design, and receipt of bids for the proposed Mesa County Local Improvement District. This district is part of the Septic System Elimination Program.
- ► City Council awards a construction contract for the project contingent on legal formation of the Mesa County Local Improvement District.
- Mesa County Commissioners pass a Resolution declaring its intent to create an improvement district. The Resolution acknowledges receipt of the petition and gives notice of a public hearing.
- Mesa County Commissioners conduct a public hearing and pass a Resolution creating the Improvement District. The public hearing is for questions regarding validity of the submitted petition, and for questions regarding the petition process.
- Construction.
- After construction is complete, the project engineer prepares a Statement of Completion identifying all costs associated with the Improvement District.
- Mesa County Commissioners pass a Resolution approving and accepting the improvements, give notice of a public hearing concerning a proposed Assessing Ordinance, and conduct a first reading of a proposed Assessing Ordinance.
- Mesa County Commissioners conduct a public hearing and second reading of the proposed Assessing Ordinance. The public hearing is for questions about the assessments.
- Notice of Assessment is mailed to affected property owners.
- The property owners have 30 days from final publication to pay their assessment in full. Assessments not paid in full will be amortized over a ten-year period. Amortized assessments may be paid in full at anytime during the ten-year period.

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

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

This project will allow for a more reliable means for the benefitting properties to dispose of sewage. This is also seen as a benefit by the Colorado Department of Public Health and Environment.

How this item relates to the Economic Development Plan:

This project relates to the Economic Development Plan by maintaining and expanding availability of infrastructure in the Persigo collection system. The program provides an economically safe alternative to collection and treatment of wastewater within the urban area.

Board or Committee Recommendation:

The Mesa County Commissioners will be considering a resolution of intent to create the District on June 22nd with the formation of the District before them for creation of the District on July 27th.

Financial Impact/Budget:

Sources

Redlands Club SID Assessments	\$ 75,835
Persigo WWTP Contribution	<u>32,501</u>
Total Project Sources	
\$108,336	

Expenditures

Construction Contract – Underground Obstacles	\$ 97,724
Design Costs -	
6,112	
City Construction Inspection and Contract Admin.	<u>4,500</u>
Total Project Costs	
\$108,336	

Since the current appropriation does not cover the total project costs, and since there is adequate fund balance in the fund, a supplemental appropriation will be required.

Legal issues:

Legal will review any documents as the project progresses.

Other issues:

There are five properties that stand to benefit from this improvement. The City had previously received Powers of Attorney from two of these properties that commit the property to a yes vote in the event an improvement district is proposed.

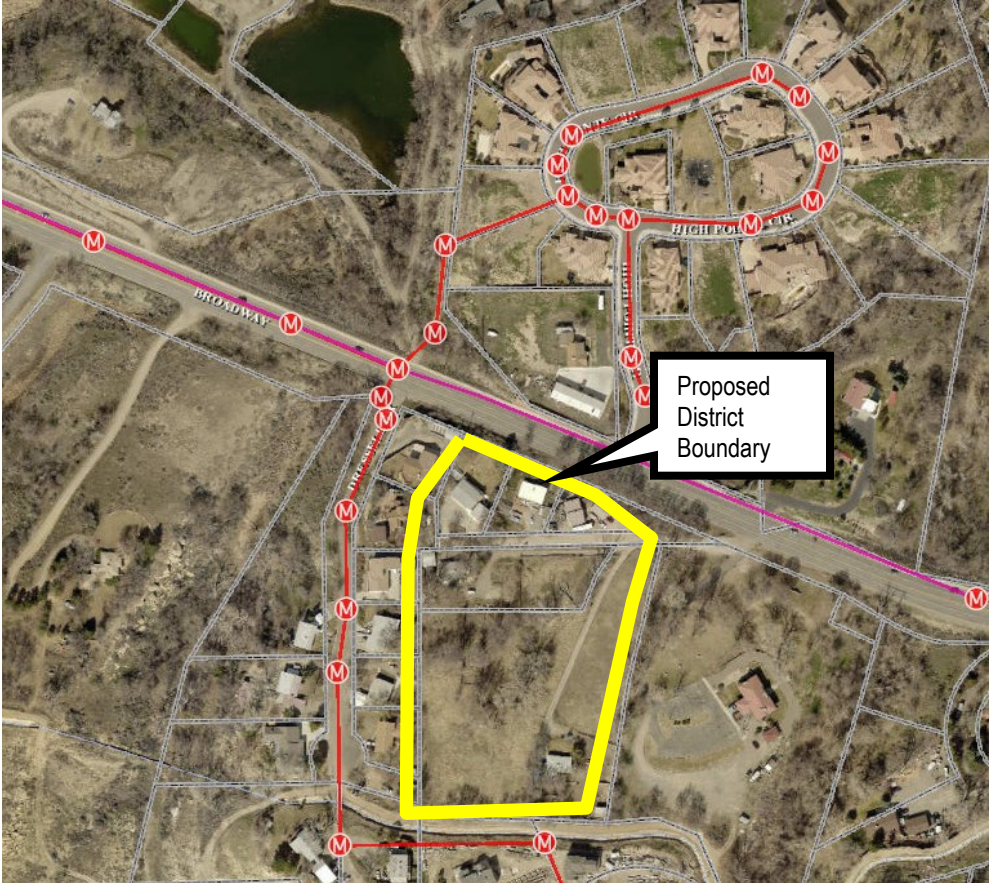
Previously presented or discussed:

This sewer improvement district has been presented by Staff previously to both City Council, and the Mesa County Board of Commissioners.

Attachments:

District Boundary

Redlands Club & adjacent Neighborhood





Date: 6/5/15
 Author: Bret Guillory
 Title/ Phone Ext: Engineering
Program Supervisor /*1590
 Proposed Schedule: 6/17/2015
 2nd Reading (if applicable): n/a
 File # (if applicable): n/a

Attach 9

CITY COUNCIL AGENDA ITEM

Subject: Sole Source Professional Services Contract for Engineering Design of the Diffuser Pipe Outfall for the Persigo Waste Water Treatment Plant Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Stantec Consulting Services, Inc. of Denver, CO for the Design of a Diffuser Outfall at the Persigo Waste Water Treatment Plant for the Proposal Amount of \$139,900
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 sole source professional design services contract for the design of a Diffuser Outfall for the Persigo Waste Water Treatment Plant. This design effort will result in a project to address restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) as a result of Regulations 31 and 85.

Background, Analysis and Options:

The managers of the Persigo Waste Water Treatment Plant (WWTP) are looking to relocate the outfall point of the WWTP from Persigo Wash to the Colorado River. This is due to continual restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) that are the result of Regulations 31 and 85, the existing outfall has been determined to be functionally obsolete. Based on the Persigo Wastewater Treatment Plant’s Nutrient Study completed by Stantec Consultants, Inc. (Stantec), the most efficient way to meet CDPHE requirements is to construct a new diffuser outfall in conjunction with additional plant improvements.

The existing outfall from the Persigo Waste Water Treatment Plant connects directly to the Persigo Wash approximately 700 feet upstream of the confluence of the wash with the Colorado River. This design effort will allow for a project to construct a new outfall that will convey effluent by gravity approximately 2,300 linear feet (LF) directly to the Colorado River. This project will be designed for the WWTP’s build-out capacity of 25 MGD.

The managers at Persigo requested that Stanec provide a cost proposal for professional engineering design services to complete this project. Stantec has provided exceptional design and construction management service to the managers of the waste

water plant over the last 15 years and is intimately familiar with the operations and process systems of this waste water treatment facility. This long standing relationship with the plant, coupled by the recent Nutrient Study and recommendations of that study, provides Stantec a definite advantage in design of this project. Construction of this project is estimated at \$1.5M and is currently planned to be included in the 2016 budget.

Stantec provided a proposal in the amount of \$139,900 to complete the design work and necessary permitting to allow for construction of this project. This design cost is consistent with industry standards for a project of this scope and estimated construction cost.

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 Diffuser Pipe Outfall project will protect public health, safety and welfare, as well as meet the needs of existing and future growth, by providing a means to discharge treated waste water effluent which will lessen the need for more expensive process improvements within the waste water plant and at the same time meet current and anticipated future limits.

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 Diffuser Pipe Outfall project will provide for expanded future capacity at the waste water treatment plant by meeting and exceeding CDPHE compliance requirements for discharge of treated waste water.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The funds for this project are budgeted in the 2015 Waste 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:

Sole Source Justification

Form A

CITY OF GRAND JUNCTION
SOLE SOURCE JUSTIFICATION FORM

Date: 6/8/15 Requested By: BRET GUILLORY
Department: PUBLIC WORKS Division: ENGINEERING
Vendor Name: STANTIZ CONSULTING INC Net Cost Delivered: \$ 139,900

SOLE SOURCE JUSTIFICATION
(INITIAL ALL ENTRIES THAT APPLY)

Material/Service Description: ENGINEERING DESIGN

1. - The Vendor is the original equipment manufacturer and there are no regional distributors;
2. - The product, equipment or service requested is clearly superior functionally to all other similar products, equipment or service available from another manufacturer or vendor;
3. - The over-riding consideration for purchase is compatibility or conformity with City-owned equipment in which non-conformance would require the expenditure of additional funds;
4. - No other equipment is available that shall meet the specialized needs of the department or perform the intended function;
5. - Detailed justification is available which establishes beyond doubt that the Vendor is the only source practicably available to provide the item or service required;
6. - Detailed justification is available which proves it is economically advantageous to use the product, equipment or service.

Departmental Approval:

I recommend that competitive procurement be waived and that the service or material described herein be purchased as a sole source.

Signed: BRET GUILLORY, UTILITY ENGINEER, 6/8/15
Name Title Date

Purchasing Approval:

Based on the above and attached documents, I have determined this to be a sole source with no other vendor practicably available.

Signed: [Signature], 6/8/15
Purchasing Manager Signature Date

Final Authorization

City Manager Approval Required (\$25K to \$50K) yes / no

Signed: _____, _____
City Manager Signature Date

City Council Approval Required (over \$50K) yes / no

Attach Justification Documentation and Forward to City Purchasing Division



June 8, 2015

Scott Hockins
City of Grand Junction
Purchasing Supervisor

Dear Mr. Hockins,

Please let this letter serve as justification for a Sole Source professional services contract with Stantec Consultants, Inc. (Stantec). This contract would include design and permitting for the Persigo WWTP Diffuser Outfall project.

The managers at Persigo requested that Stanec provide a cost proposal for professional engineering design services to complete this project. Stantec has provided exceptional design and construction management service to the managers of the waste water plant over the last 15 years and is intimately familiar with the operations and process systems of this waste water treatment facility. This long standing relationship with the plant, coupled by the recent Nutrient Study and recommendations of that study, provides Stantec a definite advantage in design of this project. Construction of this project is estimated at \$1.5M and is currently planned to be included in the 2016 budget.

Stantec provided a proposal in the amount of \$139,900 to complete the design work and necessary permitting to allow for construction of this project. This design cost is consistent with industry standards for a project of this scope and estimated construction cost.

The project will include relocation of the outfall point of the WWTP from Persigo Wash to the Colorado River. We are pursuing this project due to continual restrictions on effluent limits from the Colorado Department of Public Health and Environment (CDPHE) that are the result of Regulations 31 and 85, the existing outfall has been determined to be functionally obsolete. Based on the Persigo Wastewater Treatment Plant's Nutrient Study, completed by Stantec, the most efficient way to meet CDPHE requirements is to construct a new diffuser outfall in conjunction with additional plant improvements.

Please let me know if you need additional information.

A handwritten signature in black ink, appearing to read "Bret Guillory".

Bret Guillory, PE

City of grand Junction - Utility Engineer

pc: Greg Lanning – Public Works Director
Dan Tonello – Waste Water Services Manager