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

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

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

Pledge of Allegiance
Moment of Silence

Presentation

Presentation of the NGV (Natural Gas Vehicle) Achievement Award

Proclamations

Proclaiming October 4-10, 2015 as "Fire Prevention Week" in the City of Grand Junction
[Attachment](#)

Proclaiming October 10, 2015 as "National Train Day" in the City of Grand Junction
[Attachment](#)

Proclaiming October 19-23, 2015 as "Irlen Syndrome Awareness Week" in the City of Grand Junction
[Attachment](#)

[Supplemental Documents](#)

*Revised October 8, 2015
** Indicates Changed Item
*** Indicates New Item
® Requires Roll Call Vote*

REVISED

Proclaiming October 29, 2015 as “Museum of the Western Colorado Day” in the City of Grand Junction [Attachment](#)

Proclaiming October 2015 as “Conflict Resolution Month” in the City of Grand Junction [Attachment](#)

[Supplemental Documents](#)

Proclaiming October 2015 as “Walk to School Month” in the City of Grand Junction [Attachment](#)

Appointments

To the Grand Junction Housing Authority

To the Planning Commission/Zoning Board of Appeals

Citizen Comments

[Supplemental Documents](#)

Council Comments

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

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

Action: Approve the Summaries of the August 31 and September 14, 2015 Workshops and the Minutes of the September 16, 2015 Regular Meeting

2. **Setting a Hearing on Zoning the Morse Annexation, Located at 2997 B ½ Road** [Attach 2](#)

A request to zone 39.77 acres from a County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district.

Proposed Ordinance Zoning the Morse Annexation to R-4 (Residential 4 du/ac), Located at 2997 B ½ Road

Action: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for October 21, 2015

Staff presentation: Brian Rusche, Senior Planner

3. **Setting a Hearing on Park Mesa Subdivision, Outline Development Plan, Located at 323 Little Park Road** [Attach 3](#)

The applicant, Ken Scissors, requests approval of an Outline Development Plan (ODP) for Park Mesa Subdivision as a Planned Development (PD) zone district with a default zone of R-2 (Residential – 2 du/ac) to develop an eight lot, single-family detached subdivision on 12.1 +/- acres.

Proposed Ordinance Approving the Outline Development Plan as a Planned Development with a Default R-2 (Residential – 2 du/ac) Zone District for the Development of 8 Single-Family Detached Dwelling Units to be Known as Park Mesa Subdivision, Located at 323 Little Park Road

Action: Introduce a Proposed Ordinance and Set a Public Hearing for October 21, 2015

Staff presentation: Scott D. Peterson, Senior Planner

4. **Contract for the Primary Clarifier Rehabilitation Project** [Attach 4](#)

This request is to award a construction contract for the rehabilitation of the mechanical components of the primary clarifiers at the Persigo Wastewater Treatment Plant.

Action: Authorize the City Purchasing Division to Enter into a Contract with Elite Protective Coatings of Loma Colorado for the Primary Clarifier Rehabilitation Project for the Bid Amount of \$158,530

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

5. **2015 Fourth Supplemental Appropriation Ordinance** [Attach 5](#)

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2015 budget amendments for establishment of an Employee Retiree Health Trust.

Proposed Ordinance Making Supplemental Appropriations to the 2015 Budget of the City of Grand Junction

Action: Staff is pulling this item so no public hearing will be held

Staff presentation: Jodi Romero, Financial Operations Director

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

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

6. **Support of Colorado Riverfront Trail and Palisade Plunge as Priorities for the “Colorado Beautiful 16 Trails in 2016” Initiative** [Attach 6](#)

A request from local partners to support the Colorado Riverfront Trail and Palisade Plunge as regional priorities for the State’s “Colorado Beautiful 16 Trails in 2016” initiative.

Resolution No. 42-15 – A Resolution Supporting the Colorado Riverfront Trail and Palisade Plunge as Priorities for the *Colorado Beautiful 16 Trails in 2016*

®Action: Adopt Resolution No. 42-15

Presentation: Brad Taylor, Co-Chair, Colorado Riverfront Commission
Scott Winans, President, COPMOBA

7. **Public Hearing—1800 Main Street Apartments Right-of-Way Vacation, Located East of 1800 Main Street** [Attach 7](#)

The applicant, Gemini Capital of Grand Junction LLC, requests approval from the City of Grand Junction to vacate an excess 15’ wide north/south right-of-way located east of 1800 Main Street. The right-of-way was dedicated with the filing of the East Main Street Addition subdivision in 1947 and is no longer needed.

Ordinance No. 4677 — An Ordinance Vacating Excess Right-of-Way for the Proposed 1800 Main Street Multi-Family Residential Apartment Building Expansion Application, Located at 1800 Main Street

®Action: Adopt Ordinance No. 4677 on Final Passage and Order Final Publication of the Ordinance in Pamphlet Form

Staff presentation: Scott D. Peterson, Senior Planner

8. **Public Hearing—Community Hospital Alley Vacation—Vacating the Remaining North/South and East/West Alleys, Located between N. 11th Street, N. 12th Street, Orchard Avenue, and Walnut Avenue** [Attach 8](#)

Request to vacate a non-constructed alley right-of-way located between N. 11th Street, N. 12th Street, Orchard Avenue, and Walnut Avenue. The right-of-way was originally dedicated in anticipation of alley construction and is no longer needed.

Ordinance No. 4678 — An Ordinance Vacating Alley Right-of-Way, Located between N. 11th Street, N. 12th Street, Orchard Avenue, and Walnut Avenue

®Action: Adopt Ordinance No. 4678 on Final Passage and Order Final Publication of the Ordinance in Pamphlet Form

Staff presentation: Senta Costello, Senior Planner

9. **CDBG Subrecipient Contracts with Western Colorado Suicide Prevention, St. Mary’s Foundation Gray Gourmet and Foster Grandparent Programs, Housing Resources of Western Colorado, and Partners for Previously Allocated Funds within the 2015 Community Development Block Grant (CDBG) Program Year** [Attach 9](#)

The Subrecipient Contract formalizes the City’s award of a total of \$77,808 to Western Colorado Suicide Prevention, St. Mary’s Foundation Gray Gourmet and Foster Grandparent Programs, Housing Resources of Western Colorado, and Partners allocated from the City’s 2015 CDBG Program as previously approved by Council. The grant funds will be used for human services and facility improvements.

Action: Authorize the Interim City Manager to Sign the Subrecipient Contracts with Western Colorado Suicide Prevention, St. Mary’s Foundation Gray Gourmet and Foster Grandparent Programs, Housing Resources of Western Colorado, and Partners for Total Grant Funds of \$77,808 of the City’s 2015 Program Year Funds

Staff Presentation: Kristen Ashbeck, Senior Planner/CDBG Administrator

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

11. **Other Business**

12. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS, public safety is a top priority in Grand Junction; and*
- WHEREAS, safety from fire is important both to citizens and local firefighters, who put their lives on the line with every response to fire; and*
- WHEREAS, first responders are dedicated to reducing the occurrence of fire and fire injuries and death through prevention and fire safety education; and*
- WHEREAS, operating smoke detectors have decreased fire related deaths by over 20% since 2002; and*
- WHEREAS, in 2014 U.S. fire departments responded to 1.3 million structure fires causing 3,275 fire fatalities, 15,777 civilian fire injuries, and \$11.6 billion in direct property loss; and*
- WHEREAS, the Grand Junction Fire Department is joining the National Fire Protection Association in teaching lifesaving messages; and*
- WHEREAS, Fire Prevention Week's 2015 message of, "Hear the BEEP, Where you SLEEP" - Every Bedroom Needs a Working Smoke Alarm, is an important reminder for all citizens of Grand Junction.*

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 October 4-11 2015, as

"FIRE PREVENTION WEEK"

in the City of Grand Junction. This week is commemorated across North America and supported by the public safety efforts of fire departments, schools, and other safety advocates in partnership with the National Fire Protection Association.

For more information on how you can support "Fire Prevention Week" go to www.FPW.org.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this day 7th day of October, 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *ridership on Amtrak reaches historic high levels each year and is on track in 2015 for its best ridership year ever, further demonstrating the increased demand for passenger rail services; and*

WHEREAS, *in 2012, Amtrak provided statewide passenger rail travel to 205,942 travelers boarding or detraining at Colorado stations including 31,999 in Grand Junction with ridership having increased over 10% in the past five years; and*

WHEREAS, *Amtrak annually provides passenger rail travel to over 30 million Americans residing in 46 states; and*

WHEREAS, *for many rural Americans, including residents of southeastern and western Colorado, Amtrak represents the a major passenger transportation alternative, linking Grand Junction with Denver and the rest of the country; and*

WHEREAS, *Grand Junction serves as a gateway community to Colorado; and*

WHEREAS, *Grand Junction hosts Amtrak's premier California Zephyr passenger train, a tool for economic growth that creates transportation-oriented development, a more livable community, and brings tourists to our city and state; and*

WHEREAS, *Amtrak trains and infrastructure carry commuters to and from work, people to medical appointments and to see friends and relatives, and visitors to Colorado vacation destinations, providing a safe and reliable travel choice while reducing congestion on roads and in the skies; and*

WHEREAS, *passenger rail is the most fuel-efficient form of motorized ground transportation, thereby providing cleaner transportation alternatives and contributing towards America's energy security. When combined with all modes of transportation, passenger railroads emit only 0.2 percent of the travel industry's total greenhouse gases, and one freight train can move a ton of freight 457 miles on one gallon of fuel; and*

WHEREAS, *on May 10, 1869, the "golden spike" was driven into the final tie at Promontory Summit, Utah, to join the Central Pacific and the Union Pacific Railroads, ceremonially completing the first transcontinental railroad and, therefore, connecting both coasts of the United States.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 10, 2015 as

"NATIONAL TRAIN DAY"

in the City of Grand Junction, and encourage the community to recognize and celebrate the pivotal role that a robust intercity passenger rail system can provide for better mobility for persons of all abilities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October, 2015.


Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, approximately 15-20% of the general population suffers from Irlen Syndrome which affects daily function due to the brain's inability to process visual information; and

WHEREAS, persons of all ages and ethnicities may experience Syndrome symptoms, which include light sensitivity, headaches or migraines, difficulty or discomfort when reading, eye strain, and distorted print text or environment; and

WHEREAS, evidence shows that brain injuries, chronic headaches, and migraines have also been linked to the Syndrome; and

WHEREAS, failure to identify and treat Irlen Syndrome can have severe consequences, ranging from academic and workplace failure or ongoing physical and emotional symptoms, to increased likelihood to enter the criminal justice system; and

WHEREAS, the Institute's Founder Helen Irlen says, "Irlen Syndrome is more common than heart disease or asthma, and affects daily quality of life in serious ways. By increasing awareness, we hope to move away from costly misdiagnoses and help sufferer's access readily available solutions."; and

WHEREAS, "International Irlen Syndrome Awareness Week" highlights the importance and ease of correctly identifying and treating Irlen Syndrome.

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 October 19-23, 2015 as

"IRLEN SYNDROME AWARENESS WEEK"

in the City of Grand Junction and urge all citizens to learn and share information about Irlen Syndrome in order that those affected may be more quickly diagnosed and treated.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October 2015.

Phyllis Norris
Mayor



Grand Junction

State of Colorado

PROCLAMATION

- WHEREAS, the Museum of Western Colorado was incorporated 50 years ago on October 29, 1965 as the Museum of Arts and Science. In the spring of the following year, the Museum opened its doors in the former Whitman Elementary School; and*
- WHEREAS, in 1971, the Museum of Western Colorado received national accreditation from the American Association of Museums, now called the American Alliance of Museums. The Museum was 28th in the nation and the second in Colorado to qualify for this professional certification. Since then, the Museum has been reaccredited three times, which placed the Museum of Western Colorado in the top 1% of museums in the country; and*
- WHEREAS, the Museum of Western Colorado has expanded to include three different museums: Museum of the West, Cross Orchards Historic Site, and Dinosaur Journey, in addition to the Whitman Educational Center and the Loyd Files Research Library; and*
- WHEREAS, the Museum of Western Colorado is the largest multi-disciplinary museum between Salt Lake City and Denver. The Museum also has the largest artifact, specimen, and archival collection on the Western Slope; and*
- WHEREAS, the Museum of Western Colorado brings \$16 million in annual tourism spending to the Grand Valley, provides tour opportunities for thousands of school children, and is a vital component of the Grand Valley's standard of living; and*
- WHEREAS, the Museum of Western Colorado will celebrate its 50th Anniversary at its annual Fall Day at the Farm on October 24, 2015.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim October 29, 2015 as

"MUSEUM OF WESTERN COLORADO DAY"

in the City of Grand Junction, and encourage all citizens to recognize the accomplishments and contributions of the Museum of Western Colorado to the community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October, 2015.

Mayor





Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, conflict resolution encompasses mediation, arbitration, facilitation, collaborative decision-making, and other responses to differences; and

WHEREAS, the conflict resolution process empowers individuals, families, communities, organizations, and businesses to foster communication and devise solutions that are acceptable to the needs of interest of all parties involved; and

WHEREAS, conflict resolution is taught and practiced by citizens in many school systems, universities, and graduate programs throughout Colorado and the world as a way of solving disputes; and

WHEREAS, community-based programs fairly and equitably resolve neighborhood and community conflicts, thereby strengthening local relationships; and

WHEREAS, professional associations of conflict mediators promote peaceful and creative resolutions to disputes.

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 October, 2015 as


"CONFLICT RESOLUTION MONTH"

in the City of Grand Junction and encourage citizens to engage in conflict resolution with family, friends, neighbors, and the community as a whole.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October, 2015.



Phyllis Norris
Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, the lack of physical activity plays a leading role in rising rates of obesity, diabetes and other health problems among children and being able to walk or bicycle to school offers an opportunity to build activity into daily routine; and

WHEREAS, driving students to school by private vehicle contributes to traffic congestion and air pollution and the lives of hundreds of children could be saved each year if communities take steps to make pedestrian safety a priority; and

WHEREAS, an important role for parents and caregivers is to teach children about pedestrian safety and become aware of the difficulties and dangers that children face on their trip to school each day including the health and environmental risks related to physical inactivity and air pollution; and

WHEREAS, the City of Grand Junction has signed onto the U.S. Department of Transportation's Mayors' Challenge for Safer People and Safer Streets and will be taking actions over the next year to improve safety for bicycle riders and pedestrians of all ages and abilities; and

WHEREAS, the Grand Junction Urban Trails Committee is an active participant in the Safe Routes to School program to educate students on safely walking and biking to school and has identified infrastructure priorities related to safe routes; and

WHEREAS, accommodating and promoting active transportation has been shown to improve citizens' health, well-being, and quality of life, to increase sense of community, to improve traffic safety and congestion, and to reduce air pollution, all of which contribute to Grand Junction "Becoming the Most Livable Community West of the Rockies"; and

WHEREAS, School District 51 schools will join schools from around the world to celebrate International Walk to School Month throughout October with approximately 8,500 students from Rocky Mountain, Lincoln Orchard Mesa, Tope and Shelledy Elementary Schools, as well as West, Bookcliff and Fruita Middle Schools walking and rolling to school on Wednesday October 14th, along with parents, teachers and community leaders.

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 October 2015 as

"WALK TO SCHOOL MONTH"

in the City of Grand Junction and call upon all citizens to consider the safety and health of children this month and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October 2015.

Mayor



Attach 1

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
August 31, 2015 – Noticed Agenda Attached**

Meeting Convened: 5:00 p.m. in the Fire Administration Training Room

Meeting Adjourned: 8:25 p.m.

City Council Members present: All but Barbara Traylor Smith

Staff present: Moore, Shaver, Lanning, Schoeber, Guillory, Rainguet, Romero, Evans, Wieland, Camper, Watkins, Valentine, Hazelhurst, Kovalik, Peterson

Also: Richard Swingle, Harry Griff, Larry Jones, Ted Ciavonne, Care McInnis

Agenda Topic 1. Panhandling Ordinance

John Shaver, City Attorney, brought Council up-to-date on the work of the Vagrancy Committee who has been discussing the panhandling ordinance. The United States Supreme Court fundamentally changed the way ordinances like this are viewed. With the Court decision in *Reed vs. Gilbert AZ*, the Supreme Court ruled that cases that regulate speech must be reviewed under strict scrutiny standards and they must demonstrate compelling interest by the government or the entity who seeks the regulation. This means the ordinance must be drafted so that it is narrowly tailored. The panhandling ordinance, Ordinance No. 4627, was written when the body of law was different. He would recommend amending Ordinance No. 4627 to comply with the court ruling. Whatever Council decides, City Attorney Shaver would be able to give a status update to the judge at the next court appearance for the City lawsuit with American Civil Liberties Union (ACLU) which is on September 8th.

Councilmember Chazen provided an update from the Vagrancy Committee. The Committee and citizens want to have protection in the community. Chief Camper described what the police staff has done to provide this protection with current staffing levels.

City Attorney Shaver said there is a lot going on in this arena, there is a high degree of evaluation to this ordinance and it won't be done in the foreseeable future. City Attorney Shaver said the Supreme Court stated there must be a compelling interest, typically a very individualized safety issue, not a community sense of well-being, which limits what the City's ordinance should look like. There are many issues being challenged across the country.

Chief Camper said some of the issues can be dealt with by enforcing the existing laws, without the current ordinance, like disorderly conduct or harassment. He described how the police would handle some of these issues.

There was a general discussion among Council regarding direction, park rules for enforcement in parks, and how this ordinance was researched and developed for the new Councilmembers. There were issues regarding safety being heard from the citizens relative to issues in the parks to protect their rights and safety. There was mention of the numerous agencies in the community for the homeless. Chief Camper explained the steps he has taken with the Hot Team, School Resources Officers, and Parks Patrol Team to try and adjust schedules to have the officers cover additional problem areas with current staff.

City Attorney Shaver noted the challenges with an amendment to the current ordinance; it should be a very mild approach if Council elects to amend Ordinance No. 4627. The ACLU has made this their cause. When the ordinance was written it was patterned after an ordinance that had not been challenged, but all of that has now changed with all of the litigation.

Mayor Norris said to move forward with an amendment to the ordinance. City Attorney Shaver said this is evolving and he would suggest an Executive Session after the September 8th court hearing.

Agenda Topic 2. Las Colonias Park Update

Rob Schoeber, Parks and Recreation Director, said this is a follow-up to the presentation about two months ago. He passed out a booklet with detailed updates. Mr. Schoeber provided the history of Las Colonias and identified all the stakeholders. There have been three master plans for the area and the current plan was adopted in 2013.

Interim City Manager (ICM) Moore advised that the Greater Downtown Plan referenced the river district and the opportunity to make the Colorado River an amenity.

Bret Guillory, Utility Engineer, talked about the river and the floodwaters and what can be done in developing the Park. Mr. Guillory provided a summary on the riparian area, the water quality testing that has been in progress since 2013 noting this testing showed that adequate dilution of the contaminated groundwater demonstrated there is no hazard to the endangered fish species.

Traci Wieland, Recreation Superintendent, reviewed the Phase I budget for Las Colonias along with the value engineering and how that phase saved monies from the 2013 Master Plan to actual costs.

Mr. Schoeber said about a year ago, the Parks Department received a Department of Local Affairs (DOLA) planning grant to look at the possible development of the amphitheater project along with encouragement from the Lions Club with their donation. He said it would be a good process to go through in case funds become available to develop the amphitheater phase.

Ted Ciavonne, with Ciavonne, Roberts, and Associates, detailed the entire functional first phase of the amphitheater and described the expanded design.

Ms. Wieland described the cost estimates with the functional plan of development and then with the expanded plan to get to the total budget.

There was a detailed discussion regarding restrooms and port-a-potties for this phase of the project. Ms. Wieland said they have heard from other event organizers that they are okay with port-a-potties.

Ms. Wieland referenced page 27, the revised phasing plan and described the breakdown and costs update. Now after the study, there is a possibility of developing the riparian area along with the Greater Outdoor Colorado (GOCO) Inspired Initiatives grant which is in the boat launch area. Ms. Wieland said complete details are in the booklet along with pricing. It is shown as the 2013 Master Plan, additional options, pricing and if there were any changes.

Mr. Schoeber asked if this is the direction Council wants to go. The City is eligible for up to a two million dollar DOLA grant. Mr. Schoeber said there is money sitting in the budget now (from Las Colonias/Matchett Parks) in addition to the monies in next year's budget for parkland expansion. He also described additional funds noting they did not want to include that in the booklet for public view yet.

Ms. Wieland said the DOLA grant is a one-time opportunity for the \$2 million to apply by this November. The City does not currently have another DOLA grant pending so applying for it would not mean it was competing against itself.

Councilmember Taggart said the Council needs to put all the capital project needs on a list and prioritize these, with a timeline. This should be done in the next 30 days.

It was clarified that the Grand Junction Lions Club has made the commitment for an additional \$300,000 over the 5 year project, but if the project does not move forward the monies could go away. The Lions Club by State requirements are required to use the funds in a reasonable time for what it was allocated for.

There was discussion on this being a huge jewel for Economic Development (ED) for the area. The construction would be over several years. Council was not satisfied with pre-committing funds before the budget process and not knowing if the funds requested from the Downtown Development Authority (DDA) will even be committed to the project. There was discussion on if the amphitheater and event center will be competing with each other. The City is contracting for a study of the event center but it will be 4-6 months before the study would be completed.

Mayor Norris suggested September 21st to have a list of the capital projects ready so that Council would be able to prioritize them for the entire City and have this for the next budget workshop.

Chief Camper extended an invitation to Council for Thursday from 1-3 p.m. in the Police Department training room. There will be a presentation on the Jessica Ridgeway kidnapping from Westminster Police Department.

Agenda Topic 3. Budget Planning Assumptions

ICM Moore described the timeline on the budget which has been followed year after year. The entire Department Head team is present to allow for a high level operational side discussion of the budget.

The budget that is adopted will implement the Council's policy, priorities and vision going forward. Revenue and capital will be detailed later in the budget cycle. This is Council's opportunity to ask questions of the Department Heads. It was agreed to look at least a 2-3 year budget plan, using the economic indicators.

ICM Moore described the slide graph that Financial Operations Director Jodi Romero had prepared, showing what the City is doing today, what the City's current core services are, and what are the amenities. This is just a way to describe where the City is with core services today. ICM Moore said that Public Safety, Infrastructure, and Economic Development are the three core areas Council has identified.

Councilmember Taggart stated he is still at a loss but when he first raised this issue, it was in regard to the revenue. He believes one cannot do a budget without revenue numbers. He doesn't understand going at the expense side of things before understanding the revenues. It was his perspective that the expenses and operating expenses are the details; the difference here is limitation of the revenues.

There was a general discussion of past budget processes that the budget is only a guideline and the Department Heads have to manage the budget. Councilmember Taggart believes that if the Department Heads are given a flat budget, it is an impossible task. Ms. Romero said they have shared the budget assumptions with Department Heads. Ms. Romero listed the top five revenues which make up 79% of the General Fund and where the figures for these revenues come from. Ms. Romero said they usually go into the budget conservatively with revenue estimates; they would rather amend revenue budgets up. Councilmember Taggart said if this information Ms. Romero just gave was on a sheet of paper by line item, giving conservative and then aggressive figures, this is what he is looking at for assumptions. Population does not necessarily drive sales tax revenues. She said it is getting more difficult within the City's estimated resources to maintain the same level of services.

Councilmember Chazen said he is not trying to micro manage the budget but he knows there are fees the City has not looked at but every dollar of revenue will count.

Councilmember Kennedy said his expectation is that the Department Heads would have set their priorities and their recommendations, along with the revenue that Councilmember Taggart is looking for and that is how he would like to base his decision.

Ms. Romero said this feedback is needed and before the next budget workshop, they will have a prioritized list, listing what the City is doing now and a discussion can happen to see if there is anything that needs to drop off the list. She will have this to Council before the next workshop. Ms. Romero said the policy discussions that will need to be with Council have been discussed with the Department Heads.

Mayor Norris said there are other things that need to be addressed in the budget process to continue with ED.

Councilmember Boeschstein reminded Council that all of the long range plans need to be looked at during the budget process.

There was discussion on the tough job creating the budget, the track record over the last five years on budget projections, and if this was helpful to the Department Heads. Chief Camper said he believes the Council has hit on a lot of things the Department Heads wanted to talk about, but their dilemma as Department Heads are the other things they want to do. Every department has priorities, but if the revenue is flat, that actually means cuts due to costs going up. Chief Camper said they either take the things they want off the table or they start dipping into the things that are currently being done. Chief Watkins talked about the demand for service and the increase in calls from his perspective have increased 14-16% which is one big cycle, the demand on people and service, equipment, and if the trend continues how the City will go forward in the future.

Councilmember Kennedy said what he wants to see is what the financial performance has been and derive the operational costs that the departments know are going to increase. That would get the City away from the flat budget argument and it would be easier to take to constituents, what is needed versus what is wanted, it doesn't happen at the same cost. This is the information he is asking for.

Councilmember Taggart said his concern is whatever the Council asks for, ICM Moore, Director Romero, and Departments Heads should have a format that can be used at the front end of the budget process every year. This was agreed upon.

ICM Moore talked about getting this information together for Council and how soon that could be ready. Ms. Romero said ED discussion could be moved the 21st, it would be three running Mondays for budget workshops, and it is hard not to take it piece by piece once getting to the numbers and balancing. The next budget workshop will be a follow up from this discussion to include priorities from the departments; everything they have heard from Council at this workshop, ED, the TABOR transfer for 2016, and the retiree health plan. Mayor Norris also said to bring other revenue sources back to Council.

Council discussed doing a half day or full day retreat instead of three separate Monday workshops. Ms. Romero said if it was later in September, she would have all the figures needed for presentation. A date for a budget retreat will be researched.

Agenda Topic 4. Other Business

Councilmember Taggart is hoping to be able to address the EPIC Ride request on Wednesday night as they are preparing for an International Bike Conference to announce the series for next year and are looking for an answer from the City. ICM Moore said the Council Agenda will be revised to add it for Wednesday under Individual Consideration so it can be discussed.

Agenda Topic 5. Board Reports

Councilmember Chazen reported the Downtown Development Authority (DDA) Director interviews will be Tuesday, September 1st.

Adjourn

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, AUGUST 31, 2015**

**WORKSHOP, 5:00 P.M.
FIRE ADMINISTRATION BUILDING TRAINING ROOM
555 UTE AVENUE**

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

1. **Panhandling Ordinance:** A discussion of the City's current panhandling ordinance as it relates to some recent Supreme Court decisions.

2. **Las Colonias Park Update:** The Master Plan for Las Colonias Park was adopted by City Council in 2013. Since that time, phase one of the project has been completed and designs are underway for the amphitheater phase. This presentation will update Council on changes with project cost estimates and phasing options. **Attachment**

3. **Budget Planning Assumptions**

4. **Other Business**

5. **Board Reports**

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
September 14, 2015 – Noticed Agenda Attached

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

Meeting Adjourned: 7:30 p.m.

City Council Members present: All except Duncan McArthur; Chris Kennedy arrived at 5:12 p.m. and Barbara Traylor Smith arrived at 5:16 p.m.

Staff present: Moore, Shaver, Lanning, Schoeber, Romero, Tuin

Also: Jen Stoll, Tom Benton, Kristi Pollard, Bruce Lohmiller, Derek Wagner, Richard Swingle, Diane Schwenke, Jeff Franklin, Pat Tucker

Agenda Topic 1. Greater Grand Junction Sports Commission Request

Interim City Manager Tim Moore introduced Jen Stoll, Executive Director of the Greater Grand Junction Sports Commission (SC). Ms. Stoll reviewed the creation of the SC, its purpose, the initial funding request, and how the funds were used: marketing materials (created a logo, displays, and website), events and conferences (National Association of Sports Commissions (NASC)) and USA Cycling Collegiate Road National Championships (CRNC), and a comprehensive and ongoing venue and calendar audit (compilation of community assets including playing locations and hotels). She added they have submitted a proposal to host the CRNC event in 2017; the decision will be announced in December 2015.

Council President Norris asked how the awarded events would be funded. Ms. Stoll explained each event is different; some events require large cash fees, in kind services, or both.

Ms. Stoll also reviewed the SC's Strategic Plan and listed some specific goals: increase event proposals with the goal of doubling awarded events, develop private sector sponsorship, continue marketing at conferences and trade shows, and develop a more formal Board of Directors to better vet events. Ms. Stoll explained, in order to achieve their 2016 goals, they are requesting \$29,500 from the City which would supplement Colorado Mesa University's \$160,000 annual contribution of salary, expenses, marketing, and in kind services.

Councilmember Boeschstein asked if the SC intended to be an umbrella organization for all community sporting events. Ms. Stoll said some events currently held are private and have run smoothly; these would not be candidate events for the SC. If an event needed to change dates or required more resources, then it is hoped the SC could be a resource and/or calendar clearinghouse for the event.

Councilmember Chazen pointed out only one private organization was listed as a SC participant and was concerned they would need permanent subsidies from public sector organizations. He asked if there was a plan and time line to increase private sector funding. Ms. Stoll said private sector support is one of the SC's Strategic Plan goals to be implemented in 2016.

Council President Norris recalled North Star's advice that the community should focus on having "one face" and not spread itself too thin with many independent groups; she felt this effort is tourism related and should fall under an existing organization such as the Grand Junction Visitor and Convention Bureau (VCB). She also expressed concern that the City was originally approached to contribute only startup funds, not ongoing funding. Ms. Stoll said her goal is for the SC to become an integral and contributing part of the community's economic development (ED) plan and will work to help reach the North Star objectives. She added the SC and VCB should be distinct but collaborative partners because they have different missions.

Council President Norris thanked Ms. Stoll noting her request will be considered during budget review.

Agenda Topic 2. Vendor's Fee and Business Licenses

Interim City Manager Tim Moore said regarding ED, roles, goals, and costs still need to be defined, but with that in mind, Vendor's Fees and Business Licenses have been identified as possible dedicated funding sources for ED.

Council President Norris explained the goal of this discussion was to allow the ED Partners to give the City their thoughts on these options; it is critical to understand how much support each option would have.

Jodi Romero, Financial Operations Director, explained Vendor's Fees are the portion of sales tax a retailer is allowed to keep for reporting, collecting, and remitting sales tax to the City. She reviewed state and national studies on Vendor's Fee practices, compared the City's Fee to other State municipalities, and extrapolated what the City's costs would be for different cap levels.

Discussion ensued regarding how and when the City's 3.33% fee was established and how changes might affect small businesses more negatively than larger ones; however, it was thought most small businesses would fall under a Cap. The different Cap levels were reviewed to see how much money could be garnered for the ED fund if they were changed.

Council President Norris asked if the Grand Junction Economic Partnership (GJEP) and the Business Incubator used the local sales tax rate and the City's tax practices as marketing tools. GJEP Executive Director Kristi Pollard said they do not; changes would mainly affect existing local businesses.

Councilmember Chazen asked how seasonal fluctuations might affect businesses. Ms. Romero explained currently, no matter what pay schedule a business uses, their monthly cap is applied to each month being paid. Concerns were raised that a monthly cap might be a burden on small businesses; an annual cap or a lower tax rate was suggested.

City Attorney Shaver cautioned tax policy changes are governed by TABOR (Taxpayer Bill of Rights) and the City would need to look carefully at what a tax rate change would yield. He explained the tax rate was established by ordinance and according to TABOR, if the ordinance

is changed it would be considered a tax policy change. City Attorney Shaver suggested keeping the fee the same, but increasing the amount paid to the City.

Council President Norris noted most of the City's sales tax comes from small businesses which are already hurting; the City does not want to hurt them anymore.

Councilmember Chazen felt they should look for these funds in the budget and only if the funds cannot be found in the current budget should other sources be considered.

Diane Schwenke, Grand Junction Chamber of Commerce (COC) President, and Kristi Pollard, GJEP Executive Director said their organizations have not taken a policy stance on either of the options, nor have they taken this to their boards. However, they voiced concerns about funding ED through the City's budget because there would not be a guarantee the funds would be budgeted in successive years. Ms. Schwenke suggested changing the Vendor's Fee for some of the largest stores only.

It was noted Mesa County also has a 3.33% Vendor's Fee, but they do not have caps at this time.

GJEP Board Member Tom Benton stressed the importance of heeding North Star's advice to find a sustainable funding source for ED and named other successful communities they consulted for.

Councilmember Boeschstein and Council President Norris asked the ED Partners to poll their members to see which option they would prefer. All agreed, whatever the final decision, the businesses must be in full support.

Incubator Board Member Pat Tucker reiterated the necessity of creating a fund, but to keep in mind that small businesses are hurting and any changes must take this into consideration. She asked what the sales tax that was implemented in the 1980's went to. Ms. Romero explained the ¾% tax was designated for capital improvement projects; a portion of it goes into the General Fund with a portion of that going towards the ED budget.

Councilmember Chazen asked how much the ED fund would need. North Star recommended funding the same amount as is allocated to the VCB which ranges from \$640,000 to \$775,000. It was felt this would be enough to begin creating a strong foundation for ED and its future growth, but not enough to include marketing.

Councilmember Traylor Smith asked if any other options had been discussed. Ms. Schwenke said they had but only the Vendor's Fee and Business Licenses had been put in the report.

Councilmember Boeschstein said other communities should be looked at and mentioned Pueblo added 1% to their sales tax to dedicate to ED. Council President Norris noted adding to the sales tax would require a vote, which is an option but, if approved, it would not take effect until 2017.

They discussed how best to disseminate this information to the ED Partners' boards and businesses and by what date.

The subject moved to the second option, Business Licenses which would encompass all other types of businesses, not just retail sales. Interim City Manager Moore said Palisade and Fruita require Business Licenses; the City could collect \$172,500, but that amount does not account for any administration costs; those have not been calculated. This is a common type of license but some felt, due to the recent decision made by the Grand Valley Drainage District (GVDD), which was to implement a new fee structure; this would not be a good time to charge a new fee. The conversation included the cost to businesses, how the fees would be collected, and the consequences if payments are not made (the District can sue for nonpayment, but not place a lien on the property).

Additional benefits of instituting Business Licenses would be the creation of a comprehensive inventory of businesses and ownership information which would be helpful to service providers like the Fire Department.

It was decided more information would be needed on both options.

Agenda Topic 3. Other Business

City Manager Search

Interim City Manager Moore said a committee is being finalized to help with the City Manager search. He asked for input regarding a list of potential committee members to be comprised of three ED Partners and three other business members. He suggested three business members: Jeff Franklin of Bank of Colorado, Jason Farington of the Downtown Development Authority, and Steve Schultz of Mesa County School District 51. Councilmember Traylor Smith noted none of those previously mentioned are currently from a business; she suggested Jamie Hamilton, Clay Tufly, and Mike Anton. Others suggested were: Jamie or Doug Simons and P.J. McGovern. Councilmember Kennedy suggested both public and private entities be represented on this Committee along with members of Staff. Some strengths Council will look for in the new City Manager will be economic development, strategic planning, and operations.

Colorado Beautiful Initiative

Interim City Manager Moore said a component of this Initiative is to identify 16 important State trails that have gaps. The Colorado Riverfront Commission and the Urban Trails Committee would like to have the Riverfront Trail completed, but especially from Las Colonias to Palisade. A resolution has been drafted and these organizations would like Council to consider it at their next meeting on September 16th. The Resolution asks for Council's endorsement, not funds.

Councilmember Taggart cautioned other groups have come to the City for an endorsement of the Palisade Plunge Trail; if Council endorses this request the Palisade Plunge Trail might not have enough support.

Council President Norris said they need to find out if there are any others groups that would like to be considered for this Initiative; it is too soon to consider this one.

Downtown Event Center

Interim City Manager Moore said there have been two previous proposals for an event center; the City decided it would not contribute unless it was located Downtown. International Coliseums Company submitted a proposal; it has been reviewed, but questions need to be answered, specifically regarding cost and parking. In response, the City sent out an RFP (request for proposal) for an Event Center Feasibility Update and received five submissions; the second lowest proposal by Hunden Strategic Partners was selected for Council to review. Money has also been allocated for a new Parking Study as parking is a critical factor regarding the location of an event center; the 2003 and 2008 Parking Studies will be made available to Walker Parking Consultants; this company has a very good track record and did the study for the Pepsi Center.

Downtown Development Authority (DDA)

Background checks are being conducted on the final candidate for the Director position; an offer will be made soon. Also, the DDA has allocated funds for a pilot broadband project. NEOfiber, the broadband consultant, will meet with the DDA to review the project's scope. The importance of communication was stressed so efforts aren't duplicated and money is not wasted. City Attorney Shaver said all three local providers have been contacted in order to avoid alienation and duplication. Richard Swingle commented it is very important for Council to work off of a good definition and foundation so knowledgeable discussions can be held. Councilmember Boeschstein asked that "downtown" be defined so the scope of the project could be understood. He also suggested installing broadband conduit along North Avenue while the area is under construction for the Complete Streets Project. Council President Norris agreed and said anytime conduit can be laid in conjunction with another project, it should.

Epic Rides Award

Councilmember Chazen asked for clarification regarding the award Council approved for Epic Rides at the September 2nd meeting. He understood the request would be for \$40,000 less that the total of other contributors, not for \$40,000. Interim City Manager Moore explained the request to the City was for \$40,000 and \$10,000 of in kind services; the City is to collect monies promised from the DDA, GJEP, and VCB.

Miscellaneous

Councilmember Kennedy took Anthony Graves, Regional Affairs Director for the City and County of Denver, on a tour of Grand Junction following a Club 20 Meeting.

Councilmember Boeschstein mentioned the City has an option on property that would go with the Event Center; he mentioned the DDA is waiting to see what the City will do. City

Attorney Shaver said this item will be discussed at the October 5th Workshop; the option expires on October 10th.

Grand Junction Fire Chief Ken Watkins was interviewed by KMGH of Denver regarding a shortage of Volunteer Fire Fighters.

The home of a City Police Officer and his family was destroyed by fire; they lost everything including two pets.

Adjourn

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, SEPTEMBER 14, 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. Greater Grand Junction Sports Commission Request:** This presentation will include a status update on the Commission, as well as an action plan for the coming year and a request for continued financial support from the City of Grand Junction as Council prepares to set FY 16 budgets. [Attachment](#)

- 2. Vendor's Fees and Business Licenses:** Staff will present several options for Council's consideration that could be used to provide a sustainable funding source for ongoing economic development efforts. [Attachment](#)

- 3. Other Business**

- 4. Board Reports**

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

September 16, 2015

The City Council of the City of Grand Junction convened into regular session on the 16th day of September, 2015 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Rick Taggart, and Council President Phyllis Norris. Councilmembers Duncan McArthur and Barbara Traylor Smith were absent. Also present were Interim City Manager Tim Moore, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance led by Councilmember Kennedy followed by a Moment of Silence.

Council President Norris announced that there were students from Colorado Mesa University's Political Science on-line course present.

Presentation

Randy Coleman, Parks and Recreation, Forestry and Horticulture Supervisor, was present along with John and Penny Hopkins, 1360 Chipeta Avenue, who received the Yard of the Month for August 2015. Mr. Coleman mentioned that he has always admired this house and yard and the Hopkins have lived there since 1978. Mr. Hopkins was pleased with the nomination and thanked the City.

Proclamation - Constitution Week

Councilmember Chazen read the Proclamation. Mary McFarlin, President of the Mount Garfield Chapter, National Society of the Daughters of the American Revolution, was present to accept the proclamation. Ms. McFarlin expressed appreciation for the proclamation. The tradition to recognize this week as Constitution Week was started by the Daughters of the American Revolution (DAR).

Proclamation - Sister City Day

Councilmember Boeschstein read the proclamation. Anna Stout, Founder and President of the Foundation for Cultural Exchange, was present to accept the proclamation. Ms. Stout reviewed the history of the organization and thanked the City

of Grand Junction for trusting them with this relationship which began ten years ago. With this relationship the City has shown it has a collective global conscience and students are learning about the world beyond our borders.

Appointment

Councilmember Taggart made a motion to ratify the appointment of Michael Burke to the Riverview Technology Corporation to a Term Expiring December 2017. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Citizens Comments

Richard Swingle, 443 Mediterranean Way, was present to talk about broadband. He had a presentation reviewing the vote overriding SB-152 that began his interest in City government; he spent 40 years in the computer business and is currently a consultant for Hewlett Packard. He reviewed his participation regarding broadband in the last six months. He asked that his presentation be part of the minutes (see attached). He feels this issue is going to require education as there are different perceptions of the definitions of terms. He will be back at the next meeting to review SB-152 and explain what it means.

Bruce Lohmiller, 337 Colorado Avenue, said he has discussed something with City Attorney John Shaver and then mentioned Whitman Park being discussed by Council, and freedom of speech and night patrols.

Council Comments

Councilmember Kennedy agreed that everyone does need to be educated on broadband and cellular service and that he appreciates Mr. Swingle's comments. He went to the Colorado Municipal League (CML) Regional 11 Meeting in Silt; it was his first exposure to CML and he lauded their work. He attended the Visitor and Convention Bureau (VCB) Volunteer Luncheon and recognized those volunteers. He attended a portion of the Club 20 meeting and had a good conversation with Senator Bennett. This afternoon he went to the El Espino Sister City Event.

Councilmember Taggart also went to the VCB Volunteer event. He was struck by the number of volunteers and the number of hours; it is impressive. Last night was a long Airport Authority Board meeting. David Fiore did accept the job as Airport Manager and started last week. The Federal Bureau of Investigation (FBI) and Department of Justice has dropped the criminal charges and returned 70 boxes of information they took at the

beginning of the investigation. Now the local attorneys can get to that information and resolve some matters, particularly in regard to the building. Last night there was a presentation on enplanements. Analyzing all the data helped the Airport Authority better understand how to build business and where the Authority is losing business the local market. It is not a huge number. The capacity load of the airport is at 78%, which for most Airports is very good and there are opportunities to look at expansion into other areas. He also attended the Hilltop celebration and the Sister City event.

Councilmember Chazen said he attended the September 10th Downtown Development Authority (DDA) meeting and the Board is getting close to appointing a Director for the DDA. Also the DDA approved funding for a downtown pilot project for broadband. He also attended the VCB Volunteer Luncheon with over 90 volunteers; they have donated more than 17,000 hours and they have personally contacted over 15,000 visitors. The City owes these volunteers a big thank you. On September 12th the City Council hosted elected officials from Park City, Utah who every year visit communities that have similar economic drivers. They were just passing through Grand Junction and they hosted them with dinners and showed them around Main Street. They also visited the Monument. He said it was a very interesting conversation with their elected officials dealing with one industry in their area. He attended the Associated Governments of Northwest Colorado (AGNC) meeting that day; Ken Jensen from the State Office of Economic Development and International Trade talked about the "Rural Jump Start Program" which will kick off in December of this year. Bill Ray from the Colorado Contractors Association, was taking a survey on funding options for a highway project, there was very little support for an additional gas tax. AGNC will host an Economic Development Summit in November.

Councilmember Boeschstein attended some of the same meetings which included the September 9th CML meeting in Silt and on September 10th the VCB Volunteer Luncheon which was held at the Avalon Theatre. The previous evening he attended the Riverfront Commission meeting and there was a presentation on the Las Colonias Amphitheater from the Lions Club. The Commission liked the expanded version of the plan and they will pass on recommendations to the Riverfront Foundation which is their funding arm. Today he attended the Horizon Drive meeting, they are a great group of business people who also need broadband. The construction has started on Horizon Drive. He also attended the Sister City event that night.

Council President Norris also went to the Hispanic Heritage Month kickoff last night at the library that was not mentioned earlier.

Consent Agenda

Councilmember Kennedy read Consent Calendar items #1 through #5 and then moved to adopt the Consent Calendar. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the August 17, 2015 Workshop and the Minutes of the September 2, 2015 Regular Meeting

2. **Setting a Hearing on the 1800 Main Street Apartments Right-of-Way Vacation, Located East of 1800 Main Street**

The applicant, Gemini Capital of Grand Junction LLC, requests approval from the City of Grand Junction to vacate an excess 15' wide north/south right-of-way located east of 1800 Main Street. The right-of-way was dedicated with the filing of the East Main Street Addition subdivision in 1947 and is no longer needed.

Proposed Ordinance Vacating Excess Right-of-Way for the Proposed 1800 Main Street Multi-Family Residential Apartment Building Expansion Application, Located at 1800 Main Street

Action: Introduce a Proposed Ordinance and Set a Public Hearing for October 7, 2015

3. **Setting a Hearing on the Community Hospital Alley Vacation - Vacating the Remaining North/South and East/West Alleys, Located between N. 11th Street, N. 12th Street, Orchard Avenue, and Walnut Avenue**

Request to vacate a non-constructed alley right-of-way located between N. 11th Street, N. 12th Street, Orchard Avenue, and Walnut Avenue. The right-of-way was originally dedicated in anticipation of alley construction and is no longer needed.

Proposed Ordinance Vacating Right-of-Way for Community Hospital, an Alley Right-of-Way Located between N. 11th Street, N. 12th Street, Orchard Avenue and Walnut Avenue

Action: Introduce a Proposed Ordinance and Set a Public Hearing for October 7, 2015

4. **Setting a Hearing on the Morse Annexation, Located at 2997 B ½ Road**

A request to annex 39.77 acres, located at 2997 B ½ Road. The Morse Annexation consists of four parcels and no public right-of-way.

Resolution No. 40-15—A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Morse Annexation, Located at 2997 B ½ Road

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Morse Annexation, Consisting of Four Parcels Totally 39.77 Acres, Located at 2997 B ½ Road

®Action: Adopt Resolution No. 40-15 and Introduce a Proposed Ordinance and Set a Hearing for October 21, 2015

5. **CDBG Subrecipient Contract with Grand Valley Catholic Outreach for Previously Allocated Funds within the 2015 Community Development Block Grant (CDBG) Program Year**

The Subrecipient Contract formalizes the City's award of \$4,000 to Grand Valley Catholic Outreach allocated from the City's 2015 CDBG Program as previously approved by Council. The grant funds will be used to repair the roof of the T-House owned and operated by Grand Valley Catholic Outreach.

Action: Authorize the Interim City Manager to Sign the Subrecipient Contract with Grand Valley Catholic Outreach for Improvements to the T-House for \$4,000 of the City's 2015 Program Year Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

City Emergency Operations Plan

The City Emergency Operations Plan (EOP) is an all-hazards plan that provides the structure and mechanisms for local and regional level policy and operational coordination for incident management. This EOP provides guidance to help minimize loss of life, prevent injury, protect property, safeguard the environment, and preserve the local economy in the event of a major emergency.

Gus Hendricks, Emergency Manager, presented the City Emergency Operations Plan. Mr. Hendricks provided background on how the City of Grand Junction EOP got started. Mr. Hendricks went through the purpose of the Plan which is to minimize the loss of life and property if there is a disaster and manage the resources during an emergency. Mr. Hendricks described the actions that would take place during and after an emergency. The Plan provides for a joint effort with the County Emergency Manager and the State if needed. Mr. Hendricks explained the concept of operations, the disaster declaration which allows the City to bring in additional resources, and the delegation of authority. He then addressed upcoming training so everyone will know their roles and responsibilities in the event of an emergency.

In conclusion, Mr. Hendricks asked for the City Council to approve the resolution adopting the Plan. He will ensure the Plan is reviewed and revised if needed annually. Enforcement is not part of the resolution but in conversations with the Police Department if events come to pass that require enforcement, those will be brought to the City Council for action at that time, particularly if the situation affects public health.

Councilmember Kennedy thanked Mr. Hendricks for getting the EOP put together, it is essential for the community. At the workshop, adoption by resolution versus ordinance was discussed and he agrees with adopting by resolution. In the event that something happens, the City Council would have to act quickly to adopt an emergency ordinance. City Attorney Shaver said the Charter does provide for an emergency ordinance with 24 hours notice to meet the notice requirements. However, he intends to bring that type of enforcement ordinance forward in the near future. Councilmember Kennedy lauded the details and preparation outlined in the Plan.

Councilmember Chazen asked about the implementation schedule. Mr. Hendricks said right now he is looking at about a 12 month period which will entail the training and he will employ the assistance of the training coordinator in Human Resources.

Councilmember Taggart echoed Councilmember Kennedy's comments; it is a thorough document and it took a lot of work. Plans are written documents and keeping people current will be a challenge. He appreciates everything Mr. Hendricks has done and looking at Appendix H for elected officials, makes him look forward to that training.

Councilmember Boeschstein thanked Mr. Hendricks and said the City has been through an incident with the 7th Street Gas explosion. Councilmember Boeschstein restated how important it is to have a document like this.

Council President Norris asked about the mutual aid agreements mentioned in the document, if there are signed agreements? Mr. Hendricks said from an emergency response standpoint, those agreements are through the Fire Department like mutual aid agreements (which is requested aid) and an automatic aid (which means a buffer zone with both Fruita and the Grand Junction automatically responding).

Resolution No. 41-15—A Resolution Adopting the City of Grand Junction Emergency Operations Plan

Councilmember Chazen made a motion to adopt Resolution No. 41-15. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Contract for the G Road - Phase 2 Improvements Project

This is the contract award for the construction of Phase 2 of the road widening on G Road in the vicinity of 23 ½ Road to accommodate the new Community Hospital. The road widening will provide for left turn lanes at 23 ½ Road and the private entrance into

the hospital complex located just east of 23 ½ Road. The road widening will also include the piping of the Canning Factory Drain along the north side of G Road.

Greg Lanning, Public Works Director, introduced this item. This is a road widening project as a result of the Community Hospital Campus development (Phase 2) which is under construction at the southeast corner of the intersection of G Road and 23 ½ Road. In order to widen the road there will be 1200 linear feet of pipe installed to enclose the Canning Factory Drain. The Grand Valley Drainage District (GVDD) helped with the project. The bid being recommended is a very competitive bid, partly because the project is so close to their plant. In addition to the project plan, a private property owner wants the pipe extended to their property and has agreed to pay for that portion. A signed agreement is not in hand to date, but they believe it will be signed soon. If not, that extension will not be built.

Councilmember Boeschstein asked if GVDD was contributing financially. Mr. Lanning said no, it is their facility and this is needed for the road widening. GVDD has maintained the ditch ahead of the project which saved the City from obtaining a permit to do that project.

Councilmember Chazen asked about the Transportation Capacity Payment (TCP) and if there are sufficient funds in the TCP fund and what will be the balance after this project. Mr. Lanning said Community Hospital paid \$363,252 for TCP, and the rest comes from the reserves. There will be approximately \$1 million left in reserves after this project. Councilmember Chazen asked about the total contract amount of \$762,000 and if it included the amount for the private property owner. Mr. Lanning said yes, but if the landowner does not sign the agreement, the contract can be adjusted by 20%. City Attorney Shaver said this will happen with a change order.

Councilmember Taggart asked if the curb, gutter, and sidewalk on the south side will be installed since Mr. Lanning specifically stated it would not be on the north side. Mr. Lanning said the south side will include curb and gutter. Councilmember Taggart asked about the financial impact mentioned in the Staff Report. Mr. Lanning clarified that the current appropriation does not cover the total project costs, but there is an adequate fund balance. An appropriation from the Transportation Capacity Fund will be required in a revised budget request at a later date.

Councilmember Kennedy mentioned he appreciates there are bike lanes included, but are they bike lanes to nowhere initially? He also asked about the traffic impact at 24 Road with the opening of the hospital and if there are any plans for left turn signals to accommodate the emergency vehicles using that area to get to the hospital. Mr. Lanning said these larger projects will trigger a traffic impact study and the requirement will be to include left turn signals along with trigger signals through Opticon for emergency vehicles which will hold traffic in both directions. Councilmember Kennedy

asked about the timeline. Mr. Lanning said the cost for the materials is included and the installation will be accomplished with City crews. Councilmember Kennedy asked if this will include left turn signals in both directions. Mr. Lanning confirmed it would.

Council President Norris mentioned that with the opening of the hospital, there will be much more traffic not only at 24 Road but at 23 Road also, and she hoped there would be additional traffic studies there too. Mr. Lanning agreed.

Councilmember Boeschstein clarified that there will be bike lanes but no sidewalks. Mr. Lanning said the facility has detached sidewalks in the development and when the north side develops, those improvements will be addressed.

Councilmember Taggart moved to authorize the Purchasing Division to enter into a Contract with M.A. Concrete Construction, Inc. of Grand Junction, Colorado for the Construction of G Road - Phase 2 Improvements Project near the New Community Hospital Facility in the amount of \$762,962.50. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Event Center Feasibility Update and Parking Study Contracts

Contract award to update a 2003 Feasibility Study regarding an Event Center located in the downtown area and enter into a contract with Walker Parking Consultants to update a previous parking inventory within the central business district study area.

Tim Moore, Interim City Manager (ICM), introduced this item and provided background on the purpose of the study. The request came forward from a discussion at the City Council Retreat. He reiterated the recommendation. They will first look at the previous studies, refresh them, and determine possible deliverables for such a facility. Secondly the recommendation is to use Walker Parking Consultants to analyze the parking with an Events Center being built. The Downtown Development Authority (DDA) is not part of this contract, although they may choose to join in for a downtown parking study as a separate item.

Councilmember Chazen clarified the \$49,000 is for one study and \$18,000 is for the other study, and asked where are those funds coming from. ICM Moore said they are proposing these come from Council's Economic Development contingency account which has \$457,497. Councilmember Chazen asked ICM Moore what the remainder will be in the account. ICM Moore said \$350,000.

Councilmember Kennedy thanked ICM Moore for bringing these contracts forward even though they are within the City Manager's authority to authorize them. He is a firm believer that the Event Center is the right next step for the downtown area, but it makes sense to spend the money to do the study to know the potential pitfalls and gains. Councilmember Kennedy said he is interested in the selection process.

Jay Valentine, Internal Services Manager, explained the review process. He and his staff went through the proposals and then shared this information with ICM Moore. Mr. Valentine said it was a pleasant surprise that Hunden Strategic Partners, Inc. was the low bidder because they were the top selection from their proposal apart from price. Mr. Valentine provided several examples of what this company has done previously. The lead for the project will be the President of the Company which no other proposal offered. The firm that did the last study also submitted a proposal but the committee felt it important to offer a fresh look at the study from a different firm which helped in the decision process.

Councilmember Kennedy asked Mr. Valentine if he knew of a projected timeline for delivery of product. Mr. Valentine said once approved by Council, he will set up a timeline which does includes community meetings, information gathering, and a kickoff meeting.

Councilmember Chazen asked if Hunden Strategic Partners have any interaction with the promoters of the Event Center, the City, or if they a neutral third party. Mr. Valentine said the promoter is partnering with Sink Combs Dethlefs (SCD) Architect who the proposers have engaged to work on the initial design. SCD also partnered with every single proposer, so none were completely independent. The architect has the information on the size of the arena, the layout and the proposal, so all the firms bidding partnered with them. Councilmember Chazen asked Mr. Valentine if he and his staff are satisfied the City will get an impartial report. Mr. Valentine said the most important element is to receive a comparative data analysis. Hunden Strategic Partners have used real numbers, in reading their proposal, it is a data driven analysis. Councilmember Chazen inquired about anyone on Staff that has experience running this type of facility or interaction with the proposers. Mr. Valentine said no, but the City has Two Rivers Convention Center Staff, representatives from Colorado Mesa University (CMU), and the City's Parks and Recreation division that host the Rockies events, but in terms of an indoor recreation multipurpose facility of this scale, he cannot think of anyone. Councilmember Chazen expressed his concern that this will be a major investment and wants to make sure the financial analysis piece is part of this proposal. Mr. Valentine said what the selection committee liked about Hunden's proposal is the economic and fiscal impact information that included the impact on property values and the economy generated by this project. Mr. Valentine believes as Councilmember Kennedy, that Council, from this study, should be able to go into this project with eyes wide open.

Council President Norris inquired if this study will compare feedback from those other communities that were referenced in the proposal. Mr. Valentine said they will compare communities they have worked with and communities of similar size and characteristics of Grand Junction. ICM Moore suggested a possible field trip to Boise, ID at a future date. Council President Norris said she understands the Hockey League is on a short

time frame and asked Mr. Valentine what that time line will look like. Mr. Valentine said once Hunden gets the proposal, it will be three weeks until the kickoff and then completed within thirteen weeks. This will depend on feedback they get from Council and if additional tasks are added.

Councilmember Taggart referenced the 2009 study that was not in the background of the Staff Report; he believes it is important to use both studies. He directed comment to City Attorney Shaver to include in the agreement acknowledgement of the relationship with the architectural firm for information only. City Attorney Shaver said this has been discussed at a staff level; the purpose of the relationship is for information not advocacy.

Councilmember Boeschstein asked if the consultant will propose alternative financing mechanisms. Mr. Valentine said they will evaluate only the financing the City asked them to evaluate; they won't make a recommendation. Councilmember Boeschstein asked if this price includes overruns or is it a not to exceed contract. Mr. Valentine said it's a not to exceed. Councilmember Boeschstein asked if the DDA was contributing to this study. ICM Moore said the DDA is more interested in the parking analysis and has no interest in participating in this study.

Councilmember Kennedy made a motion to authorize the Purchasing Division to enter into a contract with Hunden Strategic Partners of Chicago, Illinois for Updating the Event Center Feasibility Study in the amount of \$49,000 and enter into a contract with Walker Parking Consultants to conduct a Parking Supply and Demand Analysis in the Proposed Event Center Study Area in the amount of \$18,000. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Mr. Valentine will forward this approval right way to Hunden Strategic Partners and will keep the Council in the loop for the timeframe. Councilmember Kennedy also asked that the proposal be sent to Council.

Contract for Equipment Removal, Equipment Purchase, and Installation of Fire Station Alerting System for the New Fire Station #4

Ratify a contract with Low Voltage Installations, Inc., Golden, CO to remove the fire station alerting system from existing Fire Station #4, provide additional equipment, and to re-install the fire station alerting system in the City's new Fire Station #4.

Ken Watkins, Fire Chief, provided the background and history of the process of the alerting system for emergency communications. The proposed purchase includes the cost of removal and re-installing of the existing re-usable equipment from the old Fire Station #4 into the new station, and adds the additional components necessary to meet the needs of the new station. The reason for Sole Source with Low Voltage Installations is because they are the only one on the Western Slope to make the

compatible equipment for all stations. In April 2015, the City was awarded a Mesa County Federal Mineral Lease Grant in the amount of \$50,000 for this project. The balance of \$3,958.61 is accounted for in the New Fire Station #4 project budget.

Chief Watkins addressed the questions from Councilmember Chazen from the workshop regarding the warranties on the old pieces. They in fact will be under the manufacturer's warranty and will not be accepted by the City unless everything is in working order.

Councilmember Boeschstein inquired of the status of construction on new station. Chief Watkins said the project is three weeks ahead of schedule, and the contractor is still hoping for completion around December 14th. The project is going well; there have not been a lot of issues. One delay has been the masonry subcontractor has been very busy. Councilmember Boeschstein asked Chief Watkins to explain the issue with the teacher parking lot backing out onto the road. Chief Watkins said the City Staff redesigned the student drop off at the school and then FCI Constructors, along with the City, worked together on the construction for the change. Some of the work was done at a reduced cost along with some in-kind work before school started. It is in a trial stage right now and then the paving will be done permanently in the future.

Councilmember Chazen is glad to see \$50,000 coming from Mineral Lease Royalties paid from extractive industries. These funds mitigate the impact of that industry with money coming back from the energy industries. The uses of grants such as these show the monies coming back again and again from the industry which helps the community.

Councilmember Kennedy asked Chief Watkins to elaborate more on the sole source, the maintenance, and the warranty for this system. Chief Watkins explained this purchase is necessary to provide the same alerting capability for the newly constructed Fire Station as is in place at all other fire stations in the valley. The installer also does the repairs and they are located in Golden. Some repairs can be done locally but for major issues, the company does come over. They have been good to work with, their systems are installed all over so their staff is usually on the road. Chief Watkins said they haven't had many problems and they don't expect any. Councilmember Kennedy asked if this was an upgrade. Chief Watkins explained some of the parts have had an upgrade and some equipment is new but all of it is designed to work together. Councilmember Kennedy asked if there will be a Master Service Agreement. Chief Watkins said that is a separate agreement and is currently being worked on as it affects other valley Fire Departments. Councilmember Kennedy inquired about the expected life span of this system. Chief Watkins said he will get an answer to that question for Council.

Councilmember Chazen made a motion for ratification of the Sole Source Contract with Low Voltage Installations, Inc., Golden, CO in the amount of \$53,958.61.
Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:41 p.m.

Stephanie Tuin, MMC
City Clerk

City of Grand Junction City Council Meeting September 16, 2015

Broadband

Prepared by: Richard Swingle

My Interest

- April 7, 2015 – Grand Junction voters approve exemption for SB 05-152
- SB 05-152 exemption requires solving complex issues for our community

My Background

- Computer business for past 40 years Xerox, Compaq, Citrix, DataCard, RLX, and 2010 Census
- Currently consultant for Hewlett-Packard

My Research

- Five City Council meetings starting in late April
- Nine City Council Workshops
- City of Grand Junction Retreat – May 15
- Mountain Connect – Vail, CO – June 8
- Club20 – Broadband subcommittee meeting – Rifle, CO – July 17
- Wireless Telecommunications Master Plan – August 26th

My Conclusions

- City Council, staff, and community have different definitions of broadband
- City Council, staff, and community will need education on the key issues and potential solutions
- All City Councilmembers need to become conversant on broadband

My Next Topic

October 7 SB 05-152



Attach 2

Date: September 14, 2015
Author: Brian Rusche
Title/Phone Ext: Senior Planner/4058
Proposed Schedule: 1st Reading:
Wednesday, October 7, 2015
2nd Reading: Wednesday, October 21, 2015
File #: ANX-2015-343

CITY COUNCIL AGENDA ITEM

Subject: Zoning the Morse Annexation, Located at 2997 B ½ Road
Action Requested/Recommendation: Introduce a Proposed Zoning Ordinance and Set a Public Hearing for October 21, 2015
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to zone 39.77 acres from a County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district.

Background, Analysis and Options:

The property owners have petitioned for annexation into the City and have requested a zoning of R-4 (Residential 4 du/ac) to facilitate the subdivision of one of the parcels and eventual sale of the balance of the property. Under the 1998 Persigo Agreement with Mesa County, residential annexable development, which includes the subdivision of a previously platted parcel, within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City.

Neighborhood Meeting:

A Neighborhood Meeting was held on August 25, 2015. A summary of the discussion and attendance is attached.

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

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

Annexation of the property will create consistent land use jurisdiction and allow for efficient provision of municipal services.

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 for future residential development in a manner consistent with adjacent residential development.

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 will create an opportunity for future residential development in a manner consistent with adjacent residential subdivisions already in the City and is consistent with the Future Land Use Designation of Residential Medium Low identified in the Comprehensive Plan.

Board or Committee Recommendation:

The Planning Commission reviewed this application at their September 22, 2015 meeting and recommended approval.

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 proposed annexation will create an enclave of five (5) parcels, all single-family residences, along the north side of B Road. Under the 1998 Persigo Agreement with Mesa County, the City agreed to annex all enclaved areas within five years. State law allows a municipality to annex enclave areas unilaterally after they have been enclaved for a period of three years.

Previously presented or discussed: Referral of the Annexation Petition was on September 16, 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. Neighborhood Meeting Summary
8. Ordinance

BACKGROUND INFORMATION					
Location:		2997 B ½ Road 215, 227, 229 30 Road			
Applicant:		Timothy L. and Christina S. Morse William L. Morse Trust			
Existing Land Use:		Agricultural Single-Family Residential			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	Agricultural			
	South	Single-Family Residential			
	East	Agricultural Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		County RSF-R (Residential Single-Family Rural)			
Proposed Zoning:		R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	County RSF-R (Residential Single-Family Rural) County PUD (Planned Unit Development)			
	South	R-4 (Residential 4 du/ac)			
	East	County RSF-R (Residential Single-Family Rural)			
	West	R-4 (Residential 4 du/ac) PD (Chipeta Pines)			
Future Land Use Designation:		Residential Medium Low			
Zoning within density/intensity range?		X	Yes		No

ANALYSIS:

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 Future Land Use Map designates the property as Residential Medium Low (2-4 du/ac). The request for an R-4 (Residential 4 du/ac) zone district is consistent with this designation.

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 rezoning is being triggered by the 1998 Persigo Agreement between Mesa County and the City of Grand Junction in anticipation

of future development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that would require a public hearing under the Mesa County Land Development Code as it was on April 1, 1998. (GJMC Section 45.08.020.e.1). The property owner intends to divide off a portion of the primary parcel in order to facilitate the settling of an estate. Upon inquiry with Mesa County, it was determined that the subject property was originally part of the Avoca Orchards Subdivision of 1895. Despite having already been divided into separate parcels, an additional subdivision would require a public hearing, meaning the request meets the criteria for residential annexable development found within the Persigo agreement and therefore the property cannot be partitioned as a subdivision in unincorporated Mesa County. Thus, the property owner has petitioned for annexation.

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;

The adjacent properties on the west have been developed into residential subdivisions, beginning with Chipeta Pines in 1999 with additional phases developed in 2000. The overall density of Chipeta Pines is 3.96 du/ac. To the north of Chipeta Pines is Chipeta Glenn, platted in two phases in 2005 with 59 single-family lots at a density of 3.39 du/ac.

Further south, at the southwest corner of B and 30 Roads is Hawks Nest, which has recently platted its third and final phase, for total of 110 single-family lots at a density of 3.58 du/ac.

Until residential development occurs, agricultural use of the property can continue as a legal nonconforming use, including the keeping of agricultural animals pursuant to Section 21.04.030(a) of the Grand Junction Municipal Code. The owner has provided evidence of existing agricultural use prior to annexation.

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 within adjacent rights-of-way, including potable water provided by the Ute Water Conservancy District, sanitary sewer service maintained by the City and/or the Orchard Mesa Sanitation District, and electricity from Grand Valley Power and/or Xcel Energy (franchise utilities). Utility mains and/or individual service connections will be extended into the property as part of future development of the parcel(s).

The property is within the Mesa View Elementary school attendance boundary. Wingate is less than one (1) mile southwest on B Road.

Fire Station No. 4 is under construction just over one (1) mile northwest on B ½ Road.

Commercial uses, including a supermarket, restaurant(s), other retail and office uses, and a library are located along US Highway 50 at the intersection of 27 ¾ Road, about two and one-half (2 ½) miles from the annexation area.

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;

The R-4 zone district is the predominant zoning designation on Orchard Mesa north of US Highway 50 between 29 and 30 Road. Undeveloped R-4 property, approximately 68 acres, exists on the north side of B ½ Road as well as approximately 36 acres, on the south side of B Road. Some of these properties were originally proposed for subdivision(s) while the balance was annexed as enclaved property. These properties remain as agricultural or single-family residential uses. Until residential development occurs, agricultural use of the property can continue as a legal nonconforming use, including the keeping of agricultural animals pursuant to Section 21.04.030(a) of the Grand Junction Municipal Code.

The adjacent subdivision of Chipeta Glenn, has only two (2) vacant lots and the third phase of Hawks Nest has 22 vacant lots.

Since there are currently other properties that are developable at a density of 4 dwelling units per acre (R-4), there is not an inadequate supply of suitably designated land available in this part of the community and therefore this criterion has not 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 of the Comprehensive Plan by creating an opportunity for future residential development in a manner consistent with adjacent residential development.

This criterion has been met.

Alternatives: The following zone districts would also be consistent with the Future Land Use Designation of Residential Medium Low for the subject property:

- a. RR (Residential Rural)
- b. R-E (Residential Estate)
- c. R-1 (Residential 1 du/ac)
- d. R-2 (Residential 2 du/ac)
- e. 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 of the adjacent subdivisions to the south and west. An R-5 zone district would allow density that exceeds that of the surrounding neighborhoods.

The applicant intends to separate approximately three (3) acres of the primary parcel, so the existing County zoning of RSF-R and the comparable City zoning of RR would not be appropriate, as they require five (5) acre lots. Two of the residences owned by the Morse family are on parcels less than one-half (1/2) acre, so the R-E and R-1 zones would render these properties nonconforming. Only the R-2 zone would address the request of the applicant, but would also limit the future options for developing the remaining property and may require a developer to rezone in the future, which is contrary to the Economic Development Plan.

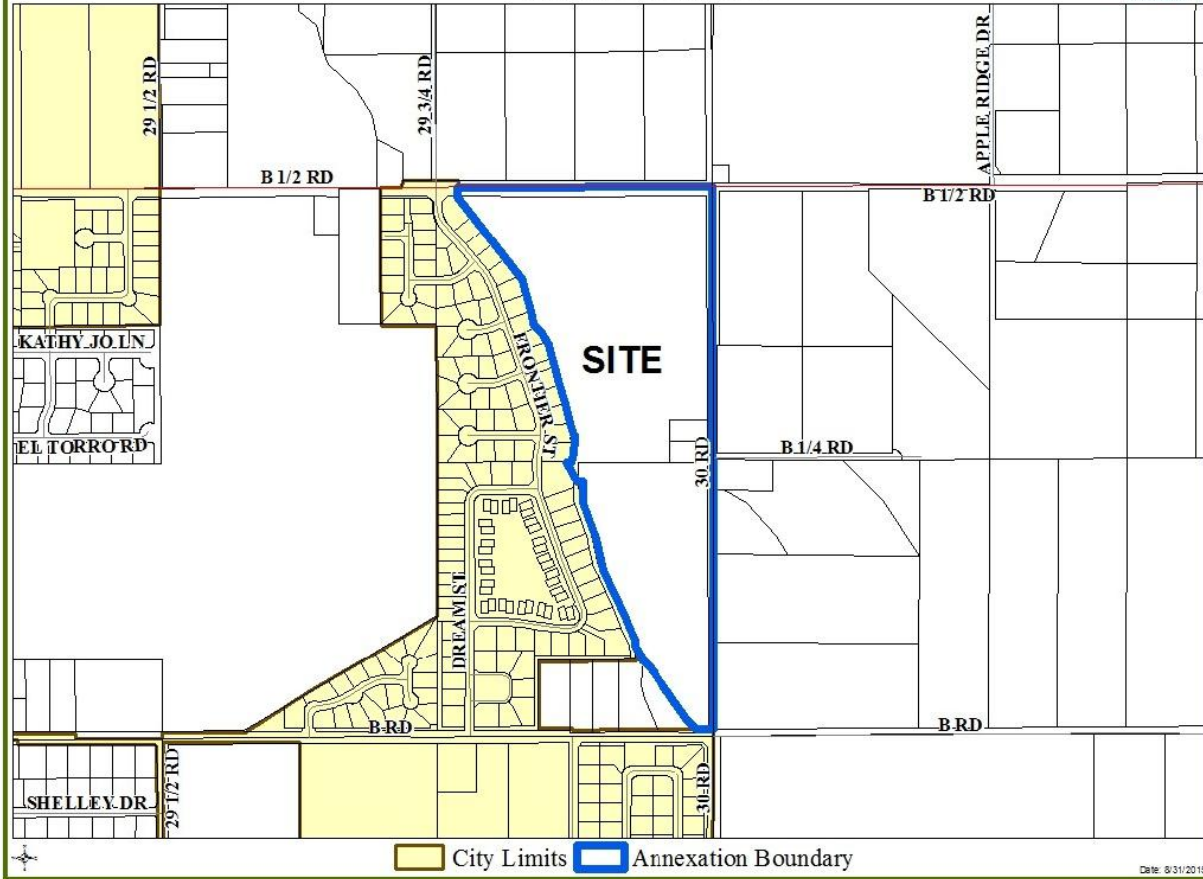
Staff recommends the R-4 (Residential 4 du/ac) zone district in order to prepare the property for future subdivision, consistent with City standards, and for implementing the goals and policies of the Comprehensive Plan and the Economic Development Plan.

FINDING OF FACT/CONCLUSIONS AND CONDITIONS:

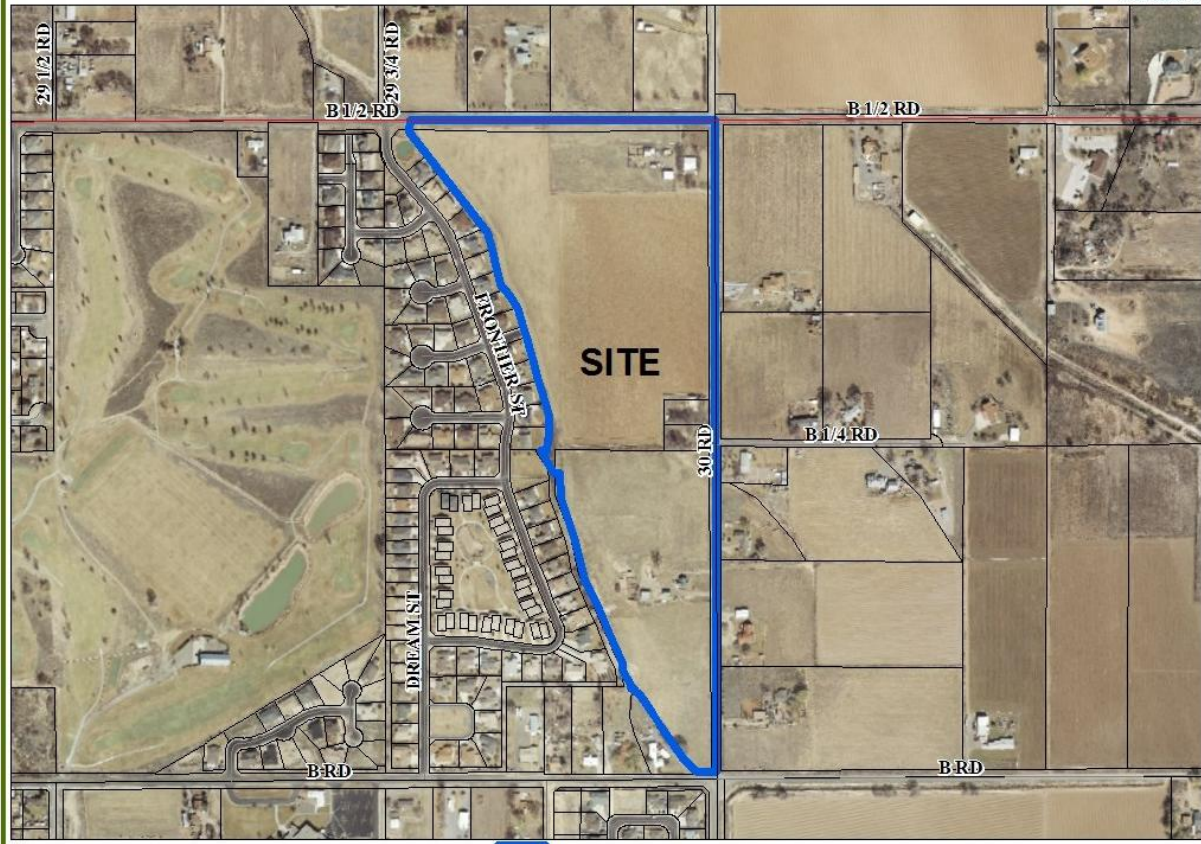
After reviewing the Morse Zone of Annexation, ANX-2015-343, a request to zone 39.77 acres from County RSF-R (Residential Single-Family Rural) to a City R-4 (Residential 4 du/ac) zone district, the following findings of fact and conclusions have been determined:


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 been met, with the exception of Criterion 4.

Morse Annexation

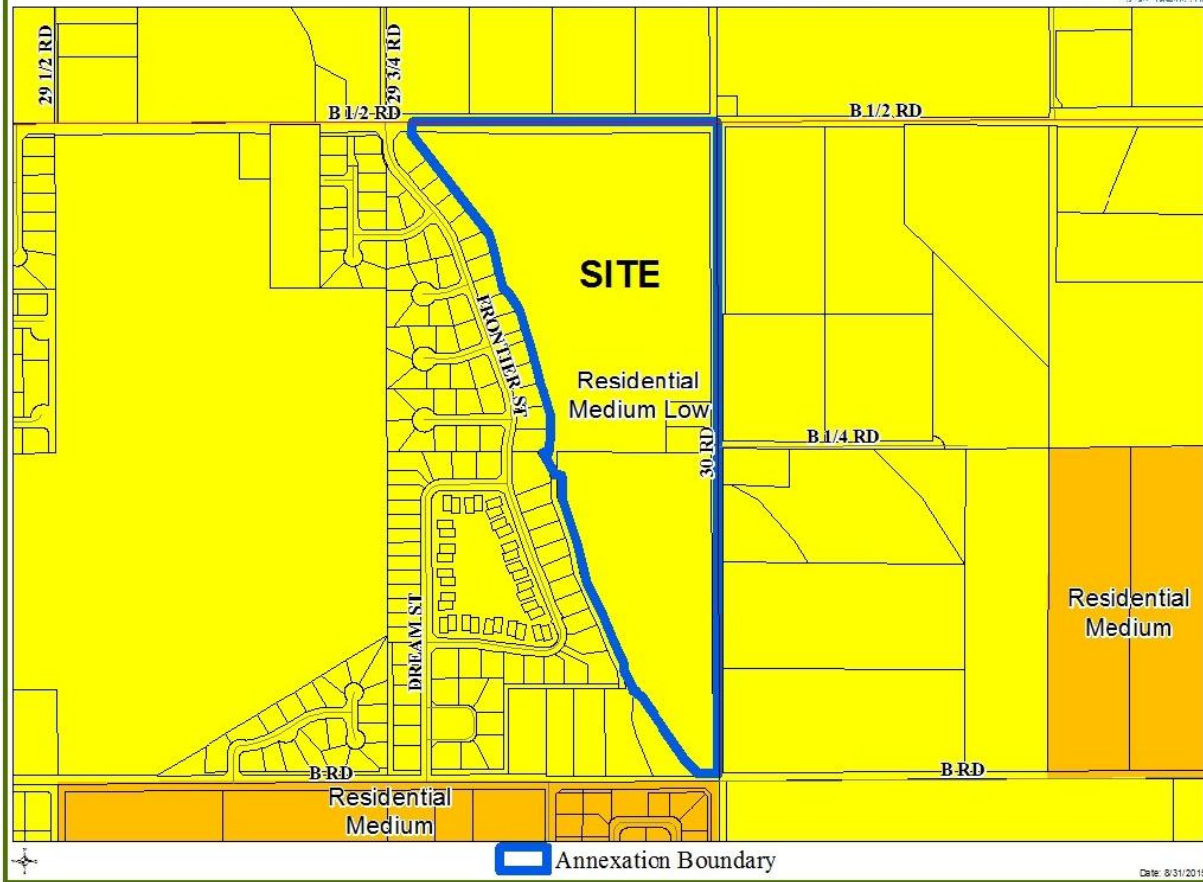


Morse Annexation

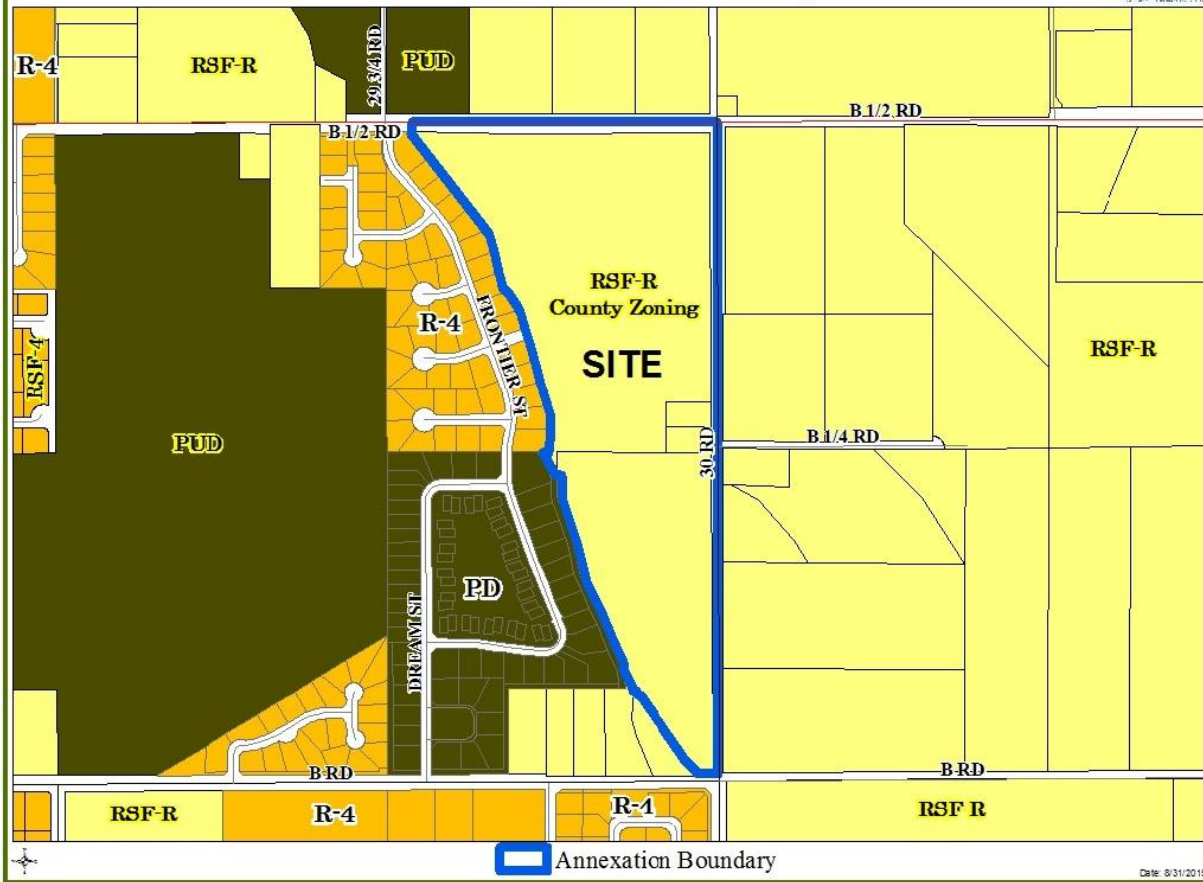


 Annexation Boundary

Morse Annexation - Future Land Use



Morse Annexation - Zoning



Land Use Rezone Application
Timothy L. Morse
Neighborhood Meeting
August 25, 2015

Location – Chipeta Golf Course, 222 – 29 Road

Present – Tim and Christina Morse (Owners), Brian Rusche(Senior City Planner), WW and Judy Thompson, Chuck and Linda Reinut, Judy Depsy, Dennis and Claudia Cintas

A land use application change was submitted to the City of Grand Junction to rezone the four parcels between B and B1/2 Road on the west side of 30 Road.

The meeting began at 6:00 PM and Tim Morse gave a quick overview of the proposed plan to subdivide off the 3 acres and the home currently at 2997 B ½ Road from the remainder of the property. He explained the reason the rezone was being done was to settle an estate so one of the heirs could buy out the remaining heir on the family home. Discussion followed on city and county regulations making the rezone necessary. Discussion also touched on the fact that although the property would be zone for 4 houses per acre there were no immediate plans to do so by the current owners.

Concerns were raised on the type of homes that would be built, the design of the subdivision and where the entrance and exits would be. It was reiterated that those items would have to be addressed at a similar neighborhood meeting when a proposal to build an actual subdivision would be submitted to the City for approval.

The meeting ended at 7:00.

Sign In 8-25-15

Tim & Chris Morse
WW + Judy Thompson
Chuck + Linda Bennett
Judy Thompson

Dennis + Claudia CINTAS
BRIAN RUSCHE (CITY OF GRAND JUNCTION)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

LOCATED AT 2997 B ½ ROAD

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 Morse Annexation to the R-4 (Residential 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low 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 R-4 (Residential 4 du/ac) zone district is in conformance with at least one of 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 R-4 (Residential 4 du/ac):

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

ALL of the land bounded as follows:

Bounded on the North by the North line of the NE 1/4 SE 1/4 of said Section 29;

Bounded on the South by the North line of Hawks Nest Annexation No. 3, City of Grand Junction Ordinance No. 3738, as same is recorded in Book 3868, Page 155, Public Records of Mesa County, Colorado;

Bounded on the East by the East line of the SE 1/4 SE 1/4 of said Section 29 and by the East line of the NE 1/4 SE 1/4 of said Section 29;

Bounded on the West by:

1. The centerline of Orchard Mesa Irrigation District drain ditch OM-2,
2. The East line of Chipeta Glen Annexations No. 1 and No. 2, City of Grand Junction Ordinance No.'s 3627 and 3628, as same is recorded in Book 3659, Pages 638 and 641, Public Records of Mesa County, Colorado,

3. The East line of Chipeta Pines Annexation No. 2, City of Grand Junction Ordinance 3191, as same is recorded in Book 2646, Page 301, Public Records of Mesa County, Colorado.

CONTAINING 39.77 Acres, more or less, as described above.

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: September 23, 2015
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior Planner/1447
 Proposed Schedule: 1st Reading: October 7, 2015
 2nd Reading: October 21, 2015
 File #: PLD-2015-400

Attach 3

CITY COUNCIL AGENDA ITEM

Subject: Park Mesa Subdivision, Outline Development Plan, Located at 323 Little Park Road
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for October 21, 2015
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

The applicant, Ken Scissors, requests approval of an Outline Development Plan (ODP) for Park Mesa Subdivision as a Planned Development (PD) zone district with a default zone of R-2 (Residential – 2 du/ac) to develop an eight lot, single-family detached subdivision on 12.1 +/- acres.

Background, Analysis and Options:

The subject property is currently vacant and is located adjacent to the southern boundary of the Persigo 201 sewer boundary. The property is 12.1 acres in size and has varying elevation contours, rock outcroppings and hillsides from 0 – 10% to over 30% slopes. In 2008 (City file number ANX-2008-065), the applicant, Ken Scissors, requested and the City Council granted annexation for the property on September 17, 2008 with a designated zoning district of R-1 (Residential – 1 du/ac). On February 9, 2010, the applicant received approval from the City Planning Commission regarding the Preliminary Plan application (City file number PFP-2008-065) to develop eight (8) single-family detached lots on 12.1 acres, however, due to the local economy at the time, the subdivision was never developed and the project has since expired. The applicant is now requesting approval of an Outline Development Plan (ODP) to develop the eight (8) single-family detached lots as Planned Development (PD) zone district in order to protect and preserve the existing natural features of the area.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on July 8, 2015 with nine (9) citizens along with the applicant, applicant’s representative and City Project Manager in attendance. No objections to the proposed subdivision development were received.

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

The requested Outline Development Plan for Park Mesa Subdivision meets the following goals and policies from the Comprehensive Plan by developing a vacant 12.1 acre property for 8 single-family lots ranging from .5 to 2.3 acres in size which supports the goal of providing a broader mix of housing types to meet the needs of the community by creating more housing choices.

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.

Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Outline Development Plan does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing choice opportunities for both professionals and retirees in the community, located within the Redlands.

Board or Committee Recommendation:

The Planning Commission reviewed this application at their September 22, 2015 meeting and are recommending approval conditioned on finalization and approval of all outstanding items associated with the Final Plan.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Legal issues:

The Outline Development Plan process is defined by the Zoning and Development Code. If the application is approved, the City Attorney will assist the Planning staff with the issues that arise, if any, in the documentation of the approval.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

Staff Report/Background Information

Site Location Map

Aerial Photo Map

Comprehensive Plan Future Land Use Map

Existing Zoning Map

Proposed Subdivision Plat

Limits of Development

Planned

Development

Ordinance

BACKGROUND INFORMATION					
Location:		323 Little Park Road			
Applicants:		Ken Scissors, Owner			
Existing Land Use:		Vacant land			
Proposed Land Use:		Eight (8) lot single-family detached residential subdivision			
Surrounding Land Use:	North	Single-family residential			
	South	Single-family residential			
	East	Vacant land and Single-family residential			
	West	Vacant land and Single-family residential			
Existing Zoning:		R-1 (Residential – 1 du/ac)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	R-E (Residential – Estate) and County RSF-4 (Residential Single-Family – 4 du/ac)			
	South	County RSF-4 (Residential Single-Family – 4 du/ac)			
	East	County RSF-4 (Residential Single-Family – 4 du/ac) and County RSF-E (Residential Single-Family – Estate)			
	West	County RSF-4 (Residential Single-Family – 4 du/ac)			
Future Land Use Designation:		Residential Low (.5 – 2 du/ac)			
Zoning within density range?		X	Yes		No

Density: The proposed density for Park Mesa Subdivision will be approximately 0.66 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Low (.5 – 2 du/ac). The applicant is requesting a default zone of R-2 which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access: The proposed subdivision will take access from Little Park Road. Lots 1, 2 and 8 will access Little Park Road by driveways. A cul-de-sac (Park Mesa Court) has been proposed to give access to Lots 3 through 7. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed) since this is a semi-rural area and sidewalk is not needed on both sides of the street. The proposed right-of-way width for the cul-de-sac meets minimum City standards. A shared driveway for access to Lots 4, 5 and 6 is proposed in Tract B.

Open Space: The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), which will be dedicated to and owned and maintained by

the Home Owners Association. The proposed open space will preserve the natural features, topography and rock outcroppings of the property (proposed Tracts A and C). Proposed Tract C is the subdivision's stormwater detention pond and will be landscaped in accordance with Section 21.06.060 (h) (9) of the Zoning and Development Code and will include native grass seed mix, trees and shrubs. Proposed Tract A contains 4.14 acre of open space that will include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Phasing: The applicant is proposing to develop this subdivision in one (1) phase by December 31, 2018.

Topography: This property is 12.1 acres in size and has varying contours and hillsides from 0 – 10% to over 30% slopes. No building envelopes are proposed within the 30% slope areas. City Engineering and the Colorado Geological Survey have reviewed the submitted Geotechnical Report for the area and are recommending lot specific engineered building foundations and septic system designs.

Sanitary Sewer: There is presently no sanitary sewer service available to the property at this time. The southern lot line of this property is adjacent to the Persigo 201 Boundary. Existing sewer lines/mains are over 2,000 feet from the property on Rosevale Road. However, the applicant will be installing a dry sanitary sewer system to each lot in anticipation of future sewer connection. In June 2015, the applicant did receive a waiver from the Joint Persigo Board (County Commissioners and City Council) to allow the homes to be served by septic systems and not hook onto the Persigo system. The Board did require that the Developer install dry sewer lines. A Power of Attorney will also be filed with the subdivision that commits the each property owner to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The minimum lot size to have a septic system is 0.50 acres in accordance with the Mesa County Health Department.

Long-Term Community Benefit: The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits:

1. Greater quality and quantity of public and/or private open space. The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), dedicated to and maintained by the Home Owners Association to preserve the natural features, topography and rock outcroppings of the property. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.
2. Reduced traffic demands. By setting aside 34% of the property in open space and reducing the density from a possible twelve units to a total of eight units, the proposed development will reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1.
3. In addition to the above two long-term community benefits, the proposed development preserves environmentally sensitive areas which is encouraged in the Zoning and Development Code.

Default Zone: The applicant is proposing to utilize the dimensional standard for the R-2 (Residential – 2 du/ac) zone as indicated in Section 21.03.040 (d) of the Zoning and Development Code, as follows:

Density: Applicant is proposing 0.66 dwelling units an acre.

Front yard setback (Principal/Accessory): 20'/25'.

Side yard setback (Principal/Accessory): 15'/3'.

Rear yard setback (Principal/Accessory): 30'/5'

Maximum building height: 35'.

Maximum Lot Coverage: 30%.

Proposed Lot Sizes are as follows:

Lots 1 through 4: 0.51 acres

Lot 5: 1.11 acres, Lot 6: 1.00 acre, Lot 7: 1.12 acres, Lot 8: 2.31 acres.

Deviations:

Landscape buffer:

The Applicant is requesting that the 14' wide landscape buffer and perimeter enclosure not be required adjacent to Little Park Road (minor collector), because of the topographical and natural conditions of the property with hillsides, rock bands and natural drainage paths. Furthermore, the existing desert landscaping will serve as the landscaping design for the subdivision which is in character with this semi-rural area.

Maximum setback for single-family dwelling structures:

The applicant is also requesting that the City not require the 150 foot maximum setback for a single-family dwelling (proposed Lot 8). The proposed building site would be over 430' +/- from Little Park Road. Due to topographical constraints the applicant has obtained an Ingress/Egress Easement across the adjacent property to the south (299 Little Park Road) to provide legal access to proposed Lot 8. One of the objectives of the Hillside Development provisions is to minimize the adverse effects of grading and cuts and fills. A new driveway accessing Lot 8 would require a significant cut into the existing hillside. By utilizing the adjacent driveway cutting into the hillside will not be required. In addition, the City Project Manager and the City Fire Department are supportive of the deviation since the applicant is proposing a fire hydrant within 250' of all properties and an all-weather driving surface for the drive-way of either asphalt or concrete to Lot 8 from Little Park Road with an approved turnaround at the end, supporting a fire truck. These meet the requirements for fire department access as identified within the International Fire Code.

Section 21.02.150 (b) of the Grand Junction Zoning and Development Code:

Requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 5, Grand Valley Circulation Plan and other applicable adopted plans and policies, including the Redlands Area Plan. The proposed development is within the residential density range of the Residential Low (.5 – 2 du/ac) category as identified on the Future Land Use Map and the default zoning district of R-2 (Residential – 2 du/ac).

- b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

(1) Subsequent events have invalidated the original premises and findings; and/or

The applicant is requesting to develop a residential subdivision within an existing residential zone, but as a Planned Development. One of the community benefits for the PD zone would be that the public will be able to utilize the dedication of a 20' wide pedestrian easement that would someday connect to the City owned property to the southwest for use as a trail. The ODP application is also within the allowable residential density range of the Residential Low (.5 – 2 du/ac) category as defined by the Future Land Use Map.

Therefore, 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; and/or

The character and/or condition of the area has not changed, the applicant is requesting to develop a residential subdivision as a Planned Development within the allowable density range as identified with the Comprehensive Plan Future Land Use Map designation of Residential Low (.5 – 2 du/ac).

Therefore, this criterion has been met.

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

With the exception of sewer, adequate public and community facilities are adequate to serve the type and scope of land use proposed or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-2. The applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow septic systems and not require the subdivision to hook up immediately to the sewer system. The Board did require dry sewer lines be installed. Present sewer lines/mains are over 2,000 feet from the property on Rosevale Road. In addition a Power of Attorney will be filed with the subdivision that commits the property owners to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The proposed Park Mesa Subdivision is located within the Redlands and has a remote feel and look but is only a short drive away (less than 10 minutes) to grocery, restaurants, retail stores and downtown Grand Junction.

Therefore, 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; and/or

The applicant is requesting to develop a residential subdivision within an existing residential zone, but as a Planned Development that provides additional community benefits that would not otherwise be required under conventional zoning, such as the dedication of a 20' wide pedestrian easement that would someday connect to the City owned property to the southwest for use as a trail.

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 community will derive benefits from the proposed zoning of PD (Planned Development) by allowing the property to be developed as a semi-rural residential

subdivision, as the Zoning and Development Code encourages the preservation of environmentally sensitive areas and open space to preserve the natural features, topography and rock outcroppings of the property. The proposed subdivision would also reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1, which could be up to 12 lots, rather than what the applicant is proposing as eight (8) lots. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Therefore, this criterion has been met.

- c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

The proposed ODP is in conformance with the Planned Development requirements of Section 21.05 of the Zoning and Development Code through the use of setback standards that are consistent with the default zone of the R-2 zone district, open space, building heights, street development standards, and landscaping requirements for proposed Tract C of the Zoning and Development Code.

- d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The property is proposed to be developed as a Planned Development and meets with the requirements as identified for environmental and sensitive land regulations as outlined in Section 21.07 of the Zoning and Development Code. The property is also located within the Redlands Area Plan corridor guidelines and meets with all applicable requirements associated with residential development.

- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

With the exception of sewer, adequate public and community facilities are adequate to serve the type and scope of land use proposed or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-2. The applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow septic systems and not require the subdivision to hook up immediately to the sewer system. The Board did require dry sewer lines be installed. Present sewer lines/mains are over 2,000 feet from the property on Rosevale Road. In addition a Power of Attorney will be filed with the subdivision that commits the property owners to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The proposed Park Mesa Subdivision is located within the Redlands and has a remote feel and look but is only a short

drive away (less than 10 minutes) to grocery, restaurants, retail stores and downtown Grand Junction.

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

The proposed subdivision will take access from Little Park Road. Lots 1, 2 and 8 will access Little Park Road by driveways. A cul-de-sac (Park Mesa Court) has been proposed to give access to Lots 3 through 7. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed) since this is a semi-rural area and sidewalk is not needed on both sides of the street. The proposed right-of-way width for the cul-de-sac meets minimum City standards. A shared driveway for access to Lots 4, 5 and 6 is proposed in Tract B.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

All adjacent land uses are single family residential homes which does not require screening and buffering between residential zoning districts.

- h) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density for Park Mesa Subdivision will be 0.66 dwelling units/acre, which is within the Future Land Use Map residential density requirements of the Residential Low (.5 – 2 du/ac) designation.

- i) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed.

The applicant is proposing an R-2 default zone district with deviations as identified within this staff report. All other subdivision requirements associated with the Zoning and Development Code have been met or exceeded.

- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant is proposing to develop this subdivision within one phase to be reviewed and approved by December 31, 2018.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Park Mesa Subdivision application, PLD-2015-400, request for approval of an Outline Development Plan (ODP) as a Planned Development, I make the following findings of fact/conclusions and conditions of approval:

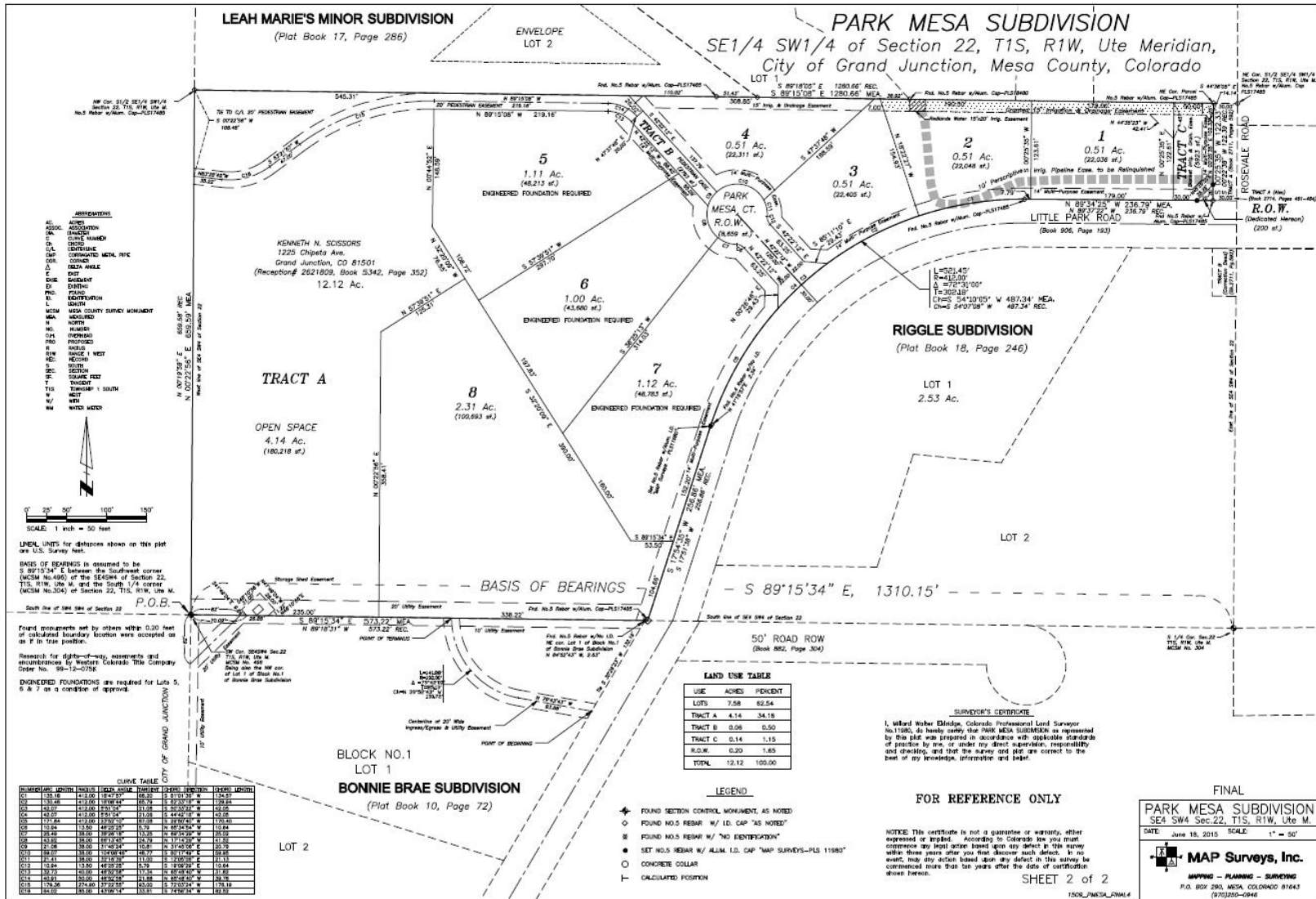
1. The requested Planned Development, Outline Development Plan is consistent with the goals and policies of the Comprehensive Plan, specifically Goal 5.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have all been met and addressed.
3. Approval of Planned Development, Outline Development Plan request is contingent upon the finalization and approval of all outstanding items associated with Final Plan for the proposed Park Mesa Subdivision as identified with City file number SUB-2015-311.



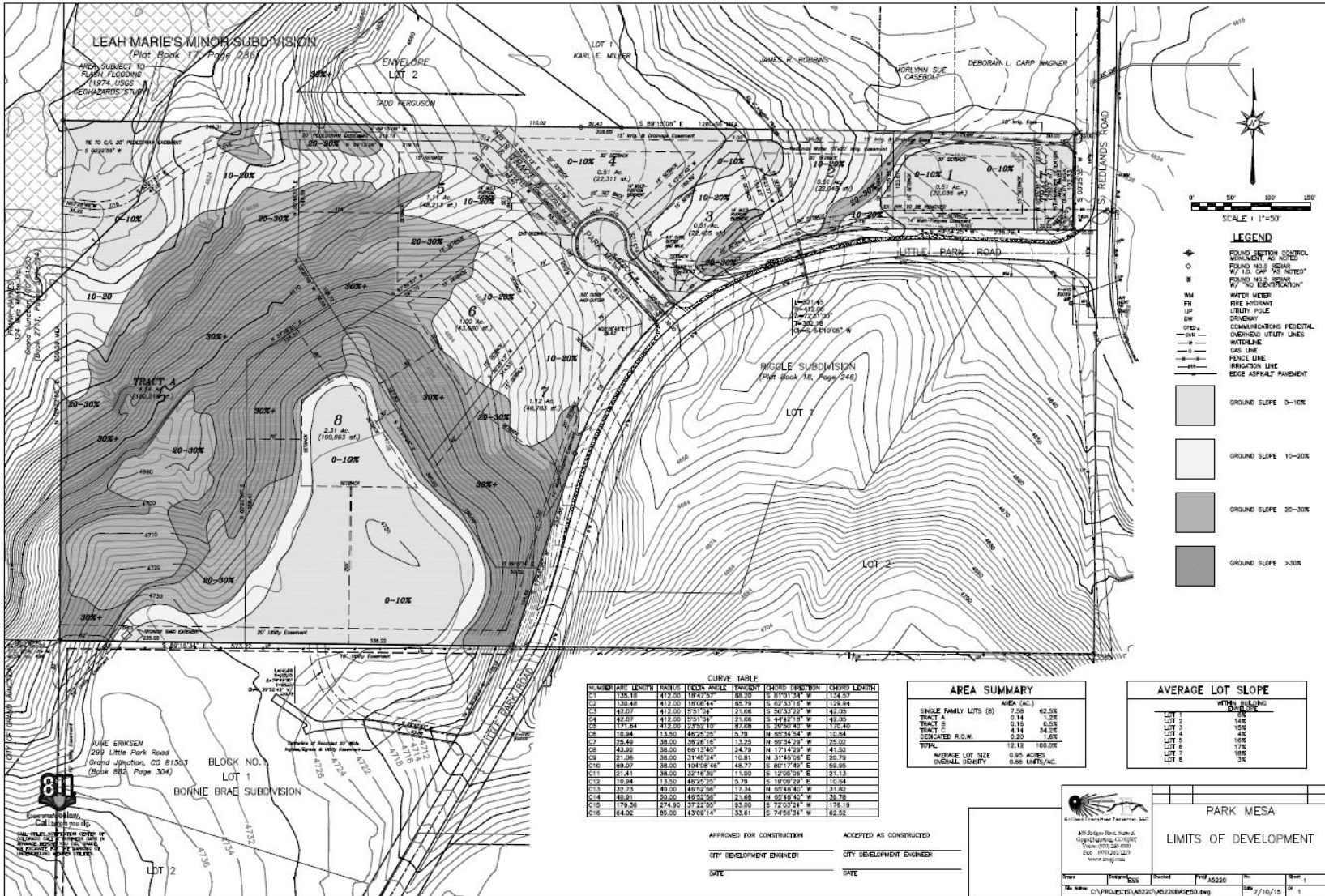
Comprehensive Plan Future Land Use Map







Park Mesa Subdivision (Proposed)



Limits of Development Sheet (showing average slopes in the area)

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A
PLANNED DEVELOPMENT WITH A DEFAULT R-2 (RESIDENTIAL – 2 DU/AC)
ZONE DISTRICT FOR THE DEVELOPMENT OF 8 SINGLE-FAMILY DETACHED
DWELLING UNITS TO BE KNOWN AS PARK MESA SUBDIVISION**

LOCATED AT 323 LITTLE PARK ROAD

Recitals:

The applicant, Ken Scissors, wishes to develop an eight (8) lot, single-family detached residential subdivision to be located at 323 Little Park Road on a total of 12.1 +/- acres to be constructed within one (1) phase.

The request for an Outline Development Plan as a Planned Development with a default R-2, (Residential – 2 du/ac) zoning district, including deviations have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-2), deviations and conditions of approval for the Outline Development Plan for Park Mesa Subdivision.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved “long-term community benefits” by allowing the property to be developed as a semi-rural residential subdivision, as the Zoning and Development Code encourages the preservation of environmentally sensitive areas and open space to preserve the natural features, topography and rock outcroppings of the property. The proposed subdivision would also reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1, which could be up to 12 lots, rather than what the applicant is proposing as eight (8) lots. Proposed Tracts A and B will also include the dedication of a 20’ wide public pedestrian easement for future connection to City owned property to the southwest (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE PARK MESA SUBDIVISION IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described property:

Beginning at the Southwest corner of the South Half of the Southeast Quarter of the Southwest Quarter (S1/2 SE1/4 SW1/4) of Section 22, Township 1, South Range 1 West, of the Ute Meridian, whence the South Quarter corner of said Section 22 bears South 89 degrees 15'34" East, a distance of 1310.15 feet, for a basis bearing, with all bearings contained herein being relative thereto; thence North 00 degrees 22'56" East, a distance of 659.59 feet along the West line of said S1/2 SE1/4 SW1/4 to the Northwest corner; thence South 89 degrees 15'08" East along the North line of said S1/2 SE1/4 SW1/4 a distance of 1280.66 feet; thence South 00 degrees 25'35" West a distance of 122.33 feet to a point on the Northwesterly right-of-way line of Little Park Road, as described in Book 906, Page 193 Mesa County Records; thence along said Northwesterly right-of-way line the following three (3) courses: (1) North 89 degrees 34'25" West a distance of 236.79 feet; (2) along the arc of a curve to the left, having a delta angle of 72 degrees 31'00", with a radius of 412.00 feet, an arc length of 521.45 feet, a chord bearing of South 54 degrees 10'05" West, and a chord length of 487.34 feet; (3) South 17 degrees 54'35" West, a distance of 256.86 feet to a point on the South line of the said S1/2 SE1/4 SW1/4; thence along said South line of the S1/2 SE1/4 SW1/4, North 89 degrees 15'34" West, a distance of 573.22 feet to the point of beginning.

(Property) Said parcel contains 12.12 +/- acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards, deviations and requirements:

If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-2 (Residential – 2 du/ac) Zoning District.

Density: The proposed density for Park Mesa Subdivision will be approximately 0.66 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Low (.5 – 2 du/ac). The applicant is requesting a default zone of R-2 which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access: The proposed subdivision will take access from Little Park Road. Lots 1, 2 and 8 will access Little Park Road by driveways. A cul-de-sac (Park Mesa Court) has been proposed to give access to Lots 3 through 7. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed). The proposed right-of-way width for the cul-de-sac meets minimum City standards. A shared driveway for access to Lots 4, 5 and 6 is proposed in Tract B.

Open Space: The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), which will be dedicated to and owned and maintained by the Home Owners Association. The proposed open space will preserve the natural features, topography and rock outcroppings of the property (proposed Tracts A and C). Proposed Tract C is the subdivision's stormwater detention pond and will be landscaped in accordance with Section 21.06.060 (h) (9) of the Zoning and Development Code and will include native grass seed mix, trees and shrubs. Proposed Tract A contains 4.14 acre of open space that will include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Phasing: The applicant is proposing to develop this subdivision in one (1) phase by December 31, 2018.

Topography: This property is 12.1 acres in size and has varying contours and hillsides from 0 – 10% to over 30% slopes. No building envelopes are proposed within the 30% slope areas. City Engineering and the Colorado Geological Survey have reviewed the submitted Geotechnical Report for the area and are recommending lot specific engineered building foundations and septic system designs.

Sanitary Sewer: There is presently no sanitary sewer service available to the property at this time. The southern lot line of this property is adjacent to the Persigo 201 Boundary. Existing sewer lines/mains are over 2,000 feet from the property on Rosevale Road. However, the applicant will be installing a dry sanitary sewer system to each lot in anticipation of future sewer connection. In June 2015, the applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow the homes to be served by septic systems and not hook onto the Persigo system. The Board did require that the Developer install dry sewer lines. A Power of Attorney will also be filed with the subdivision that commits the each property owner to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The minimum lot size to have a septic system is 0.50 acres in accordance with the Mesa County Health Department.

Long-Term Community Benefit: The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits:

1. Greater quality and quantity of public and/or private open space. The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), dedicated to and maintained by the Home Owners Association to preserve the natural features, topography and rock outcroppings of the property. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.
2. Reduced traffic demands. By setting aside 34% of the property in open space and reducing the density from a possible twelve units to a total of eight units, the proposed development will reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1.
3. In addition to the above two long-term community benefits, the proposed development preserves environmentally sensitive areas which is encouraged in the Zoning and Development Code.

Default Zone: The applicant is proposing to utilize the dimensional standard for the R-2 (Residential – 2 du/ac) zone as indicated in Section 21.03.040 (d) of the Zoning and Development Code, as follows:

Density: Applicant is proposing 0.66 dwelling units an acre.
Front yard setback (Principal/Accessory): 20'/25'.
Side yard setback (Principal/Accessory): 15'/3'.
Rear yard setback (Principal/Accessory): 30'/5'.
Maximum building height: 35'.
Maximum Lot Coverage: 30%.

Proposed Lot Sizes are as follows:

Lots 1 through 4: 0.51 acres
Lot 5: 1.11 acres, Lot 6: 1.00 acre, Lot 7: 1.12 acres, Lot 8: 2.31 acres.

Deviations:

Landscape buffer:

The subdivision proposal does not show that a 14' wide landscape buffer and perimeter enclosure to be constructed adjacent to Little Park Road (minor collector), because of the topographical and natural conditions of the property with hillsides, rock bands and natural drainage paths. Furthermore, the existing desert landscaping will serve as the landscaping design for the subdivision which is in character with this semi-rural area

Maximum building setback for single-family dwelling structures:

The proposed subdivision will be allowed to develop a single-family detached home to be setback more than 150 feet from a public right-of-way (proposed Lot 8). The proposed building site would be over 430' +/- from Little Park Road. Due to topographical constraints the applicant has obtained an Ingress/Egress Easement across the adjacent property to the south (299 Little Park Road) to provide legal access to proposed Lot 8. One of the objectives of the Hillside Development provisions of the Zoning and Development Code is to minimize the adverse effects of grading and cuts and fills. A new driveway accessing Lot 8 would require a significant cut into the existing hillside. By utilizing the adjacent driveway cutting into the hillside will not be required. In addition, the City Fire Department was supportive of the deviation since the applicant is proposing a fire hydrant within 250' of all properties and an all-weather driving surface for the drive-way of either asphalt or concrete to Lot 8 from Little Park Road with an approved turnaround at the end, supporting a fire truck. These meet the requirements for fire department access as identified within the International Fire Code.

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

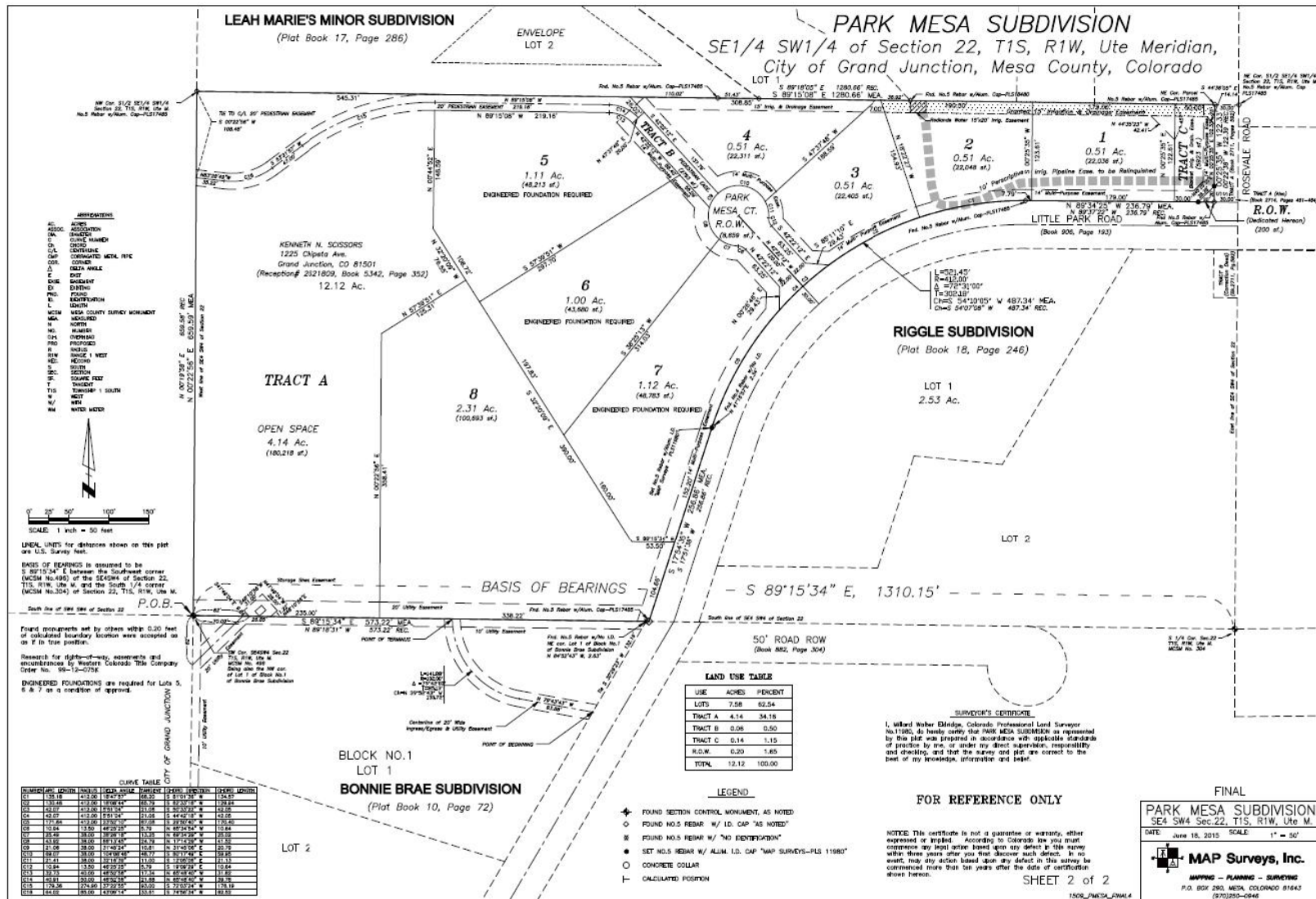
PASSED and ADOPTED this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

EXHIBIT A – PARK MESA SUBDIVISION





Attach 4

Date: September 22, 2015
 Author: Justin Vensel
 Title/ Phone Ext: Project Engineer/ X4017
 Proposed Schedule: October 7, 2015
 2nd Reading (if applicable): N/A
 File # (if applicable): N/A

CITY COUNCIL AGENDA ITEM

Subject: Contract for the Primary Clarifier Rehabilitation Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Elite Protective Coatings of Loma Colorado for the Primary Clarifier Rehabilitation Project for the Bid Amount of \$158,530
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the rehabilitation of the mechanical components of the primary clarifiers at the Persigo Wastewater Treatment Plant.

Background, Analysis and Options:

The primary clarifiers are one of the first treatment systems at the wastewater treatment plant easily recognized from the highway by the two large metal circular covers. Equipment inside the clarifier basins is over 30 years old and has slowly degraded over time due to the harsh environment. Rehabilitation will include sandblasting all of the metal components located in the clarifiers, make repairs as necessary, and re-coat all of the metal components.

A formal solicitation was advertised in the Daily Sentinel, and sent to Western Colorado Contractor's Association (WCCA), and posted on the City's website.

The following bids were received:

Firm	Location	Amount
Elite Protective Coatings	Loma, CO	\$158,530.00
Coblaco Services, Inc.	Aurora, CO	\$205,888.00
Riley Industrial	Farmington, NM	\$207,818.00
Spiegel Industrial	Steamboat Springs, CO	\$208,851.85
Sloop Enterprises Inc.	Steamboat Springs, CO	\$224,286.00
National Coatings, Inc.	Denver, CO	Incomplete Bid

This project is scheduled to begin in the middle of October and expected final completion date of early March.

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 repair and maintenance will guard against failure and ensure longevity for the wastewater collection system.

How this item relates to the Economic Development Plan:

Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment

This project relates to the Economic Development Plan by maintaining and improving collection system infrastructure. The replacement of the existing infrastructure allows for improved conveyance of sewage to the waste water treatment plant. Maintenance of the sewer collection system is crucial to all future economic development within the 201 Sewer Boundary. By completing this project, the City is ensuring that the collection system infrastructure will have adequate capacity to accommodate a growing economy and population.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

\$300,000 is budgeted in the Persigo Joint Sewer System budget for the Primary Clarifier Rehabilitation Project.

Sources

Primary Clarifier Budget	\$300,000
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Expenditures

<i>Contractor – Elite Protective Coatings</i>	\$158,530
Project Design	4,000
Project Administration/Inspection (est.)	<u>24,000</u>
Total Project Expenditures	\$186,530

Remaining Project Budget	\$113,470
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Legal issues:

If approved, the contract for the construction will be reviewed and approved by the City Attorney prior to execution.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This was presented during budget review.

Attachments:

None



Date: 8/11/15
 Author: Jodi Romero
 Title/ Phone Ext: Financial Operations
Director
 Proposed Schedule: August 19th, 2015
 2nd Reading
 (if applicable): September 2, 2015

Attach 5

CITY COUNCIL AGENDA ITEM

Subject: 2015 Fourth Supplemental Appropriation Ordinance
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for September 2, 2015
Presenter(s) Name & Title: Jodi Romero, Financial Operations Director

Executive Summary:

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2015 budget amendments for establishment of an Employee Retiree Health Trust.

Background, Analysis and Options:

Supplemental appropriations are required to ensure adequate appropriations by fund. If a new project, program or change of to a project or program is authorized by City Council a supplemental appropriation is also required for the legal authority to spend the funds.

The City has an employee funded retiree health program that provides retiree health insurance for employees who retire after age 50 and prior to being eligible for Medicare coverage. Disabled employees can participate before 50 as long as certain qualifications are met. The program is funded by mandatory active employee contributions and once an employee is a retiree participant the program pays a portion of the premium and the retiree pays the remainder. Retiree participation is a limited time only and ceases once the employee is eligible for Medicare. Currently the program is accounted for in the General Fund. Establishment of a formal Trust has several advantages; a trust will provide stronger legal protection for employee-held assets, a decision making board will be formed with employee representation allowing for evaluation and implementation of plan modifications, the ability to account for plan assets and future revenues in the valuation against long-term liabilities, and the ability to invest in longer term assets which will result in much higher investment earnings than currently allowed under the City’s general investment policies. After establishment of the Trust, the OPEB (Other Post Employment Benefits) valuation will result in a reduction of the reported unfunded liability.

Due to the positive healthcare claims experience over the last two years, the City has the opportunity to prefund a portion of the liability with the reimbursement received from Rocky Mountain Health Plans.

This 2015 supplemental appropriation provides, upon passage of the ordinance, for the following by fund:

General Fund 100 (\$1,527,202) for the disbursement of retiree health funds and establishment of a formal trust to manage the post-employment benefit including a transfer from the Insurance Fund as described below

Self-Insurance Fund 404 (\$500,000) for the transfer to the General Fund from Rocky Mountain Health Plans cost sharing reimbursement for the disbursement of retiree health funds

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

This action is needed to meet the Plan goals and policies.

How this item relates to the Economic Development Plan:

The appropriation ordinances provide the legal authority for the spending budget of the City. The budget supports and implements the City Council's economic vision and in particular the roles of "providing infrastructure that fosters and supports private investment" as well as "investing in and developing public amenities."

Board or Committee Recommendation:

None.

Financial Impact/Budget:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City.

Legal issues:

The ordinance has been drawn, noticed, and reviewed in accordance with the Charter.

Other issues:

None known at this time.

Previously presented or discussed:

The Employee Retiree Health Trust and transfer of funds from the Insurance Fund as well as the wage adjustments were discussed at the July 13th, 2015 City Council budget workshop at which time City Council directed Staff to bring forward as amendments to the 2015 Adopted Budget.

Attachments:

Proposed Fourth Supplemental Appropriation Ordinance for 2015 Budget

ORDINANCE NO. ____

**AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2015
BUDGET OF THE CITY OF GRAND JUNCTION**

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2015, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General	100	\$ 1,527,202
Self-insurance	404	\$ 500,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of ____, 2015.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of ____, 2015.

Attest:

President of the Council

City Clerk



Date: 10-2-15
 Author: Kathy Portner
 Title/ Phone Ext: Community Services Manager/1420
 Proposed Schedule: Oct. 7, 2015
 2nd Reading (if applicable):
 File # (if applicable):

Attach 6

CITY COUNCIL AGENDA ITEM

<p>Subject: Support of Colorado Riverfront Trail and Palisade Plunge as Priorities for the “Colorado Beautiful 16 Trails in 2016” Initiative</p>
<p>Action Requested/Recommendation: Approve a Resolution Supporting the Colorado Riverfront Trail and Palisade Plunge as Priorities for the “Colorado Beautiful 16 Trails in 2016”</p>
<p>Presenter(s) Name & Title: Brad Taylor, Co-Chair, Colorado Riverfront Commission Scott Winans, President, COPMOBA</p>

Executive Summary:

A request from local partners to support the Colorado Riverfront Trail and Palisade Plunge as regional priorities for the State’s “Colorado Beautiful 16 Trails in 2016” initiative.

Background, Analysis and Options:

The Colorado Department of Natural Resources and Great Outdoors Colorado are seeking input on a statewide initiative to identify trail gaps, missing trail segments and unbuilt trails across the state to be elevated as priority projects. The Riverfront Commission, in conjunction with other local partners, has requested that the City of Grand Junction endorse and encourage the State to select the Colorado Riverfront Trail as one of the “16 Trails in 2016” and the Colorado Plateau Mountain Bike Association (COPMOBA) and the Outdoor Recreation Coalition have requested that the City of Grand Junction endorse and encourage the State to select the Palisade Plunge as one of the “16 Trails in 2016”. This request has no fiscal implications, but would give preference to the selected projects for future grant opportunities.

For over 25 years, the Grand Valley has worked to build a continuous trail system along the Colorado River throughout Mesa County. To date, over 30 miles of trail have been completed through a cooperative, communitywide effort, with funding from both governmental and private sources, including GOCO; however, there is much left to be done, including connections from Las Colonias Park in downtown Grand Junction to 29 Road, 33½ Road to Palisade and east from Palisade and Fruita to the Kokopelli Trail system. As well there are many important spur connections, including Leach Creek, Horizon Drive and Monument Road.

The community cherishes the Colorado Riverfront Trail system and values it as a recreational and educational amenity, as well as a viable alternative transportation corridor- the trail system provides health, environmental and economic benefits to the people of the Grand Valley and they are eager to see it completed. The Grand Junction Comprehensive Plan supports the efforts to expand the trail system along the Colorado River and the Grand Valley Regional Transportation Plan 2040 identifies the Colorado Riverfront Trail as a priority among “Active Transportation Corridors.” The Colorado Riverfront Commission, the Grand Junction Urban Trails Committee and the Grand Valley Regional Transportation Committee have endorsed the Riverfront Trail as a priority for the “16 Trails in 2016 Project” initiative.

The Palisade Plunge is proposed as a single-track trail mountain bike route, connecting the top of the Grand Mesa to the valley floor. The 31 mile route includes 6,000 feet of elevation change through varying geology, terrain and ecosystems. This iconic route will capitalize on the unique assets of the area and augment the already diverse and extensive trail opportunities available in the Grand Valley.

Recreational trails are important community assets, providing opportunities for residents to experience the beauty, solitude and health benefits of the outdoors, as well as being a draw for visitors. The recent Northstar report reinforces the importance of outdoor recreation to the recruitment, branding and overall economic development of the region.

The Palisade Plunge will serve as an iconic, marketable, capstone trail for the region, bolstering the region’s status as a recognized, world-renowned mountain bike destination. The Palisade Plunge is endorsed by COPMOBA and the Outdoor Recreation Coalition.

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

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

Policy C: The City supports the efforts to expand the riverfront trail system along the Colorado River from Palisade to Fruita.

Being included in the “16 Trails in 2016” will provide opportunities to complete the trail systems.

How this item relates to the Economic Development Plan:

1.6 Investing in and Developing Public Amenities

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

Action Step: Identify and invest in key facilities, recreation, amenities, arts and culture and infrastructure that promote our community and attract visitors

Action Step: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation and multi-modal transportation.

The Colorado Riverfront Trail system is a key regional draw for the community and provides a corridor for both recreation and transportation. In addition, the Palisade Plunge would be an iconic recreational amenity that would promote the Grand Valley and attract visitors.

Board or Committee Recommendation:

The Grand Junction Urban Trails Committee, Riverfront Commission and GVRTC have endorsed the Riverfront Trail as a priority. COPMOBA and the Outdoor Recreation Coalition has endorsed the Palisade Plunge as a priority.

Financial Impact/Budget:

None

Legal issues:

None

Other issues:

None

Previously presented or discussed:

Not Applicable

Attachments:

Proposed Resolution

**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. ____-15**

**A RESOLUTION SUPPORTING THE COLORADO RIVERFRONT TRAIL AND
PALISADE PLUNGE AS PRIORITIES FOR THE *COLORADO BEAUTIFUL 16
TRAILS IN 2016***

RECITALS.

Governor Hickenlooper has announced a conservation and outdoors recreation initiative, *Colorado Beautiful*, with a goal for every Coloradan to live within a 10-minute walk of a vibrant green space. As part of that initiative, a statewide, comprehensive outdoor recreation map is being developed that will include all trails, open space, parks and protected lands, to be published in 2016. The initiative also includes the Colorado Department of Natural Resources working with Great Outdoor Colorado (GOCO) and other groups on the *16 Trails in 2016 Project* to identify trail gaps, missing trail segments and unbuilt trails across the State and elevate the priority of those projects.

The *Colorado Beautiful* initiative dove-tails with GOCO's five-year strategy that includes the *Inspire Initiative* to encourage more Colorado children to go outdoors, the *Connect Initiative* which focuses on connecting local and regional trails and access to parks and open space, and the *Protect Initiative* to preserve more priority landscapes, waterways and urban open spaces.

For over 25 years, the Grand Valley has worked to build a continuous trail system along the Colorado River throughout Mesa County. To date, over 30 miles of trail have been completed through a cooperative, communitywide effort, with funding from both governmental and private sources, including GOCO; however, there is much left to be done, including connections from Las Colonias Park in downtown Grand Junction to 29 Road, 33½ Road to Palisade and east from Palisade and Fruita to the Kokopelli Trail system. As well there are many important spur connections, including Leach Creek, Horizon Drive and Monument Road.

The community cherishes the Colorado Riverfront Trail system and values it as a recreational and educational amenity, as well as a viable alternative transportation corridor- the trail system provides health, environmental and economic benefits to the people of the Grand Valley and they are eager to see it completed. The Grand Junction Comprehensive Plan supports the efforts to expand the trail system along the Colorado River and the Grand Valley Regional Transportation Plan 2040 identifies the Colorado Riverfront Trail as a priority among "Active Transportation Corridors." The Colorado Riverfront Commission, the Grand Junction Urban Trails Committee and the Grand Valley Regional Transportation Committee have endorsed the Riverfront Trail as a priority for the "16 Trails in 2016 Project" initiative.

The Palisade Plunge is proposed as a single-track trail mountain bike route, connecting the top of the Grand Mesa to the valley floor. The 31 mile route includes 6,000 feet of elevation change through varying geology, terrain and ecosystems. This iconic route will capitalize on the unique assets of the area and augment the already diverse and extensive trail opportunities available in the Grand Valley.

Recreational trails are important community assets, providing opportunities for residents to experience the beauty, solitude and health benefits of the outdoors, as well as being a draw for visitors. The recent Northstar report reinforces the importance of outdoor recreation to the recruitment, branding and overall economic development of the region.

The Palisade Plunge will serve as an iconic, marketable, capstone trail for the region, bolstering the region's status as a recognized, world-renowned mountain bike destination. The Palisade Plunge is endorsed by COPMOBA and the Outdoor Recreation Coalition.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby join with our partners to endorse and encourage the State to select the Colorado Riverfront Trail System and Palisade Plunge as priority *16 Trails in 2016* projects and

FURTHER BE IT RESOLVED THAT the City Council of the City of Grand Junction offers it thanks and appreciation to the State for the *Colorado Beautiful, Inspire, Connect* and *Protect Initiatives* all in furtherance of the well-being of our citizens and the citizens of our State.

Adopted and approved this _____ day of _____, 2015.

President of the Council Pro Tem

ATTEST:

Stephanie Tuin
City Clerk



Attach 7

CITY COUNCIL AGENDA ITEM

Date: September 23, 2015
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: 1st Reading:
September 16, 2015
 2nd Reading: October 7, 2015
 File #: VAC-2015-314

Subject: 1800 Main Street Apartments Right-of-Way Vacation, Located East of 1800 Main Street

Action Requested/Recommendation: Adopt Ordinance on Final Passage and Order Final Publication of the Ordinance in Pamphlet Form

Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

The applicant, Gemini Capital of Grand Junction LLC, requests approval from the City of Grand Junction to vacate an excess 15' wide north/south right-of-way located east of 1800 Main Street. The right-of-way was dedicated with the filing of the East Main Street Addition subdivision in 1947 and is no longer needed.

Background, Analysis and Options:

Gemini Capital of Grand Junction LLC, requests approval from the City of Grand Junction to vacate excess right-of-way (4,112 +/- sq. ft. – 0.09 acres – see attached vacation exhibit). This portion of dedicated 15' wide right-of-way has never been constructed nor utilized as a street right-of-way, but rather serves more as a utility easement for an existing 24" storm sewer line and Xcel Energy overhead powerline. The applicant is requesting to vacate the existing right-of-way in order to construct a new 18,360 +/- sq. ft., 3-story, 27-unit multi-family residential apartment building as close to their east property line as possible. The proposed Site Plan Review application for the new apartment building is currently under review administratively (City file number SPN-2015-313). The existing property at 1800 Main Street currently is developed with three individual multi-family apartment buildings which contain a total of 66 units on 3.87 acres.

This right-of-way was dedicated with the filing of the East Main Street Addition subdivision in 1947.

The proposed vacation will not impede traffic, pedestrian movement or access along Main Street to the south nor Rood Avenue to the north. As a condition of approval, the City would retain a Utility Easement for the existing Xcel Energy overhead powerline and the City's storm sewer line.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on November 13, 2014 with one citizen along with the applicant's representative and City Project Manager in attendance. No objections to either the proposed multi-family apartment development or the right-of-way vacation were received.

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

The Grand Junction Comprehensive Plan promotes infill and redevelopment, especially within the City Center. Reinvestment and revitalization of this area of the community is a high priority of the Comprehensive Plan, therefore, the request to vacate excess right-of-way implements and meets the following goals and policies from the Comprehensive Plan:

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

Policy C: The City and Mesa County will make land use and infrastructure decisions consistent with the goals of supporting and encouraging the development of centers.

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

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

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.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed right-of-way vacation request specifically does not further the goals of the Economic Development Plan, it does allow for the proposal of additional multi-family housing units to be constructed within the community to meet housing demand for more affordable housing options.

Board or Committee Recommendation:

The Planning Commission recommended conditional approval of the right-of-way vacation at their September 8, 2015 meeting.

Financial Impact/Budget:

Based on an actual value of \$0.84 per square foot of the adjacent property, as calculated by the Mesa County Assessor's office, the total value of the ROW requested to be vacated is approximately \$3,454.08.

Legal issues:

The proposed vacation request has been reviewed by the Legal Division.

Previously presented or discussed:

First Reading consideration of the Vacation Ordinance was on September 16, 2015.

Attachments:

Staff Report/Background Information
Site Location Map
Aerial Photo Map
Comprehensive Plan Future Land Use Map
Existing Zoning Map
Ordinance

BACKGROUND INFORMATION					
Location:		East of 1800 Main Street			
Applicants:		Gemini Capital of Grand Junction LLC, Owner Eric Kraai, Kraai Design Inc., Representative			
Existing Land Use:		Dedicated Right-of-Way (Unused)			
Proposed Land Use:		To accommodate the building site location for a proposed 27-unit multi-family apartment building			
Surrounding Land Use:	North	Single-family detached residential			
	South	Commercial properties			
	East	Multi-family residential			
	West	Commercial property – Freeway Bowl			
Existing Zoning:		R-24 (Residential – 24 du/ac)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-8 (Residential – 8 du/ac)			
	South	C-2 (General Commercial)			
	East	C-2 (General Commercial)			
	West	R-16 (Residential – 16 du/ac)			
Future Land Use Designation:		Urban Residential Mixed Use (24 + du/ac) Residential High Mixed Use (16 – 24 du/ac)			
Zoning within density range?		X	Yes		No

Section 21.02.100 (c) of the Grand Junction Zoning and Development Code:

The vacation of right-of-way shall conform to the following:

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

Granting the request to vacate excess right-of-way does not conflict with the Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City. The request meets with Goals 1, 3 and 5 of the Comprehensive Plan and the vacation area is not shown on the Grand Valley Circulation Plan as needed right-of-way. A utility easement will be retained for existing utilities as a condition of approval. The requested vacation of right-of-way is in anticipation of accommodation of construction for a new 27-unit multi-family residential apartment building.

Therefore, this criterion has been met.

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

No parcels will be landlocked as a result of this vacation request. The existing property will still be accessed from Main Street with an additional new curb-cut proposed from Rood Avenue to access the anticipated construction of a fourth apartment building on-site that would contain 27-units.

Therefore, this criterion has been met.

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

Access will not be restricted to any parcel. A road was never constructed and the dedicated right-of-way area is not used by anyone for access to a property. The two properties abutting this area have access to Main Street as well as Rood Avenue.

Therefore, this criterion has been met.

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

No adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land will not be reduced by the result of this vacation request. The existing right-of-way area has never been constructed/developed as a street right-of-way and serves more as a utility easement for an existing 24" storm sewer line and Xcel Energy overhead powerline. A utility easement will be retained for existing utilities as a condition of approval.

Therefore, this criterion has been met.

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

Adequate public facilities and services will not be inhibited to any property as a result of this proposed vacation request. The applicant is requesting to vacate this right-of-way in order to incorporate the land area within their existing property in order to accommodate the construction of a new 27-unit multi-family apartment building. No adverse comments concerning the proposed rights-of-way vacation were received from the utility review agencies during the staff review process. As a condition of approval, a utility easement will be retained for existing utilities located within the

vacated rights-of-way. The Grand Valley Circulation Plan does not show a connection between Rood Avenue and Main Street.

Therefore, this criterion has been met.

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

Maintenance requirements for the City will not change as a result of the proposed right-of-way vacation. A utility easement will be retained to allow for the continuation and access of existing utilities and no negative comments were received from the utility review agencies during the review process. The existing right-of-way in this area has never been constructed, so there will be no financial impact by the vacation. The right-of-way vacation request will also provide the applicant with additional land area to better use and incorporate into their property as part of their new development proposal.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the 1800 Main Street Apartments Right-of-Way Vacation application, VAC-2015-314 for the vacation of public right-of-way, I as Project Manager make the following findings of fact, conclusions and conditions:

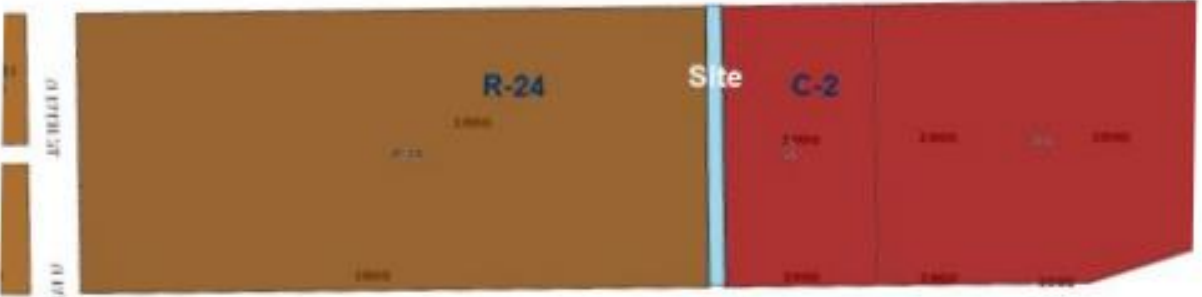
1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 (c) of the Grand Junction Zoning and Development Code have all been met and addressed.
3. As a condition of approval, the City will retain a Utility Easement.



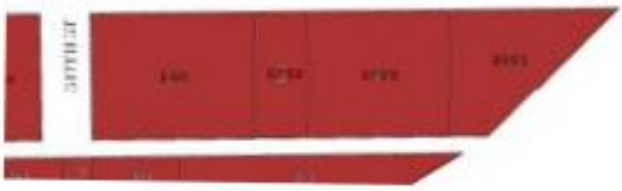


WOOD ST

20th



ALBANY



17th



CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE VACATING EXCESS RIGHT-OF-WAY FOR THE PROPOSED 1800 MAIN STREET MULTI-FAMILY RESIDENTIAL APARTMENT BUILDING EXPANSION APPLICATION

LOCATED AT 1800 MAIN STREET

RECITALS:

The applicant, Gemini Capital of Grand Junction LLC, requests approval from the City of Grand Junction to vacate excess right-of-way (4,112 +/- sq. ft. – 0.09 acres – see attached Exhibit A). This portion of dedicated 15' wide right-of-way has never been constructed nor utilized as a street right-of-way, but rather serves more as a utility easement for an existing 24" storm sewer line and Xcel Energy overhead powerline. The applicant is requesting to vacate the existing right-of-way in order to construct a new 18,360 +/- sq. ft., 3-story, 27-unit multi-family residential apartment building as close to their east property line as possible. The proposed Site Plan Review application for the new apartment building is currently under review administratively (City file number SPN-2015-313). The existing property at 1800 Main Street currently is developed with three individual multi-family apartment buildings which contain a total of 66 units on 3.87 acres.

This right-of-way was dedicated with the filing of the East Main Street Addition subdivision in 1947.

The proposed vacation will not impede traffic, pedestrian movement or access along Main Street to the south nor Rood Avenue to the north. As a condition of approval, the City would retain a Utility Easement for the existing Xcel Energy overhead powerline and the City's storm sewer line.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

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

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The City will retain a Utility Easement.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A certain parcel of land lying in the South Half (S 1/2) of Section 13, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

That certain platted parcel of land, depicted as 15 feet in width, lying entirely within the plat of East Main Street Addition, as same is recorded in Plat Book 7, Page 31, Public Records of Mesa County, Colorado, bounded on the West by the East line of Block 5; bounded on the South by the North right of way of Main Street; bounded on the North by the South line of Rood Avenue and bounded on the East by the West line of said East Main Street Addition.

CONTAINS 4,112 Sq. Ft. or 0.094 Acres as described.

Said vacated right-of-way to be retained as a Utility Easement.

Introduced for first reading on this 16th day of September, 2015 and ordered published in pamphlet form.

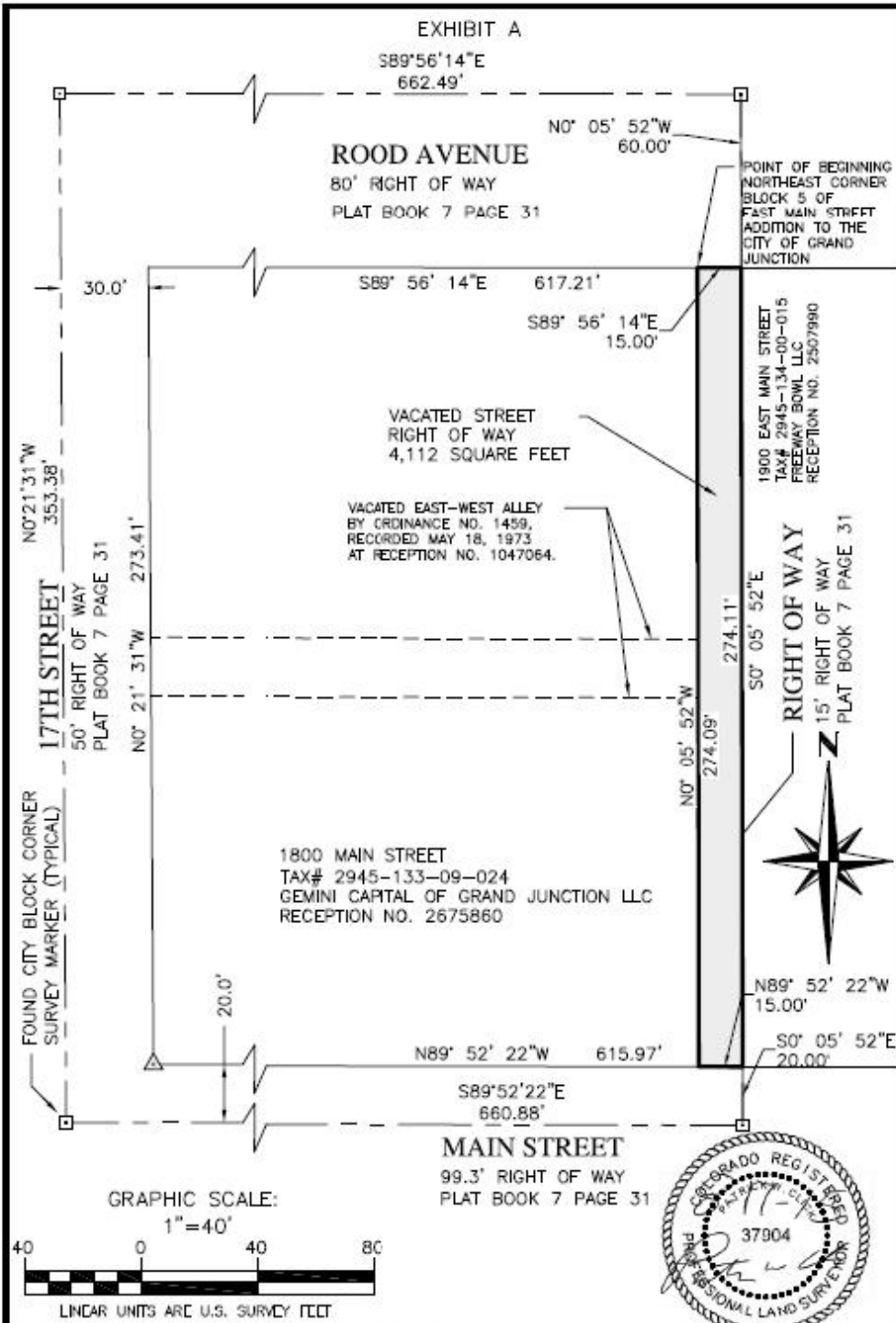
PASSED and ADOPTED this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

President of City Council Pro Tem

City Clerk

EXHIBIT A



<p>LEGAL DESCRIPTION SKETCH SITUATED IN SECTION 13, T1S, R1W, UTE GRAND JUNCTION, MESA COUNTY, COLORADO</p>		<p>POLARIS SURVEYING</p> <p>PATRICK W. CLICK P.L.S. No. 37904 3194 MESA AVENUE #3 GRAND JUNCTION, CO 81504 PHONE (970)434-7038</p>
<p>ROAD RIGHT OF WAY VACATION</p>		
<p>TAX# 2945-133-09-024</p>		
<p>OWNER: GEMINI CAPITAL OF GRAND JUNCTION LLC</p>		
<p>1800 MAIN STREET</p>		



Attach 8

CITY COUNCIL AGENDA ITEM

Date: August 25, 2015
 Author: Senta Costello
 Title/ Phone Ext: Senior Planner/x1442
 Proposed Schedule: Planning
 Commission: September 8, 2015
 City Council : 1st Reading: September 16, 2015; 2nd Reading: October 7, 2015
 File # (if applicable): VAC-2015-323

Subject: Community Hospital Alley Vacation – Vacating the Remaining North/South and East/West Alleys, Located between N. 11 th Street, N. 12 th Street, Orchard Avenue, and Walnut Avenue
Action Requested/Recommendation: Adopt Ordinance on Final Passage and Order Final Publication of the Ordinance in Pamphlet Form
Presenter(s) Name & Title: Senta Costello, Senior Planner

Executive Summary:

Request to vacate a non-constructed alley right-of-way located between N .11th Street, N. 12th Street, Orchard Avenue, and Walnut Avenue. The right-of-way was originally dedicated in anticipation of alley construction and is no longer needed.

Background, Analysis and Options:

The property was platted in 1898 as part of the Capitol Hill Subdivision and annexed in 1958 as part of the North Monterey Park Annexation. The original portion of Community Hospital was built on the western end of the property in 1964. The right-of-way was conveyed to the City of Grand Junction in 1964 for alley and utility purposes; however, the alley was never constructed. Since, the original construction, several additions were constructed, including a new wing and entrance vestibule on the eastern end. This addition was constructed over a portion of the alley right-of-way. The alley does contain a sanitary sewer line; however, the line only provides service to the hospital property. The sewer line maintenance will be taken over by the property owner; therefore an easement does not need to be maintained as part of the vacation.

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

Goal 6: Land use decisions will encourage preservation and appropriate reuse.

Vacation of the right-of-way will clear up the encroachment of a private use within the public right-of-way, allowing for the property to maintain its current use and/or be transferred to another owner clear of encroachments.

How this item relates to the Economic Development Plan:

The purpose of the Economic Development Strategy and Action Plan is to present a clear plan of action for improving business conditions and attracting and retaining employers. While this request does not specifically address one of the Plans goals, it does clear the title of encroachments into public facilities facilitating future development.

Board or Committee Recommendation:

Planning Commission recommended approval to City Council for the request at its September 8, 2015 public hearing.

Financial Impact/Budget:

The alley was never constructed, so there will be no financial impact by the vacation. The sewer line maintenance will be the responsibility of the property owner; therefore, any future maintenance requirement costs will not be incurred by the City of Grand Junction. Council directed staff to evaluate on a case by case basis the value of selling ROW's at the time of a vacation request. Based on an actual value of \$4.77 per square foot of the adjacent property, as calculated by the Mesa County Assessor's office, the total value of the ROW requested to be vacated is approximately \$30,763.

Legal issues:

City Attorney has reviewed and approved the form of the proposed ordinance.

Other issues:

No issues have been identified.

Previously presented or discussed:

First reading of the proposed ordinance was before the City Council on September 16, 2015.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Ordinance

BACKGROUND INFORMATION					
Location:		2021 N 12 th Street			
Applicants:		Colorado West Health Care Systems – David Willower			
Existing Land Use:		Community Hospital			
Proposed Land Use:		No change proposed			
Surrounding Land Use:	North	Multi-family residential			
	South	Colorado Mesa University Dormitory			
	East	Commercial offices			
	West	Single Family Residential			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		No change proposed			
Surrounding Zoning:	North	R-24 (Residential 24 du/ac), R-O (Residential Office)			
	South	PD (Planned Development)			
	East	B-1 (Neighborhood business)			
	West	R-8 (Residential 8 du/ac)			
Future Land Use Designation:		Business Park Mixed Use			
Zoning within density range?		X	Yes		No

Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the right-of-way shall conform to the following:

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

The request meets Goal 6 of the Comprehensive Plan and is not shown on the Grand Valley Circulation Plan as a needed right-of-way; vacation will not violate the Plan.

Therefore, this criterion is met.

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

No parcel will be landlocked if this vacation is approved.

Therefore, this criterion is met.

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

Access to all neighboring properties will be unaffected if this vacation is approved.

Therefore, this criterion is met.

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

The alley was not constructed, therefore not depended upon for circulation. The utilities located in the alley only provide service to the hospital property. The health, safety and welfare of the neighborhood and general community will not be negatively affected if this vacation is approved.

Therefore, this criterion is met.

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

Adequate public facilities and services are currently available to the neighborhood and will not change if this vacation is approved as the alley was not constructed.

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

The alley was never constructed, so there will be no financial impact by the vacation. The sewer line maintenance will be the responsibility of the property owner; therefore, any future maintenance requirement costs will not be incurred by the City of Grand Junction.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Community Hospital Alley vacation application, VAC-2015-323 for the vacation of a public right-of-way, I make the following findings of fact and conclusions:

- 4. The requested right-of-way vacation is consistent with the Comprehensive Plan.
- 5. The review criteria in Section 21.02.100 of the Grand Junction Municipal Code have all been met.

Site Location Map



Aerial Photo Map



Future Land Use Map



Zoning Map



CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING ALLEY RIGHT-OF-WAY
LOCATED BETWEEN N. 11TH STREET, N. 12TH STREET,
ORCHARD AVENUE, AND WALNUT AVENUE**

RECITALS:

A vacation of the dedicated right-of-way for has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

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

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

TRACT VACATION
(BOOK 862, PAGE 371)

A certain tract or parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain 15 foot wide Tract of land as recorded in Book 862, Page 371, Public Records of Mesa County, Colorado.

CONTAINING 6,444 Square Feet or 0.148 Acres, more or less, as described.

Introduced for first reading on this 16th day of September 2015 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of October 2015 and ordered published in pamphlet form.

ATTEST:

President of City Council Pro Tem

Stephanie Tuin
City Clerk

Attach 9

CITY COUNCIL AGENDA ITEM

Subject: CDBG Subrecipient Contracts with Western Colorado Suicide Prevention, St. Mary's Foundation Gray Gourmet and Foster Grandparent Programs, Housing Resources of Western Colorado, and Partners for Previously Allocated Funds within the 2015 Community Development Block Grant (CDBG) Program Year

Action Requested/Recommendation: Authorize the Interim City Manager to Sign the Subrecipient Contracts with Western Colorado Suicide Prevention, St. Mary's Foundation Gray Gourmet and Foster Grandparent Programs, Housing Resources of Western Colorado, and Partners for Total Grant Funds of \$77,808 of the City's 2015 Program Year Funds

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

Executive Summary: The Subrecipient Contract formalizes the City's award of a total of \$77,808 to Western Colorado Suicide Prevention, St. Mary's Foundation Gray Gourmet and Foster Grandparent Programs, Housing Resources of Western Colorado, and Partners allocated from the City's 2015 CDBG Program as previously approved by Council. The grant funds will be used for human services and facility improvements.

Background, Analysis and Options:

CDBG 2015-04 Western Colorado Suicide Prevention Bridges Program

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. CDBG funds in the amount of \$8,860 will be used to offset costs of counseling sessions. Additional funds in the amount of \$6,500 have been leveraged from other sources for this program.

CDBG 2015-05 St. Mary's Foundation Gray Gourmet Program

The Gray Gourmet program prepares, serves and delivers a hot and nutritious lunchtime meal for Mesa County seniors ages 60 and older. The program fosters health, independence and wellbeing. Volunteers deliver meals to homebound, frail and recovering elderly that do not have the means to travel to one of the serving locations. CDBG funds would fund three more volunteers delivering approximately 500 more meals on selected routes within the City limits. CDBG funds in the amount of \$9,950 will be used to reimburse program volunteers for gas and mileage to travel to and from delivery locations. Additional funding in the amount of \$19,880 has been leveraged from other sources for this program.

CDBG 2015-06 St. Mary's Foundation Foster Grandparent Program

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. CDBG funds in the amount of \$8,998 will be used to reimburse program volunteers for gas and mileage to travel to and from service locations. Additional funding in the amount of \$330,195 has been leveraged from other sources for this program.

CDBG 2015-08 Housing Resources of Western Colorado Emergency Repair Program

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 in the amount of \$22,500 will be used to help pay for materials and labor for the program. Housing Resources expects to serve 75 city residents through the program. Additional funding in the amount of \$7,500 has been leveraged from other sources for this program.

CDBG 2015-12 Partners Program Office Safety Improvements

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 in the amount of \$27,500 will be used to add a second stairwell at the west end of the building for a secondary escape. Additional funding in the amount of \$23,500 has been leveraged from other sources for this project.

These agencies are considered "subrecipients" to the City. The City will "pass through" a portion of its 2015 Program Year CDBG funds to the agencies but the City remains responsible for the use of these funds. The contracts outline the duties and responsibilities of the agencies and ensure that the subrecipients comply with all Federal rules and regulations governing the use of these funds. The contracts must be approved before the subrecipients may obligate or spend any of these Federal funds. Exhibit A of the contracts (see attachments) contains the specifics of the projects and how the money will be used by the subrecipients.

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

These projects funded through the 2015 CDBG grant year allocation address steps towards the City's Comprehensive Plan Goal listed below by providing housing for homeless families.

Goal 12: These projects provide or support a variety of services that sustain, develop and enhance a healthy, diverse community and economy.

How this item relates to the Economic Development Plan: These projects provide and support a variety of services that help families and individuals stabilize their lives, obtain jobs and other services and maintain productive, healthy lives within the community.

Board or Committee Recommendation: There is no board or committee review of this request.

Financial Impact/Budget: Previously approved 2015 CDBG Program Year Budget

Legal issues: Funding is subject to Subrecipient Agreements. The City Attorney has reviewed and approved the form of the agreements.

Other issues: No other issues have been identified.

Previously presented or discussed: City Council discussed and approved the allocation of CDBG funding for these projects at its May 20, 2015 meeting.

Attachments:

1. Exhibit A, Subrecipient Agreement – Western Colorado Suicide Prevention
2. Exhibit A, Subrecipient Agreement – St. Mary's Foundation Gray Gourmet Program
3. Exhibit A, Subrecipient Agreement – St. Mary's Foundation Foster Grandparent Program
4. Exhibit A, Subrecipient Agreement – Housing Resources of Western Colorado
5. Exhibit A, Subrecipient Agreement – Partners

ATTACHMENT 1
2015 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
Western Colorado Suicide Prevention Foundation

EXHIBIT "A"
SCOPE OF SERVICES

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$8,860.00 from its 2015 Program Year CDBG Entitlement Funds for counseling services for the Bridges program. The general purpose of the Bridges program and this project is to provide support to suicidal youth that have financial needs in order to receive therapy.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income of low/moderate income clientele benefit (570.201(c)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado. In addition, this project meets CDBG eligibility requirements under section 570.201(e), Public Services.
3. Bridges is an emergency counseling fund for children, teens and young adults at risk for suicide who do not have financial resources to obtain assistance. It is understood that the City's grant of \$8,860 in CDBG funds shall be used towards counseling session for Bridges clients that reside within the City limits and meet income guidelines. Costs associated with any other elements of the program or other activities of the Western Colorado Suicide Prevention Foundation shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2015 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2016.
5. The total budget for the project is estimated to be \$15,360. CDBG funds shall be used for counseling services.
6. The Western Colorado Suicide Prevention Foundation expects to serve a total of 45 youth and young adults through the Bridges program during the coming year.
7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

_____ Western Colorado Suicide Prevention Foundation

_____ City of Grand Junction

8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the date of completion of the project the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$10,200 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ Western Colorado Suicide Prevention Foundation

_____ City of Grand Junction

ATTACHMENT 2
2015 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
St. Mary's Foundation Gray Gourmet Program

EXHIBIT "A"
SCOPE OF SERVICES

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$9,950.00 from its 2015 Program Year CDBG Entitlement Funds for reimbursement of mileage expenses for program volunteers. The general purpose of the entire program and this project is to enable frail elderly persons to keep their independence as long as possible. Gray Gourmet volunteers deliver hot and nutritious lunchtime meals for seniors 60 and older.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income or elderly clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low/moderate income seniors in Grand Junction, Colorado.
3. The Gray Gourmet program enables frail, elderly persons to stay in their homes as long as possible by helping to provide meals to these persons. It is understood that the City's grant of \$9,950 in CDBG funds shall be used to reimburse volunteers for mileage expenses incurred for traveling to and from their client's home to deliver daily meals. Costs associated with any other elements of the program shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2015 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2016.
5. The total budget for the project is estimated to be \$29,830. CDBG funds shall be used exclusively for volunteer mileage reimbursement.
6. The Gray Gourmet Program delivered 78,000 meals to homebound seniors in 2014 and expect a 3 percent increase in service for the coming year.
7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.

_____ Gray Gourmet

_____ City of Grand Junction

8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the date of completion of the project the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$10,200 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ Gray Gourmet

_____ City of Grand Junction

ATTACHMENT 3

**2015 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
*ST MARY'S FOUNDATION FOR THE FOSTER GRANDPARENT PROGRAM***

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$8,998.00 from its 2015 Program Year CDBG Entitlement Funds for reimbursement of mileage expenses for program volunteers. The general purpose of the entire program and this project is to provide useful, productive roles for senior citizens while in turn providing children with special needs with nurturing, mentoring and tutoring provided by the volunteer foster grandparents.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.201(e)). It shall meet this objective by providing the above-referenced services to low/moderate income persons in Grand Junction, Colorado.
3. The Foster Grandparent Program provides low to moderate income elderly persons with opportunities to help children. It is estimated that over 1,700 children in local schools with special needs receive the nurturing, mentoring and tutoring services provided by the program. It is understood that the City's grant of \$8,998 in CDBG funds shall be used to reimburse volunteers for mileage expenses incurred for traveling to and from their volunteer station within the City limits.
4. This project shall commence upon the full and proper execution of the 2015 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2016.
5. The total project budget for the Foster Grandparent program is estimated to be \$339,193. CDBG funds shall be utilized exclusively for mileage reimbursement.
6. The Foster Grandparent Program estimates that the total number of clients served by the program in 2014 was 52 in-city resident low-income volunteers, providing service to 934 children. CDBG funding will help expand the program to 55 in-city volunteers to be able to increase service to 1000 children.

_____ St. Mary's Foundation

_____ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the date of completion of the project the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$10,200 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ St. Mary's Foundation

_____ City of Grand Junction

ATTACHMENT 4
2015 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH
Housing Resources of Western Colorado

EXHIBIT "A"
SCOPE OF SERVICES

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$22,500.00 from its 2015 Program Year CDBG Entitlement Funds for the Emergency Home Repair Program which is operated by Housing Resources of Western Colorado. The program provides low income residents with 24-hour emergency repair services to their homes.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income clientele benefit (570.201(c)). It shall meet this objective by providing the above-referenced services to low/moderate income persons and households in Grand Junction, Colorado.
3. The project consists of providing labor and materials/equipment which primarily includes roof repair, furnace repair, correcting carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative cooling repair or replacement. It is understood that the City's grant of \$22,500 in CDBG funds shall be used only for the type of home repairs and improvements described in this agreement. Costs associated with any other elements of this or other programs provided by Housing Resources of Western Colorado shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2015 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before December 31, 2016.
5. The total project budget for the project is estimated to be \$30,000, approximately broken down as follows.

Labor	\$10,000	CDBG and Housing Resources
Materials	\$20,000	CDBG and Housing Resources
6. This project will preserve and improve approximately 100 affordable housing units in the coming year.

_____ Housing Resources of Western Colorado

_____ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the date of completion of the project the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$22,500 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ Housing Resources of Western Colorado

_____ City of Grand Junction

**Attachment 5
2015 SUBRECIPIENT CONTRACT FOR
CITY OF GRAND JUNCTION
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS
WITH**

Mesa Youth Services, Inc. dba Mesa County Partners (Partners)

**EXHIBIT "A"
SCOPE OF SERVICES**

1. The City agrees to pay the Subrecipient, subject to the subrecipient agreement, \$27,500.00 from its 2015 Program Year CDBG Entitlement Funds to construct a new stairwell for safety improvements to the main program office located at 1169 Colorado Avenue in Grand Junction, Colorado ("Property"). Partners provides programs for substance abuse prevention, victim empathy, and life skills educational classes at the main program office.
2. The Subrecipient certifies that it will meet the CDBG National Objective of low/moderate income benefit (570.201(c)). It shall meet this objective by providing the above-referenced services to low/moderate income and homeless persons in Grand Junction, Colorado.
3. The project consists of public facilities improvement to the existing Partners main program office located at 1169 Colorado Avenue. CDBG funds will be used to construct a new stairwell on the interior of the west end of the building and other interior safety improvements. The Property is currently owned and operated by Partners which will continue to operate the facility. It is understood that the City's grant of \$27,500 in CDBG funds shall be used only for the improvements described in this agreement. Costs associated with any other elements of the project shall be paid for by other funding sources obtained by the Subrecipient.
4. This project shall commence upon the full and proper execution of the 2015 Subrecipient Agreement and the completion of all appropriate environmental, Code, State and Local permit review and approval and compliance. The project shall be completed on or before August 31, 2016.
5. The total budget for the project is estimated to be \$51,000 with funding allocated as follows:

Stairwell	\$41,000	CDBG and Partners
Funds		
Safety Improvements	\$10,000	Partners Funds

6. This project will improve safety in the main program office for Partners clients and staff. Partners anticipates serving 1,250 youth in its programs in the coming year.

_____ Partners

_____ City of Grand Junction

7. The City shall monitor and evaluate the progress and performance of the Subrecipient to assure that the terms of this agreement are met in accordance with City and other applicable monitoring and evaluating criteria and standards. The Subrecipient shall cooperate with the City relating to monitoring, evaluation and inspection and compliance.
8. The Subrecipient shall provide quarterly financial and performance reports to the City. Reports shall describe the progress of the project, what activities have occurred, what activities are still planned, financial status, compliance with National Objectives and other information as may be required by the City. A final report shall also be submitted when the project is completed.
9. During a period of five (5) years following the date of completion of the project the use of the Properties improved may not change unless: A) the City determines the new use meets one of the National Objectives of the CDBG Program, and B) the Subrecipient provides affected citizens with reasonable notice and an opportunity to comment on any proposed changes. If the Subrecipient decides, after consultation with affected citizens that it is appropriate to change the use of the Properties to a use which the City determines does not qualify in meeting a CDBG National Objective, the Subrecipient must reimburse the City a prorated share of the City's \$10,200 CDBG contribution. At the end of the five-year period following the project closeout date and thereafter, no City restrictions under this agreement on use of the Properties shall be in effect.
10. The Subrecipient understands that the funds described in the Agreement are received by the City from the U.S. Department of Housing and Urban Development under the Community Development Block Grant Program. The Subrecipient shall meet all City and federal requirements for receiving Community Development Block Grant funds, whether or not such requirements are specifically listed in this Agreement. The Subrecipient shall provide the City with documentation establishing that all local and federal CDBG requirements have been met.
11. A blanket fidelity bond equal to cash advances as referenced in Paragraph V.(E) will not be required as long as no cash advances are made and payment is on a reimbursement basis.
12. A formal project notice will be sent to the Subrecipient once all funds are expended and a final report is received.

_____ Partners

_____ City of Grand Junction

International Irlen Syndrome Awareness Week Highlights Visual Stress Disorder Affecting 15% Of The Population

The Irlen® Institute announces that the second annual International Irlen Syndrome Awareness Week will take place from October 19-23, 2015. Approximately 15% of the general population suffers from Irlen Syndrome, the brain's inability to process visual information, affecting daily functioning. Patients of all ages and ethnicities may experience Syndrome symptoms, which include light sensitivity, headaches or migraines, difficulty or discomfort when reading, eye strain, and distorted print text or environment.

Irlen Syndrome affects huge sectors of the population, but is not yet identified by standard educational or medical tests. The Awareness Week will draw attention to staggering numbers: 50% of individuals with reading and learning difficulties, 30% of people with ADHD and autism, and approximately 15% of the general population struggle with Irlen Syndrome. Unfortunately, most of these sufferers remain unaware of the true source of their problems. Irlen Syndrome has also been linked to brain injury, chronic headaches and migraines.

The Institute's Founder Helen Irlen says, "Irlen Syndrome is more common than heart disease or asthma, and affects daily quality of life in serious ways. By increasing awareness, we hope to move away from costly misdiagnoses and help sufferers access readily available solutions."

Failure to identify and treat Irlen Syndrome can have severe consequences, ranging from academic and workplace failure or ongoing physical and emotional symptoms, to increased likelihood to enter the criminal justice system. International Irlen Syndrome Awareness Week highlights the importance and ease of correctly identifying and treating Irlen Syndrome.

AWARENESS WEEK EVENTS, Grand Junction

(1) A "Turn Out the Lights" event Tuesday, October 20 at 10 a.m. local time asks supporters everywhere to turn out their fluorescent lights for one minute in support of Irlen Syndrome sufferers.

(2) Information about Irlen Syndrome is available at the **Literacy Matters** event on Tuesday, October 20, 2:00 - 6:00 pm in the Student Center, Colorado Mesa University. This event is an opportunity for community members to learn more about local agencies and business who promote literacy.

(3) Information and pre-screening for Irlen Syndrome is available on Thursday, October 22, 11:00 am – 2:00 pm at **Out West Books**, 533 Main Street, Grand Junction. Complimentary Irlen® self-tests are also available online at Irlen.com.

HOW TO SUPPORT

The Irlen® Institute works in cooperation with nonprofits and other organizations in the United States and around the world to facilitate prompt diagnosis, treatment and care of individuals with Irlen Syndrome. Partners include the Irlen Syndrome Foundation and The Semper Fi Fund. A full list of affiliated organizations may be found on the [Irlen® website](http://Irlen.com).

ABOUT THE IRLLEN® INSTITUTE

The Irlen® Institute is dedicated to identifying and helping individuals suffering from visual processing disorder, or Irlen Syndrome. Irlen® offers a range of research-supported solutions for sufferers, using proprietary color technology to immediately correct visual perception. Helen Irlen and the Irlen® Method have been featured in 60 Minutes, Good Morning America, BBC, ABC Worldwide News with Peter Jennings, NBC News, National Geographic and numerous TV shows around the world. Today, more than 170 Irlen®-affiliated clinics and thousands of certified screeners are available to identify Irlen Syndrome worldwide. For more information, please visit www.Irlen.com

READ THIS

Many children and adults with reading problems have no difficulty reading words, but are inefficient readers who skip lines and lose their place, or have poor comprehension. A perceptual processing problem, called Irlen Syndrome, accounts for these reading difficulties. Readers with Irlen see distortions on the printed page which can cause strain, fatigue, slow reading rate, and poor reading comprehension. These perceptual problems can be reduced or eliminated through the Irlen Method. This reading-based assessment determines the best colored plastic overlay to be used over reading material. This is one strategy among many to help individuals overcome reading problems. Many children and adults have found rapid and significant help through the use of Irlen Colored Overlays when they read. For further information, refer to *Reading By The Colors* and *The Irlen Revolution* by Helen Irlen or www.Irlen.com

SPOTTING IRLLEN SYNDROME

GENERAL READING CHARACTERISTICS

- Reads in dim lighting
- Skips words or lines
- Reads slowly and hesitantly
- Reads with increasing errors
- Reads with poor comprehension
- Reads at a slow rate
- Unable to read continuously
- Misreads words
- Tracks poorly
- Avoids reading

GENERAL WRITING CHARACTERISTICS

- Writes up or downhill
- Writes with unequal spacing
- Makes errors when copying

MUSICAL PROBLEMS

- Has difficulty reading music
- Plays better by ear
- Memorizes rather than reads

COMPLAINTS WHILE READING

- Strain or fatigue
- Headaches or nausea
- Tiredness
- Eyes red or watery
- Indistinct print
- Background uncomfortably bright

MATHEMATIC PROBLEMS

- Makes sloppy, careless errors
- Misaligns numbers in columns

DEPTH PERCEPTION/GROSS MOTOR

- Clumsy and uncoordinated
- Difficulty judging distances
- Difficulty with ball sports

ATTENTION AND CONCENTRATION

- Easily distracted
- Problems starting or staying on task
- Daydreams

Further information may be obtained from:

www.Irlen.com

Reading By The Colors and *The Irlen Revolution* by Helen Irlen



You

Conflict Resolution Month Events 2015

Conflict Resolution Month Selected Book for 2015

This year's selected book is *Sticking Point* by Haydn Shaw

September 23 - November 11

Resolving Everyday Conflict

Wednesdays, 6:30-8p.m. for 8 weeks at The Clifton Vineyard Church (Jubilee Family Church Building) 483 30 Road (30 and E Road). For more information about the class visit <http://peacemaker.net/resolving-everyday-conflict-new/> cost: \$14.99 for participants guide. Contact Theresa at peacemaker202060@gmail.com or 970-216-7871.

September 24 - November/December/January

Boundaries Study

Thursdays, 6:30p.m. (Open ended class with time off for holidays) at The Clifton Vineyard Church (Jubilee Family Church Building) 483 30 Road (30 and E Road)
Cost: \$5 for book, \$7.99 for workbook Call Theresa at 970-216-7871 or email her at peacemaker202060@gmail.com, or for more information visit <http://www.boundariesbooks.com>

September 24, 25, 2015

2015 Restorative Justice Symposium

Restorative Justice and Forgiveness

Beth-El Mennonite Church-Colorado Springs, CO. For more information visit pprj.org

September 24, 25, 2015

Peacemaker Ministries Annual Conference

Denver, CO For more information visit peacemaker.net

Month long October Event

Mesa County Spellbinders Tales of Peace

Throughout the month of October, a group of Mesa County Spellbinders will share tales of cooperation, communication, forgiveness, and other peace-related stories to K-5 grade schoolers. Spellbinders is a non-profit organization that trains up story tellers for the purpose of growing literacy and nurturing imagination in our schools and community. Storytellers volunteer in their respective classrooms to share stories with students in Mesa County School District 51.

October 2 Legal Resource Day

The 21st Judicial District will be hosting Legal Resource Day on Friday October 2, 2015 at the Mesa County Justice Center in Grand Junction, Colorado. The Chief Justice will be giving the opening remarks via streaming video, and several free legal workshops will be offered. Among the workshops offered will be estate planning, grandparent's rights, appeals, and various domestic relations workshops. For more information visit mesacourt.org.

October 7

Proclamation of October as Conflict Resolution Month by Grand Junction City Council. Grand Junction City Hall, 250 N. 5th Street 7p.m.

October 17

Poetry Workshop: The Other Perspective Presented by Uche Ogbuji

Saturday: October 17: 1-4 PM

740 Gunnison, Grand Junction, CO

Peace, whether broadly, or internally, through healing, often comes by looking beyond your own viewpoint. Many people are taught to write creatively by expressing themselves, but it is just as important

to practice writing to express others, including others you might have encountered in a stressful situation: a loved one facing a crisis, perhaps through addiction or other illness, or even an adversary in ambition or war. Such writing can even lead the way to resolving conflicts, even deep and painful ones.

In this workshop Uche Ogbuji will lead a practice where each participant puts aside his or her own point of view and thinks about a situation from their experience or interest which presents an opportunity to consider what another person did or might have been thinking or feeling, in that person's own terms. The workshop will end with a call-and-response circle based on traditions in many parts of Ogbuji's native West Africa in which participants have a safe and rhythmically inspiring space to share the other perspective they have discovered creatively.

Ogbuji's chapbook, *Ndewo*, won the Colorado Book Award in that category in 2014. His appearance is being organized by the Voices facilitators of WCWF who teach writing classes to community groups. It is part of statewide events connected with Conflict Resolution Month.

To register, email your name to wcwritersforum@gmail.com. This workshop is free to members of the Writers' Forum. Non-member cost is \$20.00. For more information visit www.westerncoloradowritersforum.org or call Peacemaking Resource at 970-210-2339.

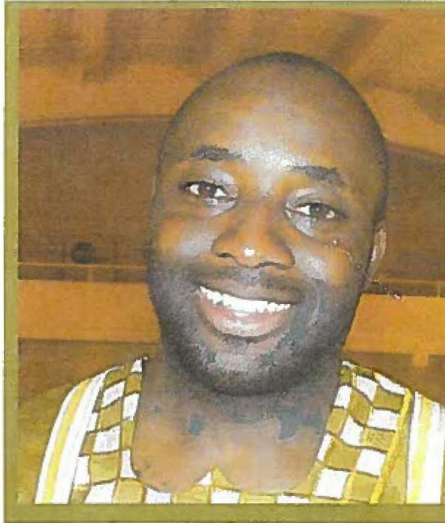
October 24

Yoga for Peace

Gold's Gym GJ is hosting a 2nd Annual **Yoga for Peace** gentle yoga class to celebrate Colorado's Conflict Resolution Month! Class will focus on promoting peace within. Yoga mats provided or bring your own. Saturday October 24th 4:00-5:15 p.m. Gold's Gym, Grand Junction in the GGX Studio. Free to the Public! For more information contact Peacemaking Resource at 970-210-2339

For more information on Conflict Resolution Month visit mesacountypeacemakers.weebly.com

POETRY WORKSHOP:
The Other Perspective
Seeing story from a different point of view



**Presented by
Uche Ogbuji**

**Colorado Book Award Winner for
Ndewo, a chapbook of Poems**

**Computer engineer, entrepreneur
and technology educator**

**Igbo-American immigrant from
Nigeria, settled near Boulder,
Colorado with his wife, three
sons and daughter.**

Peace, whether broadly, or internally, through healing, often comes by looking beyond your own viewpoint. Many people are taught to write creatively by expressing themselves, but it is just as important to practice writing to express others, including others you might have encountered in a stressful situation: a loved one facing a crisis, perhaps through addiction or other illness, or even an adversary in ambition or war. Such writing can even lead the way to resolving conflicts, even deep and painful ones.

Uche Ogbuji will lead a practice where each participant puts aside his or her own point of view and thinks about a situation from their experience or interest which presents an opportunity to consider what another person did or might have been thinking or feeling, in that person's own terms. The workshop will end with a call-and-response circle based on traditions in many parts of Ogbuji's native West Africa in which participants have a safe and rhythmically inspiring space to share the other perspective they have discovered creatively.

Saturday, October 17, 1-4 PM

740 Gunnison, Grand Junction

**Organized by the Voices facilitators of WCWF who teach writing classes to community groups.
Part of state-wide events connected with Conflict Resolution Month.**

Free to members, \$20 for non-members.

**Reserve your spot by e-mailing your name to writersforum@gmail.com
or by calling 256-4662**

CITY COUNCIL MEETING

CITIZEN PRESENTATION

7:44

Date: 10-7-14
Citizen's Name: Ed Kowalski
Address: 2871 ORCHARD AVE.
Phone Number: 261-2057
Subject: PUBLIC SAFETY

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.

CITY COUNCIL MEETING

CITIZEN PRESENTATION

He has a
Power point
tool
7:52

Date: 10/07/15
Citizen's Name: Richard Swingle
Address: 443 MED. RESEARCH WAY
Phone Number: 243-2546
Subject: SB-05-152

Please include your address, zip code and telephone number. They are helpful when we try to contact you in response to your questions, comments or concerns. Thank you.