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**CITY COUNCIL AGENDA
WEDNESDAY, NOVEMBER 4, 2015
250 NORTH 5TH STREET
5:30 P.M. – USA PRO CYCLING – CITY HALL AUDITORIUM
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

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

Pledge of Allegiance
Invocation – Very Rev. Donald P. Malin, V.F., Immaculate
Heart of Mary Catholic Church and St. Ann’s Catholic Church

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

Proclamation

Proclaiming November, 2015 as “National Hospice and Palliative Care Month” in the City of Grand Junction [Attachment](#)

Proclaiming November 11, 2015 as “A Salute to All Veterans 2015” in the City of Grand Junction [Attachment](#)

Proclaiming November 17, 2015 as “Colorado Prematurity Awareness Day” in the City of Grand Junction [Attachment](#)

*Revised November 5, 2015
** Indicates Changed Item
*** Indicates New Item
® Requires Roll Call Vote*

REVISED

Certificate of Appointment

To the Grand Junction Housing Authority

Citizen Comments

[Supplemental Document](#)

Council Comments

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

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

Action: Approve the Summary of the October 12, 2015 Workshop and the Minutes of the October 21, 2015 Regular Meeting

2. **North Avenue Catalyst Grant Application for 499 28 1/4 Road** [Attach 2](#)

Vectra Bank has submitted an application for consideration for \$10,000 of the North Avenue Catalyst Grant Program. This is the fifth application for this program to come before the City Council.

Action: Approval of a North Avenue Catalyst Grant Application

Staff presentation: Lori V. Bowers, Senior Planner

3. **North Avenue Catalyst Grant Application for 1320 North Avenue** [Attach 3](#)

Aqua Time has submitted an application for consideration for \$10,000 of the North Avenue Catalyst Grant Program. This is the sixth application for this program to come before the City Council.

Action: Approval of a North Avenue Catalyst Grant Application

Staff presentation: Lori V. Bowers, Senior Planner

4. **Free Holiday Parking Downtown**[Attach 4](#)

The Downtown Partnership has requested free parking in the downtown area again this year during the holiday shopping season. City Staff recommends Free Holiday Parking in downtown, including the first floor of the Rood Avenue parking structure, with the exception of government offices areas and shared-revenue lots.

Action: Vacate Parking Enforcement at Designated, Downtown, Metered Spaces, and Signed Parking from Thanksgiving to New Year's Day, except Loading, No Parking, Handicapped, and Unbagged Meter Spaces Surrounding Government Offices, and in shared Revenue Lots. Free Metered Spaces will be Clearly Designated by Covering the Meters with the Official Red Plastic Bag

Presentation: Allison Blevins, Downtown Grand Junction Business Improvement District Co-Executive Director

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

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

5. **Public Hearing—LOJO Partnership, LLP Alley Rights-of-Way Vacation, Located between S. 7th Street and S. 8th Street on the South Side of South Avenue and Rezone, Located at 821 1st Avenue**[Attach 5](#)

The applicant, LOJO Partnership LLP, requests approval from the City of Grand Junction to vacate north/south, east/west alley rights-of-way located between S. 7th Street and S. 8th Street on the south side of South Avenue, which are no longer needed in anticipation of consolidation of all adjacent properties that the applicant owns.

The applicant, also requests to rezone property located at 821 1st Avenue (0.26 +/- acres) from I-1 (Light Industrial) to C-2 (General Commercial) in anticipation of future general commercial development.

Ordinance No. 4682—An Ordinance Vacating Alley Rights-of-Way between S. 7th Street and S. 8th Street on the South Side of South Avenue, Located at 630 S. 7th Street and 735, 737, 741, and 749 South Avenue

Ordinance No. 4683—An Ordinance Rezoning the LOJO Partnership LLP Property from I-1 (Light Industrial) to C-2 (General Commercial), Located at 821 1st Avenue

***®Action:** Adopt Ordinance Nos. 4682 and No. 4683 on Final Passage and Order Final Publication of the Ordinances in Pamphlet Form*

Staff presentation: Scott D. Peterson, Senior Planner

6. **Las Colonias Park Amphitheater Grant Request** [Attach 6](#)

This is a request to authorize the Interim City Manager to submit a request to the Colorado Department of Local Affairs for a grant for development of Las Colonias Park Amphitheater not to exceed \$1.9 million. The grant is due on December 1, 2015 and final contract award will take place mid-year 2016.

Resolution No. 45-15—A Resolution Authorizing the Interim City Manager to Submit a Grant Request to the Colorado Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance Program for Development of Las Colonias Park Amphitheater

***®Action:** Adopt Resolution No. 45-15 and Authorize the Interim City Manager to Submit a Grant Request to the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Program for Development of Las Colonias Park Amphitheater*

Staff presentation: Rob Schoeber, Parks and Recreation Director

7. **Food Services Contract for Two Rivers Convention Center and Avalon Theatre** [Attach 7](#)

This award is for the contract of food service to be provided to the Two Rivers Convention Center and Avalon Theatre beginning January 1, 2016 through December 31, 2016.

***Action:** Authorize the Purchasing Division to Enter into a Contract with US Foods, Inc. of Denver, Colorado in the Estimate Aggregate Amount of \$325,000 for Food Service Distributor for Two Rivers Convention Center and Avalon Theatre*

Staff presentation: Stuart Taylor, Two Rivers Convention Center and Avalon Theatre Manager
Jay Valentine, Internal Services Manager

8. Contract with M.A. Concrete to Install Conduit on Horizon Drive [Attach 8](#)

The I-70/Horizon interchange reconstruction effort is the keystone project that will lead to overall Horizon Drive improvements. Improvement plans include medians, detached sidewalks, bike lanes, pedestrian crossings, access control, intersection upgrades, and landscaping. The approval of this contract will allow the City of Grand Junction to install multiple conduits for future fiber optic cable for broadband and traffic related essentials while the project is under construction.

Action: Authorize the City Purchasing Division to Enter into a Contract with M.A. Concrete Construction, Grand Junction, Colorado in the Amount of \$81,303

Staff presentation: Jay Valentine, Internal Services Manager
Trent Prall, Engineering Manager

*****9. Selection of Financial Auditor for the City's 2015 Annual Audit [Attach 9](#)**

City Council, as the governing body of the City of Grand Junction and serving as the City's Audit Committee, will enter into a multi-year contract which will be subject to annual appropriations with a certified public accounting firm. The contract will be for the provision of audit services including auditing and reporting on the financial statement(s) of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City beginning for the year ending December 31, 2015.

Action: Select Haynie and Company to Conduct the City's Annual Financial Audit for the Fiscal Year Ending December 31, 2015

Staff presentation: Jay Valentine, Internal Services Manager

10. Non-Scheduled Citizens & Visitors**11. Other Business****12. Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, HopeWest is dedicated to profoundly changing the way our community experiences serious illness and grief—one family at a time; and

WHEREAS, HopeWest provides extraordinary, family-centered care that inspires and enriches people's lives, transforming forever the way they perceive illness, death and grief; and

WHEREAS, Last year, HopeWest provided compassionate, comprehensive end-of-life care to more than 1,750 patients and families; and

WHEREAS, HopeWest is made possible through the generosity of our community, nearly 1,300 volunteers, and more than 340 staff dedicating their time and talent to our organization; and

WHEREAS, Hospice and Palliative Care Month is a unique opportunity to increase the public's awareness of HopeWest and acknowledge the community that makes it all possible.

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

"HOSPICE AND PALLIATIVE CARE MONTH"

in the City of Grand Junction and ask that the City Council encourage the support and participation of friends, neighbors, colleagues, and fellow citizens in hospice activities and programs now 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 4th day of November, 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, our Veterans have made sacrifices and worked diligently to keep our nation free; and

WHEREAS, it is right for our community and our Nation to seek ways in which to recognize and show our appreciation for those men and women who have faithfully served our country; and

WHEREAS, the citizens across the United States will be celebrating Veteran's Day on November 11, 2015; and

WHEREAS, it is proper for citizens to honor our Veteran's service to our country and there will be a Veterans Day parade on Saturday, November 7, 2015 in Grand Junction beginning at 2:00 p.m. on Main Street; and

WHEREAS, this event will be the 23rd annual local parade and salute to our Veterans.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim November 11, 2015 as

"A SALUTE TO ALL VETERANS 2015"

in the City of Grand Junction.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of November, 2015.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, premature birth, those babies born before 37 weeks, is the leading cause of newborn deaths; and

WHEREAS, among babies who survive, it can be a cause of serious lifelong health problems; and

WHEREAS, 5,516 babies were born preterm in the State of Colorado, representing 8.4% percent of all state births; and

WHEREAS, the March of Dimes has undertaken decades of groundbreaking research in maternal and child health, which has led to the discovery of lifesaving products and tests such as surfactant therapy for premature infants and tests to identify life-threatening birth defects; and

WHEREAS, the March of Dimes and its volunteers continue to advocate for national and state health policies and programs that affect women of childbearing age, infants, children, and families.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the 17th day of November, 2015 as

“COLORADO PREMATURITY AWARENESS DAY”

in the City of Grand Junction and encourage all community members to learn about premature birth and join with the March of Dimes to fight it.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of November, 2015.

Mayor



Minutes

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY October 12, 2015 – Noticed Agenda Attached

Meeting Convened: 5:05 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:37 p.m.

City Council Members present: All except Phyllis Norris and Barbara Traylor Smith

Staff present: Moore, Shaver, Lanning, Schoeber, Romero, Watkins, Camper, Bowman, Hazelhurst, Brinkman, Guillory, Valentine, Taylor, Rainguet, and Peterson

Also: Raftelis Financial Consultant representative: Rob Wadsworth, Dennis Simpson, and Harry Griff

Interim City Manager (ICM) Tim Moore reviewed the items on the agenda. He then deferred to Public Works Director Greg Lanning for a follow-up from the last workshop.

Agenda Topic 1. Budget - Water Enterprise Funds continued from October 5th

Water Fund

Mr. Lanning passed out four documents and reviewed them as follow-up from the last workshop on October 5th: the 2016 Water Fund Summary, Water Department Capital, forecasted Water Fund Balance with Proposed Options, and the FY-2000 – FY-2014 Water Rates and Water Fund Balances. He introduced the consultant in attendance, Rob Wadsworth with Raftelis Financial Consultants. At the previous workshop two financial plans for the water fund were presented; one cash funded, and one that included debt financing. Council asked for a third option that would include less debt financing which will be referred to as Option 3. Mr. Lanning gave a brief review of the first two options and said Staff met again with the consultants to formulate a 3rd option which would assign risk to not only optimize the capital plan but to consider the rate increase. Mr. Lanning went through past rate increases and what they currently are. He related this to a graph provided to Council on historic trends.

Council President Pro Tem Chazen asked about the spikes in the graph. Mr. Lanning said those were debt financing and explained the debt financing at those times and the projects that were completed.

Mr. Lanning explained how they came up with the debt portion of their figures and the differences in those projects and how they were able to reduce the figures and come up with scenario 3. Mr. Wadsworth explained minimum operating reserves of 25% and recommended they be increased to 30% which is an industry standard and due to uncertainty in revenues.

Discussion ensued regarding how scenario 3 was brought forward, if there was any grant funding available, rates, the use of 4,000 gallons per month, the Gunnison Round Table, and if there were possible federal monies available. Mr. Lanning said he and his Staff would like to recommend scenario 3, but it will still come back to Council later in the final budget acceptance.

Councilmember Kennedy thanked Staff for coming back with the 3rd scenario, it had everything he had asked about; keeping rates down and the major filters in.

Councilmember McArthur explained his reasoning with liking scenario 2 with the risk of debt, risk of infrastructure, and rates.

Councilmember Boeschstein likes scenario 3. His priorities are not increasing homeowner's rates immediately, focusing on immediate priority projects which include the Purdy Mesa Dam and stressing water conservation with the citizens.

Councilmember Taggart's concern is to realistically operate within the \$5.9 million project budget and asked if those items will get done in the first two years. Mr. Lanning responded yes. Councilmember Taggart said he liked scenario 3.

Additional discussion ensued regarding water conservation; the City cannot count on a Department of Local Affairs (DOLA) grant and will only get one shot at debit financing. They questioned if \$1.1 million is enough for any of the other projects.

Council President Pro Tem Chazen asked Mr. Lanning what he needs from Council. Mr. Lanning responded direction to proceed. All Council members present agreed on scenario 3.

Follow-up to the Budget Balancing Discussion of Operations, Capital, and Economic Development

ICM Moore said this is a follow-up from the previous workshop regarding General Fund; the Staff has checked to see if other revenues could be found.

Financial Operations Director Jodi Romero presented a new budget spreadsheet for the General Fund Balancing Summary dated 10/12/2015 that was created by the Department Head team. Ms. Romero explained the changes in the 2016 requested number, the additional budget revisions, and then the revised 2016 requested figures. Those revisions in revenues include ambulance transports fees which amounts to \$136,674; other charges for services is \$10 for Spring Clean-Up fees for 25,000 accounts, and additional Parks and Recreation fees for a total of \$282,570; fines and forfeitures based on a 5% increase in Municipal Court fees; \$25,000 based on an increase in Fire Prevention/Inspection/Burn Permit fees; and there will be an increase in the Interfund charges with an approved rate increase in utility funds if approved by Council. These changes total a \$474,419 increase in revenue. Expenses reviewed were Labor and Wages; it was decided not to fill three open positions in 2016 which are the

Management and Legislative Liaison, a Crime Analyst, and a six month Project Engineer position. This reflected \$262,039 in saved expenses. Information Technology reduced their budget by \$114,179 that was charged out to the General Fund. These adjustments resulted in \$850,637 in savings. Ms. Romero said there have been no assumptions of how Council would like to allocate those funds.

Discussion ensued regarding Economic Development and how much of those funds others will be contributing, projects on the "B" list, the minimum reserve of \$18,500,000, the \$854,331 for Council to allocate where they choose, and adoption of the final budget. Council believes Staff did a very good job of finding additional revenues.

Council President Pro Tem Chazen said he would like to send these figures out to Council President Norris and Councilmember Traylor Smith who were not present. With the \$854,331 access in funds available, look at 50% to apply to the "B" list items or split the list and have Staff come back with recommendations.

Councilmember Taggart recommended the additional \$500,000 contribution to Colorado Mesa University (CMU) be revised mid-year. ICM Moore said Councilmember Traylor Smith also had this conversation with CMU President Tim Foster.

Council President Pro Tem Chazen asked to get this information out to everyone ahead of time and have Staff and Council bring recommendations to the October 19, 2015 Workshop.

Las Colonias Park

ICM Moore asked if Council wanted to wait on this discussion until all Council was present. It was decided to have a general discussion.

Councilmember Boeschstein referenced page 41 of the Economic Development Report that recommended moving forward aggressively with the development of the Riverfront area to stimulate development.

Councilmember McArthur stated he would still like to see a business plan, projected revenues, and maintenance costs provided for this project.

Parks and Recreation Director Rob Schoeber said the amphitheater has been mirrored with the Stadium Project; it is difficult to put numbers to it. The revenues would be to the community just like the fees to the stadium which are low compared to the benefits to the community.

Councilmember Taggart asked about the costs and maintenance. Mr. Schoeber said that was all in the Master Plan documents; several scenarios were presented previously at a workshop. Councilmember Taggart asked if the events could pay for the maintenance each year. Mr. Schoeber explained to Council that the promoters are responsible for their expenses (i.e.

advertising and port-a-potties). He said the Council has spent two months getting the budget balanced and he would like to see the other contributor's commitments.

Councilmember Kennedy wants to commit to getting this park done. He sees this project outside of the General Fund with other revenue sources. He feels he is hearing excuses; a decision needs to be made.

There was discussion between all Council regarding the financing, the economic development plan, the phasing of Las Colonias, the Conservation Trust Funds (CTF), bringing back some of the "B" list items, changing the scope of work, compensation to employees, the affordability of doing Las Colonias now or at a later date, grants and funding sources, size of the amphitheater, and stimulating economic growth.

Councilmember Taggart would like to move forward in getting the dollars secured from all parties, so he would know that the community has committed.

Council President Pro Tem Chazen explained the commitments of the Downtown Development Authority (DDA).

Harry Griff, representing the Lions Club, said he has been following and tracking the process of this project. The Park itself will not produce any revenue but adding the amphitheater will generate revenue. No one is asking the City to spend \$4 million, these funds are leveraged. If the City does not get behind this project, no one else will. He has offered his services to help with the capital campaign. He believes the City will get an incredible return on this investment.

Council President Pro Tem Chazen said to bring it back to the October 19, 2015 Workshop and when the other two Councilmembers will be present.

Agenda Topic 2. Next Steps

ICM Moore went over the list of items still to address. Councilmember Traylor Smith will not be available for the October 19th Workshop but Council President Norris will be back.

City Attorney Shaver explained to Council how the adoption of the budget needs to happen and that the budget is not effective until 32 days after adoption.

Agenda Topic 3. Other Business

There was none.

Agenda Topic 4. Board Reports

There were none.

With there being no further business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, OCTOBER 12, 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. Budget

- **Water Enterprise Funds including Water Rate Study (continued)**
- **Budget Balancing Discussion of Operations, Capital, and Economic Development**
- **Las Colonias Park**

2. Next Steps

- October 19th (regularly scheduled workshop) - Remaining Enterprise Funds, Internal Service Funds
- October 26th - Rates and Fee Change Listing (preparatory to the rates and fees resolutions)
- November 2nd (regularly scheduled workshop) - Budget Wrap, TABOR Calculation, Fund Balance Worksheet, Line Item Budget by Fund, Final ED Budget, Final Capital Worksheet
- November 4th CC Meeting - Adopt Rates and Fees Resolution, Set Public Hearing for Appropriation Ordinance
- November 18th - Public Hearing and Budget Adoption
- December 2nd - Mill Levy Adoption

3. Other Business

4. Board Reports

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

October 21, 2015

The City Council of the City of Grand Junction convened into regular session on the 21st day of October, 2015 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Duncan McArthur, Rick Taggart, and Council President Phyllis Norris. Councilmember Barbara Traylor Smith was absent. Also present were Interim City Manager Tim Moore, City Attorney John Shaver, and Deputy City Clerk Juanita Peterson.

Council President Norris called the meeting to order. The audience stood for the Pledge of Allegiance while Councilmember Kennedy asked Joe Carter, newly re-appointed Zoning Board of Appeals member, and his son, Jason, to lead the Pledge of Allegiance which was followed by a Moment of Silence.

Presentation

September Yard of the Month

Elizabeth Neubauer, Grand Junction Forestry Board member, introduced Randy and Cheri Scott, 749 26 ½ Road, who received the Yard of the Month Award for September, 2015.

Certificates of Appointments

To the Grand Junction Housing Authority

Tim Hudner was not present to receive his Certificate of Appointment. Councilmember Chazen read the appointment certificate.

To the Planning Commission/Zoning Board of Appeals

Keith Ehlers, George Gatseos, Aaron Miller, and Joe Carter were present to receive their Certificates of Appointment. Scott Wolford was not present. Councilmember Taggart read the appointment certificates and presented them to those present.

Citizens Comments

Dennis Simpson, 2306 E. Piazza Place, talked about the City Employee Retiree Health Insurance Plan which he said had been discussed by Council for over a year and a half.

He stated the City's Audit Report classified \$12.3 million for this Plan as an unfunded liability, but in July Staff said they did not know why it was classified as such since employees fund this account. He wanted to contest the Staff's statement; he felt this had been funded by the taxpayers. Mr. Simpson reviewed some City employee information and said he spoke with Councilmembers Chazen and Taggart regarding his findings. He believed Councilmember Taggart brought this information to Staff and then the issue was dropped; it is now to be considered in December which will be after the 2016 Budget is adopted. He felt this topic should be part of the Budget discussion because he said statement #75 issued from the Government Accounting Standards Board says, after 2017 pension plan liabilities must be on the balance sheet. He compared other municipality plans to the City's and reviewed information on the City's current employee health plan. Mr. Simpson said TABOR (Taxpayer Bill of Rights) does not permit multiple year commitments which he felt this Plan was and doesn't believe Council receives annual information updates on the Plan.

Jim Schultz, 1670 Ptarmigan Ridge, spoke regarding the new City Market being built at 12th Street and Patterson Road and expressed his concern regarding the possibility of increased traffic. He knew City Engineers worked hard on this, but felt more changes will be needed to adequately manage the flow of traffic. He described areas he felt would be prone to accidents due to additional traffic and said they would become "kill zones". He asked the City to contract with City Market now, while construction is still in progress and the City has leverage, to create a contingency fund of \$3 million to help offset what he felt would be an inevitable need to reconstruct the intersection. He submitted a map of the area for the record to Deputy City Clerk Peterson.

Richard Swingle, 443 Mediterranean Way, reviewed Colorado Senate Bill 05-152 and showed a presentation on Broadband, Wire, and Coax and explained the different generations of wire that has led to today's use of coax cable, but coax is also reaching its capacity limit. The next generation is Fiber to the Premises which is commonly referred to as Broadband. He described the different recommended download speeds for various internet services such as Netflix and said most local providers do not offer internet speeds adequate for these services even though they advertise they do. In January 2015 the Federal Communications Commission updated its broadband speed benchmark to 25 Mbps or more; currently Grand Junction only has one provider that meets that standard.

Council Comments

Councilmember McArthur said he enjoyed the Grand Junction Airshow Reception and said in 1966 the Thunderbirds performed at his high school so he asked this Flight Crew to sign his high school annual. On October 15th he attended the Farewell party for former Mesa County District Attorney Pete Hautzinger who accepted a Federal Prosecutor position with the U.S. Attorney's Office. At the party Mr. Hautzinger complimented local law enforcement agencies on their outstanding performance and felt most people do not know these agencies perform at such a high level. On October 19th he toured the new Fire Station #4 in Orchard Mesa which is scheduled to open April 2016; this station will improve coverage, equalize areas of service, and reduce duplicated efforts.

Councilmember Boeschstein said on October 8th he attended the Grand Junction Downtown Development Authority meeting and mentioned the Airshow was held on the same day as National Train Day which was October 10th; an Amtrak Exhibition Train was available for tours and over 2,000 people attended. He also attended the Avalon Theatre Foundation and Homeless and Vagrancy Committee meetings on October 15th and went to the Fire Station #4 walk through; the new station will be a wonderful improvement to the community. Councilmember Boeschstein also attended the Riverfront Commission and Horizon Drive Association Business Improvement District meetings.

Councilmember Chazen met with Rob Eaton, Northwest Director of Government Affairs for Amtrak, who coordinated the Amtrak Train Event on October 10th and spoke to him about getting improved service times for the Grand Junction and Denver routes. He also attended the party for the Thunderbirds where he heard one purpose of these shows is community outreach for military veterans; the community should be proud it is very supportive of veterans and the military. On October 13th he spoke to three 3rd grade classes at Orchard Elementary School; the kids asked great questions and sent him a nice thank you note. He also visited the new Innovation Center at Colorado Mesa University (CMU) on October 13th and on October 14th went to an Energy Briefing the Grand Junction Chamber of Commerce hosted which showcased three companies that have advanced processes for the energy industry; he was fascinated by a process that used biological microbes to digest hydrocarbons from water used in wells. On October 20th he went to a panel discussion on federal overreach; there are a lot of regulations the Environment Protection Agency will be passing that will impact local industries, employment, and ultimately utility charges.

Councilmember Kennedy attended the Airshow and the Planes, Trains, and Automobiles Event; he thanked the Grand Junction Visitor and Convention Bureau for including the train depot in the event and hoped it raised awareness of it by attracting

more than 2,000 people to the event. He mentioned that he served in the Marine Corps and for six months was assigned to support the Blue Angels. He then noted the City is going through an intense budget season and is trying to determine the City's financial health; although there have been some heated conversations he wanted to let everyone know he appreciates and respects everyone's intensity, beliefs, and opinions; each person is doing what they feel is best to move the City forward.

Councilmember Taggart said the last two weeks had been very busy. He attended two Grand Junction Regional Airport Authority (GJRAA) Board meetings where they discussed the budget and the buildings that are in need of significant repairs. He noted the GJRAA Board had a very difficult task regarding the Administration Building and they are working very hard to resolve the issue.

Consent Agenda

Councilmember Kennedy read Consent Calendar items #1 through #6 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 Summaries of the September 25, 2015 Budget Retreat, the September 28, 2015 and October 5, 2015 Workshops, and the Minutes of the October 7, 2015 Regular Meeting

2. **Setting a Hearing on LOJO Partnership LLP Alley Rights-of-Way Vacation, Located between S. 7th Street and S. 8th Street on the South Side of South Avenue**

The applicant, LOJO Partnership LLP (Doug and Jamee Simons), requests approval from the City of Grand Junction to vacate north/south, east/west alley rights-of-way located between S. 7th Street and S. 8th Street on the south side of South Avenue, which are no longer needed in anticipation of consolidation of all adjacent properties that the applicant owns.

Proposed Ordinance Vacating Alley Rights-of-Way between S. 7th Street and S. 8th Street on the South Side of South Avenue Located at 630 S. 7th Street and 735, 737, 741, 749 South Avenue

Action: Introduce a Proposed Ordinance and Set a Public Hearing for November 4, 2015

3. **Setting a Hearing on LOJO Partnership LLP Rezone, Located at 821 1st Avenue**

The applicant, LOJO Partnership LLP (Doug and Jamee Simons), requests a rezone of the property located at 821 1st Avenue from I-1 (Light Industrial) to C-2 (General Commercial) in anticipation of future general commercial development.

Proposed Ordinance Rezoning the LOJO Partnership LLP Property from I-1 (Light Industrial) to C-2 (General Commercial) Located at 821 1st Avenue

Action: Introduce a Proposed Ordinance and Set a Public Hearing for November 4, 2015

4. **Outdoor Dining Lease Agreement for C and E Productions dba Mesa Theater, Located at 538 Main Street**

C and E Productions is the new owner of the property and business located at 538 Main Street dba Mesa Theater. As a new business entity, C and E Productions is requesting a first-time Outdoor Dining Lease for an area measuring 350 square feet directly in front of their building. The Outdoor Dining Lease would permit the business to have a revocable license from the City of Grand Junction to expand their licensed premise and allow alcohol sales in this area. The outdoor dining area comprises the same enclosed sidewalk dining area that was occupied by the previous tenants, Mesa Theater and Club LLC.

Resolution No. 44-15 – A Resolution Authorizing the Lease of Sidewalk Right-of-Way to C and E Productions dba Mesa Theater, Located at 538 Main Street

Action: Adopt Resolution No. 44-15

5. **CDBG Subrecipient Contract with Mind Springs Health for Previously Allocated Funds within the 2015 Community Development Block Grant (CDBG) Program Year**

The Subrecipient Contract formalizes the City's award of \$23,910 to Mind Springs Health allocated from the City's 2015 CDBG Program as previously approved by Council. The grant funds will be used to purchase furnishings for new client services office.

Action: Authorize the Interim City Manager to Sign the Subrecipient Contract with Mind Springs Health for Service Improvements at the Main Program Office for \$23,910 of the City's 2015 Program Year Funds

6. **Purchase of Ferno Stretchers and Acceptance of a Colorado EMS Provider Grant**

The Fire Department has been awarded a Colorado EMS Provider Grant to provide 50% funding for the purchase of eight Ferno Patient Stretchers and associated equipment to replace older stretchers. This request is to authorize the purchase of the stretchers and equipment, and accept the award of the grant.

Action: Authorize the Purchasing Division to Purchase Eight Ferno Stretchers and Associated Equipment in the Amount of \$301,357.98 and Authorize the Interim City Manager to Accept the State of Colorado Emergency Medical Services (EMS) Provider Grant Award of \$150,678.99 for this Purchase

ITEMS FOR INDIVIDUAL CONSIDERATION

Horizon Drive Association Business Improvement District (HDABID) 2016 Operating Plan and Budget

Every business improvement district is required to file an operating plan and budget with the City Clerk by September 30th each year. The City Council then approves or disapproves the plan and budget by December 5th. The plan was reviewed by the Horizon Drive Association Business Improvement District (HDABID) Board and submitted within the required timeline.

Chuck Keller, HDABID President and Vara Kusal, HDABID Manager, were both present and offered to answer any questions. There were none.

Councilmember Boeschenstein moved to approve the Horizon Drive Association Business Improvement District's 2016 Operating Plan and Budget. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Downtown Grand Junction Business Improvement District (DGJBID) 2016 Operating Plan and Budget

Every year the DGJBID files an Operating Plan and Budget with the City Clerk by September 30th. The City Council then approves or disapproves the plan and budget by December 5th. The plan was reviewed by the DGJBID Board and submitted within the required timeline. After further review by City Staff, the Plan was found to be reasonable.

DGJBID Co-Executive Directors, Allison Blevins and Robin Brown were present. Ms. Brown reviewed the DGJBID's current staff structure and said they established goals and a mission statement; she read the mission statement. Ms. Brown mentioned some

of the DGJBID's annual events and said she and the Event Policy Committee will create a policy to ensure all the events run more smoothly. Ms. Blevins said she was excited about her position and felt the downtown area is on the cusp of improving on what they already do well. She highlighted some objectives: to create more of a community atmosphere for downtown business and property owners, expand the Art and Music Festival into two events, pair the Music Festival with the Epic Rides Grand Junction Off-Road Event, refocus the Art Festival to highlight local artists and Art on the Corner, and encourage downtown property owners, including those along S. 7th Street, to petition into the BID. She then said they were able to balance their budget by cutting expenses to where only a \$4,000 draw against their fund balance would be needed; with these changes in place they anticipate being able to rebuild their fund balance starting next year.

Councilmember Chazen said as a member of the BID Board and the ex officio from the Council, he would like to recognize the outstanding job Ms. Blevins and Ms. Brown have done in their roles; they are providing new energy and ideas. He noted the BID would have run out of money in a few years due to budget draws, but with the new budget they will be able to stop supplementing it with the use of fund balance.

Councilmember Taggart reinforced the importance of balanced budgets; he commended their efforts.

Councilmember Chazen moved to approve the Downtown Grand Junction Business Improvement District 2016 Operating Plan and Budget. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Selection of Financial Auditor for the City's 2015 Annual Audit

City Council, as the governing body of the City of Grand Junction and serving as the City's Audit Committee, will enter into a multi-year contract which will be subject to annual appropriations with a certified public accounting firm. The contract will be for the provision of audit services including auditing and reporting on the financial statement(s) of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City beginning for the year ending December 31, 2015.

Jay Valentine, Internal Services Manager, presented this item. Mr. Valentine reviewed the bid amounts received for the Financial Audit Services solicitation and explained that the Council is the Audit Committee for this purpose.

Councilmember Chazen noted there was a sizable difference between the high and low bid and a \$30,000 difference between the low and middle bid; he asked Mr. Valentine if

the company based in Littleton included all needed travel expenses in their bid and if they had the experience, expertise, and staffing needed to conduct the audit of both the City and Enterprise Funds. Mr. Valentine could only speak to the fact that the solicitation asked for an all-inclusive price which would include all accounts and travel arrangements. Regarding their experience, they listed municipal references, the largest of which was the City of Durango. Councilmember Chazen asked if the low bidder had adequate staff to meet the City's deadline. Mr. Valentine said that type of question could be addressed if Council chose to have a committee interview the firms. Councilmember Chazen asked if the City had an Audit Committee. Mr. Valentine explained, to date, the City Council has served as the Audit Committee. Councilmember Chazen asked Mr. Valentine if he felt they had enough time to allow a few Councilmembers to interview the firms. Mr. Valentine said there is a time frame; the contract is typically signed by mid-November because some of the work must be done before the close of the fiscal year. However, he could reach out to the bidders to see if interviews could be arranged.

Councilmember Kennedy asked if a decision could be made at a workshop following interviews. City Attorney Shaver said a decision should be made at a noticed meeting. He then addressed Councilmember Chazen's question regarding the formation of an interview committee; a resolution would be needed to appoint the committee. Councilmember Kennedy then asked how large each firm was and what type of qualifications would the employees assigned to the audit have. Mr. Valentine said the Littleton firm was the smallest. He then explained that a principal and a lead, which would be on site daily, are typically assigned to oversee the process.

Councilmember Taggart agreed with Councilmember Chazen regarding the formation of a committee and said not enough information was provided to make a decision, specifically regarding the size of the firms, their qualifications, and references. He would never approve an audit firm based on this limited information. Another component not addressed was how much more time would be required of Staff if the audit firm changed; hiring a new firm could double required Staff time.

Councilmember Boeschstein agreed with the previous comments; he would be in favor of a committee comprised of a few members of Council and Staff.

Councilmember McArthur asked why the City solicited for a multiple year agreement. Mr. Valentine explained the cost to change companies annually would be more and the Government Finance Officers' Association recommended keeping an audit firm at least five years. Councilmember McArthur noted Staff recommended retaining Chadwick, Steinkirchner, Davis & Co., P.C. based on their experience with the City and overall cost. He asked if "cost" referred to the amount over and above their bid. Mr. Valentine said it was based on the overall bid along with the cost of switching firms. Councilmember McArthur said he appreciated the idea of using a local firm, but one of the

purposes of an audit was to have a fresh set of eyes; they might notice something that had previously been overlooked. He agreed with the other Councilmembers and suggested forming a three person committee to review the firms and provide Council with a recommendation.

Council President Norris said Council had a lot more questions to ask before a decision could be made; they needed to consider the quality of the audit in addition to cost even though she felt past audits had been done well. She then asked City Attorney Shaver if a committee with three Councilmembers would be sufficient or if he would recommend four. City Attorney Shaver said the committee could be any size, but if it was comprised of three or more Councilmembers, the meetings would need to be noticed and open to the public. He recommended creating and ratifying the committee at this meeting so a resolution could be brought forward at the next regular meeting. Council President Norris suggested the committee have two Councilmembers to allow for last minute schedule changes.

Councilmember Chazen moved to have Council President Norris appoint two Councilmembers and have Interim City Manager Moore appoint Staff as appropriate to form an Audit Committee to bring a recommendation back to Council. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Mr. Valentine asked Council to provide a time frame for the interviews. Council President Norris asked that all three firms be scheduled for interviews within the next week and for Council to be sent the submitted bids. Councilmembers Taggart and Chazen volunteered for this committee.

Council President Norris called a recess at 8:24 p.m.

The meeting reconvened at 8:27 p.m.

Public Hearing – Morse Annexation and Zoning, Located at 2997 B ½ Road

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

The public hearing was opened at 8:27 p.m.

Brian Rusche, Senior Planner, presented this item. He described the proposed request for annexation of the 39.77 acres and the zone of annexation. He described the location, property size, and the desire of the owner to subdivide. If the annexation is approved, five parcels would become an enclave. The 2010 Comprehensive Plan (CP) anticipated the Future Land Use of these properties as residential medium low with anticipated density between two and four units per acre; the 2014 Orchard Mesa (OM)

Neighborhood Plan affirmed this designation. The proposed zoning of R-4 is consistent in zoning and density of neighboring subdivisions that are already within City limits. Mr. Rusche said, in his opinion, this request is consistent with the CP and meets the majority of the criteria found in the Grand Junction Municipal Code; the Planning Commission (PC) has also reviewed the request and forwarded their recommendation of approval.

Councilmember Kennedy asked if the enclaved parcels would be unilaterally annexed into the City after five years. Mr. Rusche said yes; in accordance with the 1998 Persigo Agreement, the City will annex enclaved properties within five years; the State allows unilateral annexations if the properties have been enclaved for at least three years. Councilmember Kennedy then asked if the property owners were notified their parcels would be enclaved at the Neighborhood Meeting. Mr. Rusche said this information was given at the meeting; the owners were invited but did not attend. Councilmember Kennedy asked if there were any advantages of annexing these properties sooner. Mr. Rusche said no, but the owners could petition the City for their property to be annexed at any time.

Councilmember McArthur said there had been discussion during the CP and OM Plan reviews about maintaining the rural nature of East OM and some areas in OM as well; he asked if 30 Road was the boundary discussed for utilities. Mr. Rusche said in 2008, it was decided to revise the Persigo Boundary from 30 Road out to 31 Road; that action moved properties between 30 and 31 Roads into the 201 Boundary and set the stage for extended residential development through the CP. All of this was reaffirmed with the OM Neighborhood Plan. Councilmember McArthur asked if these properties already had utilities. Mr. Rusche said there were utilities on B and B ½ Roads, but was unsure if the applicant had tied into the sewer line even though it was accessible. Any future development would also have the ability to extend to the line. The applicants do not intend to develop the parcels; they plan to separate the main residence, subdivide the remaining property, and sell them. Councilmember McArthur asked, since the 5-2-1 Drainage Authority was getting involved with drainage issues in the area, if there were any concerns with drainage or any other historical issues. Mr. Rusche said regarding development, the southernmost parcel would be the most challenging to develop because of its hills, but the development thus far has been done well.

Councilmember Taggart expressed concern regarding the type and quality of construction that will be permitted once the properties are sold. He asked if the neighbors approved of this request since there are no guarantees regarding how the structures will be built. Mr. Rusche said the neighbors had confidence in the Morse's and understood when development is requested, a neighborhood meeting would be required. Councilmember McArthur felt when developed, these would be quality houses.

Councilmember Boeschstein asked Mr. Rusche if he had a map showing the annexed areas in OM. Mr. Rusche said, due to the Persigo Agreement, only subdivisions established after 1998 had to be annexed; very little is within City limits except what is new. Councilmember Boeschstein hoped through long term planning, a consistent boundary would be created. He noted it is difficult to provide services when boundary lines are disjointed.

Councilmember McArthur said OM has a perception obstacle to overcome, but felt it is an emerging area of the City and is being nicely developed.

There were no public comments. The public hearing was closed at 8:40 p.m.

Resolution No. 43-15 – A Resolution Accepting a Petition for the Annexation of Lands to the City of Grand Junction, Colorado, Making Certain Findings, and Determining that Property known as the Morse Annexation, Located at 2997 B ½ Road is Eligible for Annexation

Ordinance No. 4679 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Morse Annexation, Consisting of Four Parcels Totaling 39.77 Acres, Located at 2997 B ½ Road

Ordinance No. 4680 – An Ordinance Zoning the Morse Annexation to R-4 (Residential 4 du/ac), Located at 2997 B ½ Road

Councilmember Boeschstein moved to adopt Resolution No. 43-15 and Ordinance Nos. 4679 and 4680 on final passage and ordered final publication of the Ordinances in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote.

Public Hearing – Park Mesa Subdivision Outline Development Plan, Located at 323 Little Park Road

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.

The public hearing was opened at 8:45 p.m.

Scott Peterson, Senior Planner, introduced this item. He said the applicant held a Neighborhood Meeting on July 8th; nine neighbors attended and no objections to the subdivision were received. The PC recommended conditional approval of this request. He explained the Site Location Map which showed the property is located in the Redlands at the intersection of Little Park Road and Rosevale Road and is adjacent to

the southern boundary of the Persigo 201 sewer boundary. He noted the property has varying elevation contours. In September 2008 the applicant requested Council grant annexation of the property with a designated zoning district of R-1. In February 2010 the applicant received approval for the Preliminary Plan from the PC to develop eight single-family detached lots. Due to the local economy at the time the subdivision never developed and the project expired. The applicant is now requesting approval of the ODP to develop eight single-family detached lots as a Planned Development zone district in order to protect and preserve the existing natural features of the area. The CP Future Land Use Map identifies the area as residential low which is .5 - 2 du/ac. Current zoning for the property is R-1, Residential 1 - du/ac. This request includes approval of an ODP, rezoned to PD with a default zone of R-2 (Residential - 2 du/ac) due to the applicants proposed minimum lot size of 0.51 acres (22,215 sq. ft.) for four of the eight lots, which is the closest lot size to the R-2 zone district. The proposed density will be approximately 0.66 dwelling units per acre. Access will be from Little Park Road and 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 - 7, these lots are in the center. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual with a proposed sidewalk only on the east side of the street since this is a semi-rural area and sidewalks are not needed on both sides of the street. A shared driveway will provide access to Lots 4, 5, and 6 in proposed Tract B.

Presently no sanitary sewer service is available to the property although the southern lot line property is adjacent to the Persigo 201 Boundary; existing sewer lines/mains are over 2,000 feet from the property on Rosevale Road. In June 2015, the applicant received a waiver from the Joint Persigo Board (County Commissioners and City Council) to allow the homes to be served by septic systems until connection to the Persigo system is more feasible; the Board did require the developer to install dry sewer lines in anticipation of future connection which he will do. A Power of Attorney document will also be filed with the subdivision that commits each property owner to connect to sewer when it becomes available and join a local improvement district. The minimum lot size to have a septic system is 0.50 acres in accordance with the Mesa County Health Department (MCHD). Mr. Peterson said the subdivision is 12.1 acres 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 reviewed the Geotechnical Report for the area and recommended lot specific engineered building foundations and septic system designs. The applicant proposed over four acres of open space which would be dedicated to and maintained by the Homeowners Association to preserve natural features, topography, and rock outcroppings; proposed Tracts A and B would also include the dedication of a 20' wide public pedestrian easement which will connect to City owned property to the southwest in the future. The applicant also requested two deviations not be required: the landscape buffer and maximum setback of 150'. The City Project Manager and Fire

Department were supportive of the setback deviation since the applicant proposed a fire hydrant within 250' of all properties and all-weather driving surfaces for the driveways. Mr. Peterson listed the long-term community benefits and said the PC found the ODP consistent with the goals and policies of the CP, specifically Goal 5, and the review criteria of the Zoning and Development Code have all been met and addressed. The request is contingent upon finalization and approval of all outstanding items associated with the Final Plan.

Mr. Peterson said the applicant was present for any additional questions.

Councilmember McArthur asked what would be required to have sewer for this project. Mr. Peterson said the sewer line is currently 2,000 feet away and the applicant proposed installing dry line sewer lines in order to connect to the main line when it is closer. Councilmember McArthur then asked if the soil had been tested for septic system suitability. Mr. Peterson said the MCHD and the Geotechnical Report recommended septic systems for the area.

Dr. Scissors, the applicant, said he was working with Dean Goble of WestWater Engineering; Mr. Goble, formally an engineer for Mesa County, originally approved septic systems for the subdivision. Dr. Scissors asked Mr. Goble to start from scratch and resurvey the area for septic system suitability; the area was still found to be suitable.

Councilmember McArthur asked when the default zoning of R-2 would come into play. Mr. Peterson explained the PD requires a default zone and the R-2 zone had the closest lot size and density to those proposed for this subdivision.

Councilmember Boeschstein asked if the septic systems will be engineered or perk. Dr. Scissors said they were perk tested and this was found to be favorable, however each parcel will be tested. Councilmember Boeschstein asked if the sidewalk would be on the east side. Mr. Peterson said it would be on either the north or east side, but it would just be on one side; this is part of the TEDS exception which the City granted.

Councilmember Boeschstein asked what City property this project is adjacent to. Mr. Peterson showed a map of the 40 acre parcel owned by the City, located behind the Lunch Loop Trail, and where it connected to this project.

Dr. Scissors then explained which trails were close to his property and how they connected to the official trail system.

Councilmember Kennedy commended Dr. Scissors on the project design and how he appreciated it being kept in a natural state. He also said this was the best presentation by Staff; it answered all of his questions early.

Councilmember Taggart also commended Dr. Scissors and mentioned how steep one section of Little Park Road is. Dr. Scissors said he felt the properties best selling point is that it is located before the road gets very steep.

Councilmember McArthur felt the use of native vegetation was necessary in order to maintain the style of landscaping. Dr. Scissors said he appreciated the flexibility to use natural vegetation and complimented Mr. Peterson for his work on the project.

Council President Norris told Dr. Scissors he had done a great job on this project.

There were no public comments. The public hearing was closed at 8:55 p.m.

Ordinance No. 4681 – 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

Councilmember Kennedy moved to adopt Ordinance No. 4681 on final passage and ordered final publication of the Ordinance in pamphlet form. 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 9:02 p.m.

Juanita Peterson, MMC
Deputy City Clerk



October 15, 2015

Mayor Norris and Members of City Council
250 N. 5th Street
Grand Junction, CO 81501

Via Electronic Mail Delivery

Mayor Norris and Members of City Council,

With this letter I write to disclose an appearance of a conflict of interest concerning the LOJO Partnership LLP rezone application for the property located at 821 1st Avenue and the LOJO Partnership LLP alley vacations located between S. 7th and S. 8th Street to the south of South Avenue. Both requests are scheduled for first reading before the City Council on October 21, 2015. Collectively the pending matters will be referred to in this letter as "Applications" or "the Applications."

The staff reports for the Applications make known that the partners in the LOJO Partnership, the owners of the property being considered for rezoning and applying for the alley vacations, are Jamee and Doug Simons. Mr. and Mrs. Simons contributed to my election campaign in 2013 and as such I am making this disclosure. In accordance with applicable elections laws the contribution was previously reported in a full and timely manner.

I have had no discussion of the Applications or otherwise communicated with Mr. or Mrs. Simons or any person representing them or LOJO Partnership about the Applications. The Applications were not at issue at the time of their contribution to my campaign and the only information I have about the Applications has been provided by the City in the form of the staff reports/agenda items. I know that I can and will view these matters objectively and therefore I am not recusing myself from participation in the upcoming public hearings.

At this time I am certain that I can and will fairly judge the Applications and any related development decisions, if any; however, if a majority of Council would prefer I not participate in these deliberations and decisions I will be pleased to accommodate the Council's wishes and recuse myself from further participation.

I have consulted with City Attorney John Shaver and he advised that I bring these matters to the Council for your consideration. Mr. Shaver further advised me that he does not find that these facts create a conflict and with this disclosure it is his legal opinion that I may continue to participate.



I ask that City Clerk Tuin file a copy of this letter along with a record of the Council's decision concerning my participation in the public record. Please include reference to the same in any meeting minutes in which the Applications are discussed/decided by City Council.

Thank for your consideration. I welcome your direction on my participation in the Applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marty Chazen", written over a horizontal line.

Marty Chazen
Mayor *pro tem*/City Councilmember District D
Grand Junction City Council
City of Grand Junction, Colorado

pc: Tim Moore
John Shaver
Stephanie Tuin



October 15, 2015

Mayor *pro tem* Marty Chazen and Members of City Council
250 N. 5th Street
Grand Junction, CO 81501

Via Electronic Mail Delivery

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Thank for your consideration. I welcome your direction on my participation in the Applications.

Sincerely,

A handwritten signature in blue ink that reads "Phyllis Norris". The signature is written in a cursive style and is positioned above the printed name.

Phyllis Norris
Mayor/City Councilmember District A
Grand Junction City Council
City of Grand Junction, Colorado

pc: Tim Moore
John Shaver
Stephanie Tuin

Attach 2

CITY COUNCIL AGENDA ITEM

Subject: North Avenue Catalyst Grant Application for 499 28 1/4 Road
Action Requested/Recommendation: Approval of a North Avenue Catalyst Grant Application
Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

Vectra Bank has submitted an application for consideration for \$10,000 of the North Avenue Catalyst Grant Program. This is the fifth application for this program to come before the City Council.

Background, Analysis and Options:

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

Vectra Bank is renovating their entire building. Along with an interior remodel they are providing exterior lighting upgrades, renovating the front entryway, repairing the exterior masonry and removing their pole sign and replacing the *signage on a new feature wall* or wing wall.



East side, facing 28 1/4 Road; visible heading west on North Avenue.



Existing pole sign to be removed and replaced on architectural wing wall.



Upgrades to entry and parapet over windows facing North Avenue

The applicants are requesting the maximum amount available of \$10,000. The cost breakdown for this project for consideration of the grant funding is as follows:

Excavation	\$2,000.
Feature wall concrete and block	4,800.
Stucco	11,400.
New sign on wall	<u>3,800.</u>
Total	\$22,000.

50% matching allowable \$10,000.

With the new interior and exterior improvements, the contractor's estimated total cost of improvements is \$305,635.

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

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

The applicant is providing a substantial interior and exterior remodel to provide a more modern and updated look for this building that was originally constructed in 1981.

How this item relates to the Economic Development Plan:

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

Board or Committee Recommendation:

The North Avenue Catalyst Grant Committee forwards a recommendation of approval from their meeting held on October 13, 2015.

Financial Impact/Budget:

The Committee recommends approval of the requested amount of \$10,000.00, as this is well within the remaining North Avenue Catalyst Grant Program budget of \$66,887.55.

Catalyst Grant Program Budget \$100,000.00

1) Grand Valley Powersports	10,000.00 (Funded by Council Feb. 18, 2015)
2) Dakota West Properties	9,002.00 (Funded by Council April 15, 2015)
3) Mason Plaza	4,110.00 (Funded by Council June 17, 2015)
4) Forbes LLC	10,000.00 (Funded by Council Sept. 2, 2015)
	\$66,887.00 (Remaining funds to be allocated)

Legal issues:

No legal issues have been identified.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has not been previously presented.

Attachments:

Location Map

Application

Architectural Elevations

Vectra Bank
499 28 1/4 Road

Vectra bank



Printed: 2/11/2015

1 inch = 37 feet



**Grand Junction Commercial Catalyst Improvement Grant Program
APPLICATION**

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

Name of Applicant(s): JIM VANKOVICH

Mailing Address: 499 28 1/4 ROAD, Grand Junction, CO 81501

Phone Number(s): 720.947.7576

Email: James.Vankovich@VectraBank.com

Project Address: 499 28 1/4 ROAD

Business Name: VECTRA BANK Parcel Number: _____

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

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

Projected Start/Finish Dates for Project: OCT / DEC

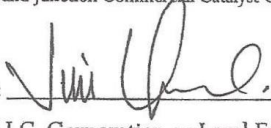
Total Estimated Cost of Improvements: \$ 305,635

Grant Program Amount Requested: \$ 10,000

Grand Junction Commercial Catalyst Grant Program

AGREEMENTS AND CONDITIONS

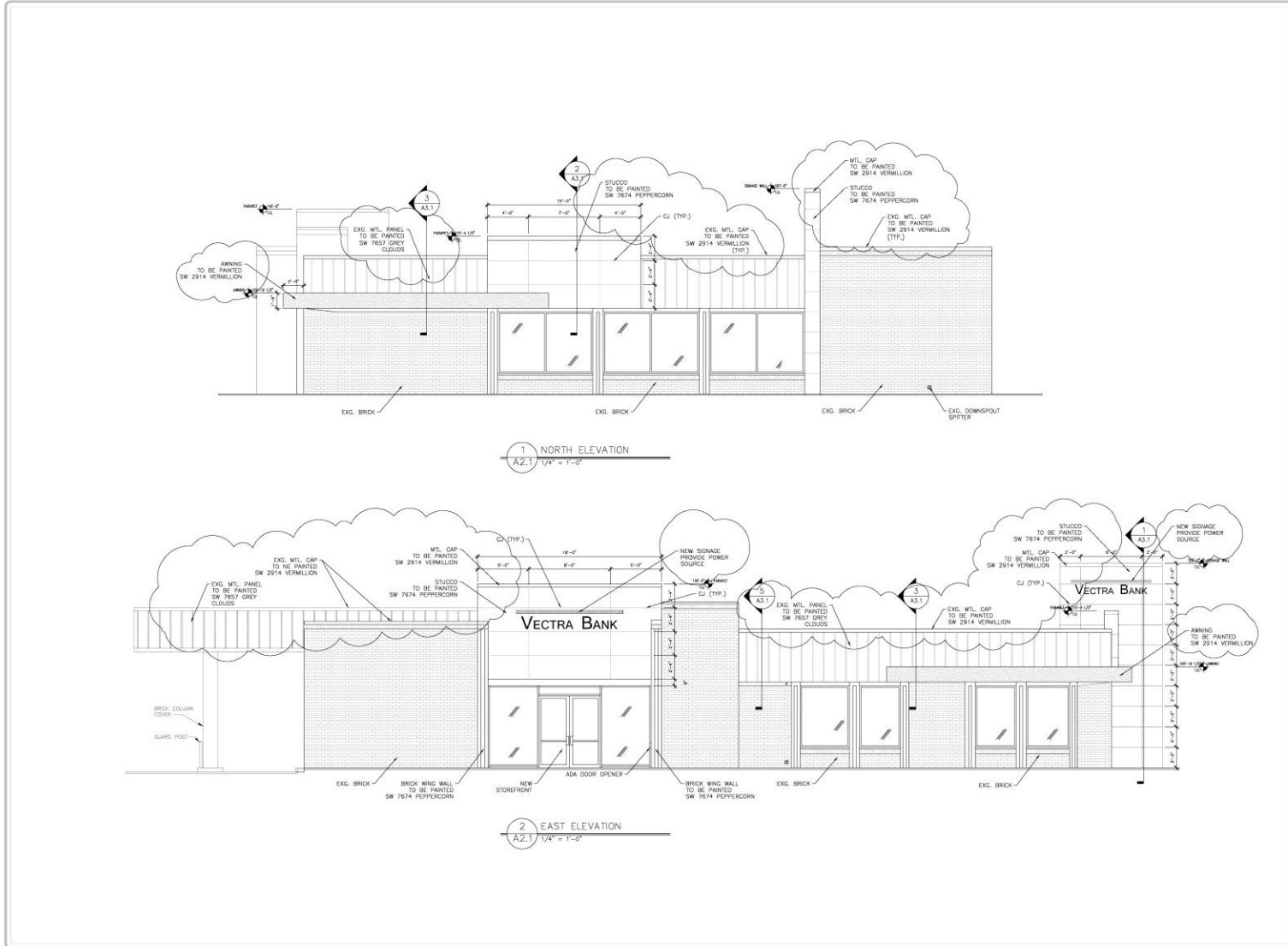
1. The following information must be submitted with your application: plans drawn to 30 scale; samples or depictions of finishes to be used; photos of existing condition of property; and detailed budget of project including cost estimates by contractors.
2. By submitting and signing this Application,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

Applicant's Signature:  Date: 9.30.15

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

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

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



KDA
 KRAAI DESIGN ARCHITECTURE
 1000 E. 10th St. Suite 100
 Grand Junction, CO 81501
 Phone: 970.242.8443
 Info: 813.429.6929

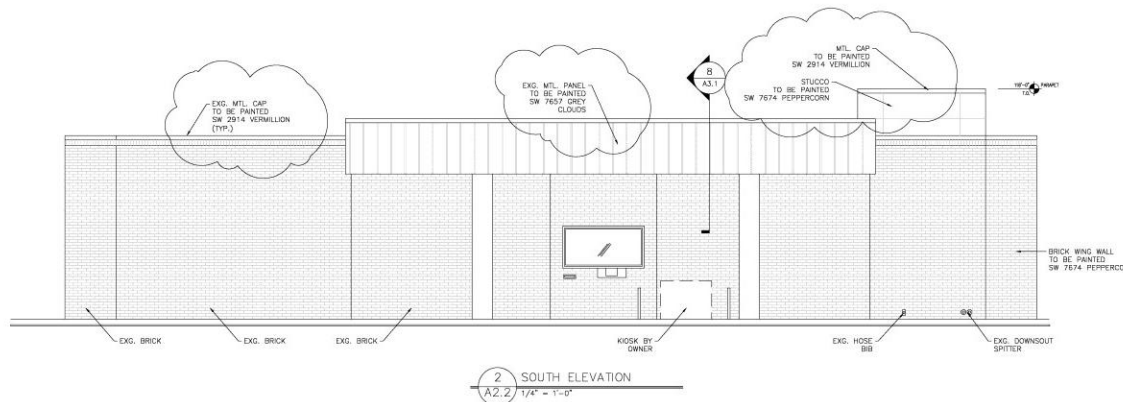
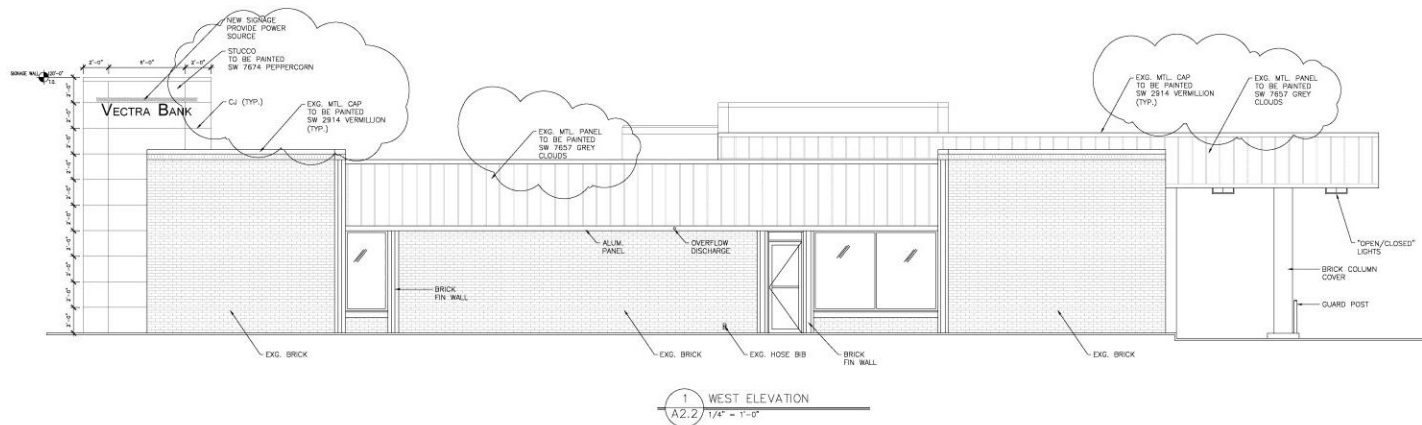
REVISIONS

NO.	DATE	DESCRIPTION

VECTRA BANK
 499 28 1/4 RD
 GRAND JUNCTION, CO 81501

DATE 09-16-2015

A2.1



South side faces away from North Avenue – not part of requested funding

REVISIONS

NO.	DATE	BY	DESCRIPTION

VECTRA BANK
 499 28 1/4 RD
 GRAND JUNCTION, CO 81501

DATE: 09-16-2015

A2.2

Attach3

CITY COUNCIL AGENDA ITEM

Subject: North Avenue Catalyst Grant Application for 1320 North Avenue

Action Requested/Recommendation: Approval of a North Avenue Catalyst Grant Application

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

Executive Summary:

Aqua Time has submitted an application for consideration for \$10,000 of the North Avenue Catalyst Grant Program. This is the sixth application for this program to come before the City Council.

Background, Analysis and Options:

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

The applicants, Gary and Brenda Withers are the owners of the building. They will be replacing the cedar shake mansard on the south and east sides of the building with metal of an earth tone color similar to that on 1340 North Avenue.



Replacing cedar shake mansard on the south and east sides of the building with earth tone metal similar to this at 1340 North Avenue.

The front entry will be reframed to match the mansard and stucco will be added to the brick on the entry, soffit and the roof gable.

The west wall will be stucco similar in design and color to the east wall of The Optical Center (as shown below).



The improvements will blend the color and architectural elements of the three buildings.



The deck on the east side of the building will be rebuilt using Trex decking with a new railing system. This entry is used by most customers. The upstairs office exterior, visible from North Avenue will be refinished to match the rest of the building and the siding and trim will be replaced.

Once the City has completed the necessary road and sidewalk work on North Avenue as part of the North Avenue Streetscape Project, the owners will replace the sidewalk between the new road work and the front entrance to the building and install landscaping in the front of the store next to the sidewalk upgrades. This was a separate request after discussion with Staff that a gap may exist on their property where the City improvements end and their building improvements begin. It is also their intention to resurface the parking lot (estimated at \$15,000) which they understand is not eligible for Grant funding. The cost breakdown for this project for consideration of the grant funding is as follows:

Mansard demo and replace	\$6,376.
Front entry	\$2,580.
Stucco west wall	\$3,600.
Deck demo and replace	\$2,780.

Office (visible from North Ave)	\$2,500.
New sidewalk / landscaping	<u>\$2,200.</u> (Please see narrative dated Oct. 13, 2015)
Total	\$20,036.

The approximate cost of the site work and improvements to this building will be \$20,036.00. Therefore the applicants respectfully request the full Grant funding available of \$10,000.

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

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

The applicant is providing a major exterior remodel to update the exterior that has not been updated since the 1980s.

How this item relates to the Economic Development Plan:

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

Board or Committee Recommendation:

The North Avenue Catalyst Grant Committee forwards a recommendation of approval from their meeting held on October 13, 2015.

Financial Impact/Budget:

The Committee recommends approval of the requested amount of \$10,000.00, as this is well within the remaining North Avenue Catalyst Grant Program budget of \$56,887.

Catalyst Grant Program Budget \$100,000.00

- 1) Grand Valley Powersports 10,000. 00 (Funded by Council Feb. 18, 2015)
- 2) Dakota West Properties 9,002.00 (Funded by Council April 15, 2015)
- 3) Mason Plaza 4,110.00 (Funded by Council June 17, 2015)
- 4) Forbes LLC 10,000.00 (Funded by Council Sept. 2, 2015)
- 5) Vectra Bank 10,000.00 (possibly funded Nov. 2, 2015)

\$56,887.00 (Remaining funds to be allocated)

Legal issues:

No legal issues have been identified.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has not been previously presented.

Attachments:

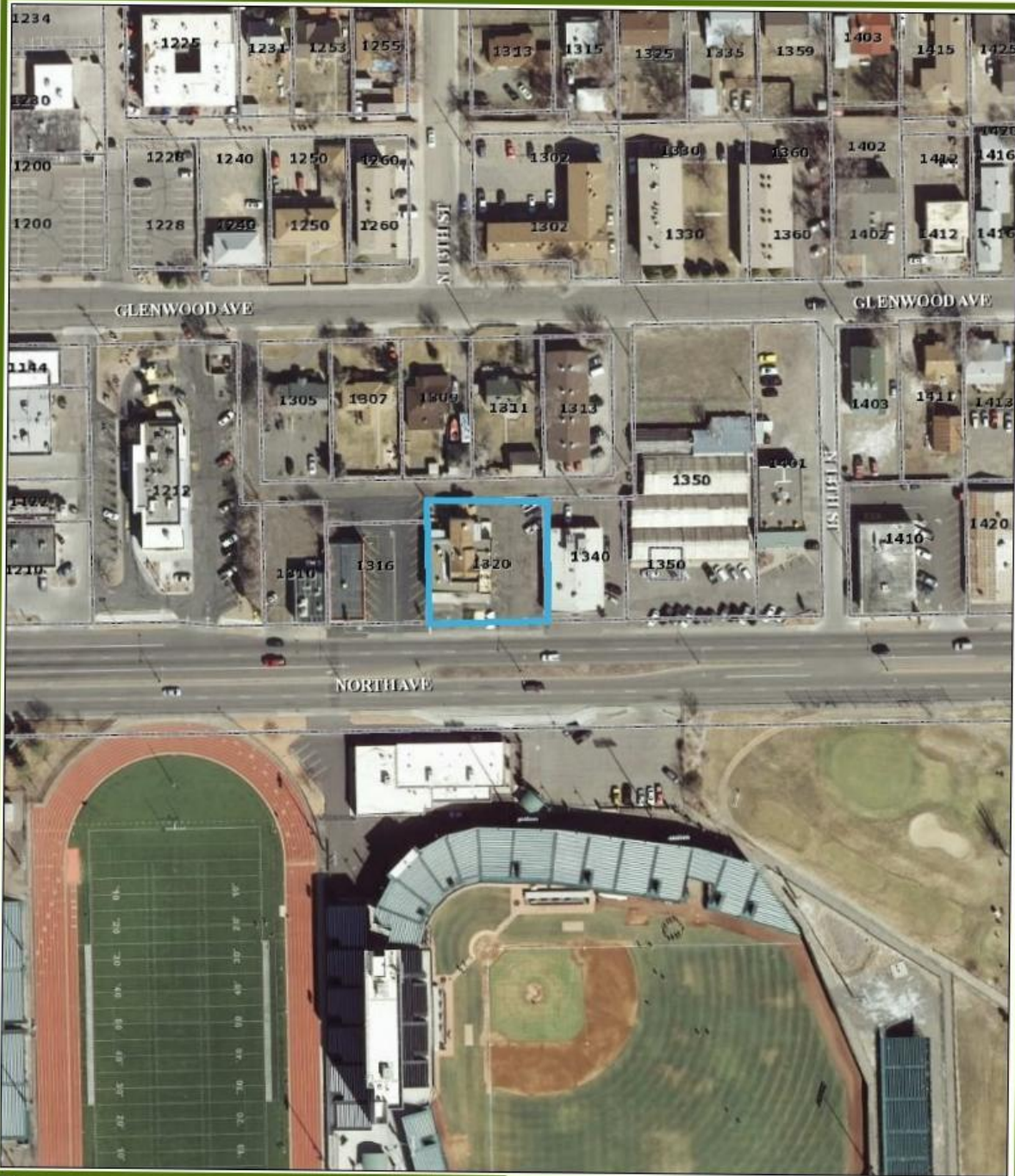
Location Map

Application (2 pgs.)

Proposal (2 pgs.)

Narratives (2 pgs.)

1320 North Avenue



Printed: 10/22/2015

1 inch = 118 feet



Grand Junction Commercial Catalyst Improvement Grant Program APPLICATION

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

Name of Applicant(s): Gary P. Withers & Brenda F. Withers

Mailing Address: 383 Lime Kiln Way GJ, Co 81507

Phone Number(s): 970-241-2100

Email: p.withers@msn.com

Project Address: 1320 North Av.

Business Name: Aqua Time Parcel Number: 2945 123 00071

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

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

Projected Start/Finish Dates for Project: 11-1-15 - 3-15-16

Total Estimated Cost of Improvements: \$ 17,836.

Grant Program Amount Requested: \$ 8918.

Grand Junction Commercial Catalyst Grant Program

AGREEMENTS AND CONDITIONS

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

Applicant's Signature: *[Signature]* *Brenda Withers* Date: _____

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

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

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

Dowd Construction

James G. Dowd
1313 1/2 M 1/2 rd
Loma, Co 81524
Phone: 970-216-1133

Pat Withers

383 Lime Kiln Way
Grand Jct. Co 81507

Proposal**Exterior Renovation 1320 North Ave.**

Bid includes all labor and materials to complete the following description of work:

-Mansard	\$6376.00
- Demo existing shake shingles	
- Replace with new metal sheeting/trim	
-Paint existing metal top cap	
-Front Entry	\$2580.00
- Partial demo and reframe to match mansard soffit line	
-Stucco overlay on existing brick around front door entry way	
- Stucco entry soffit and roof gable	
-Stucco	
-Stucco west wall	\$3600.00
-Specs as per stucco proposal	
-Deck Approx 12x25	\$2780.00
- Remove existing 2x6 wood decking	
- Install new trex decking	
-Reframe/Repair existing railing system	
- Paint/Stain to be determined	
-Back office repairs (visible from North Ave.)	
- R&R any broken/rotten soffit and fascia	
-R&R damaged siding	
-R&R damaged gutter	
-Amounts to be determined	
-Painting	
-Allowance price	\$2500.00

Bid does not include the following:

- Any electrical upgrades
- Any structural framing to existing mansard
- All labor and materials needed to construct, replace or repair any condition unforeseen at time of bid.

Notes

- Colors to be picked by owner

Any addition or changes to above description of work will be an extra charge.

All work to be completed in a workmanlike manner according to standard practices for the sum of: \$17836.00

This offer may be withdrawn or modified if not accepted within 30 days.		Date of offer <u>9-14-15</u>
Respectfully Submitted: <u>James G. Dowd</u>		
James G. Dowd: Dowd Construction		
Acceptance of this offer: The above price and description are satisfactory and are accepted. Dowd Construction is authorized to do the work as specified.		
Date of		
Acceptance	Signature _____	

G. PAT WITHERS
BRENDA F. WITHERS
383 LIME KILN WAY, GRAND JUNCTION, COLORADO 81507-2630

September 29, 2015

Re: North Avenue Revitalization Grant Program

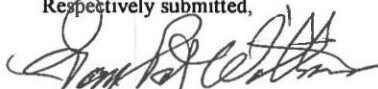
Attached find a proposal to renovate our property located at 1320 North Avenue at a proposed cost of \$17,836.00. We are requesting a grant under the program for one-half of those eligible costs for a total grant of \$8918.00.

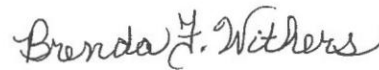
The work will include the following:

1. Replacement of the cedar shake mansard on the south and east sides of the building. It will be replaced by metal of an earthtone color, material similar to that on 1340 North Avenue.
2. The front entry will be reframed to match the mansard, and stucco added to the brick only on the entry, soffit and roof gable. The stucco will be a tan color with brown trim.
3. The west wall will be stucco similar in design and color to the east wall of The Optical Center, next door. (The same subcontractor will be used that finished The Optical Center.)
4. The deck on the west side of the building will be rebuilt using Trex decking with a new railing system. This entry is used by most customers. Colors are to be determined, but will be complementary to stucco and mansard colors.
5. The upstairs office exterior, visible from North Avenue will be refinished as necessary to match the rest of the building. The siding and trim will need to be replaced.

After the above work is completed and the road work has been completed we intend to have the parking lot resurfaced at a cost of approximately \$15,000.00. (We understand that this is not eligible for grant participation.)

Respectively submitted,


Gary Pat Withers, owner


Brenda F. Withers, owner

G. PAT WITHERS
BRENDA F. WITHERS

383 LIME KILN WAY, GRAND JUNCTION, COLORADO 81507-2630

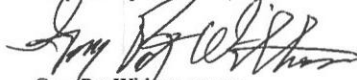
October 13, 2015

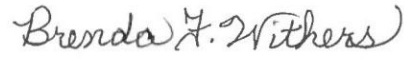
Re: Supplement to Proposal for North Avenue Revitalization Grant Program

After the City of Grand Junction has completed the necessary road and sidewalk work on North Avenue in front of 1320 North Avenue we propose to have the sidewalk replaced between the completed road work and the front entrance and have the landscaping in front next to the sidewalk upgraded. The approximate cost of this will be \$2200.00.

With this supplement the total eligible repairs proposed will be \$20,036.00, with a grant participation of \$10,000.00. receipts and contracts will be furnished when work completed or as requested.

Respectfully submitted,


Gary Pat Withers, owner


Brenda F. Withers, Owner



Date: November 4, 2015
 Author: Allison Blevins
 Title/ Phone Ext: DGJBID Co-Executive Director
 Proposed Schedule: November 4, 2015
 2nd Reading (if applicable): N/A
 File # (if applicable): N/A

Attach 4

CITY COUNCIL AGENDA ITEM

Subject: Free Holiday Parking Downtown
Action Requested/Recommendation: Vacate Parking Enforcement at Designated, Downtown, Metered Spaces, and Signed Parking from Thanksgiving to New Year’s Day, except Loading, No Parking, Handicapped, and Unbagged Meter Spaces Surrounding Government Offices, and in shared Revenue Lots. Free Metered Spaces will be Clearly Designated by Covering the Meters with the Official Red Plastic Bag
Presenter(s) Name & Title: Allison Blevins, Downtown Grand Junction Business Improvement District Co-Executive Director

Executive Summary:

The Downtown Partnership has requested free parking in the downtown area again this year during the holiday shopping season. City Staff recommends Free Holiday Parking in downtown, including the first floor of the Rood Avenue parking structure, with the exception of government offices areas and shared-revenue lots.

Background, Analysis and Options:

Free Holiday Parking is a very popular customer service program that supports the vitality of downtown businesses during the critical holiday shopping season. Over the years the Free Holiday Parking regime has sought a balance between retail customer service and the need to maintain ready parking and access for visitors to major public facilities including government offices (approximately 120 out of 1,100 metered spaces) with continued enforcement of the short-term meters surrounding the Post Office (4th & White), the Federal Building (4th & Rood), the City Hall/County Administration block (5th & Rood to 6th & White), and the State Building (6th & Colorado). Additionally the shared-revenue lots at the State Building and the United Methodist Church (5th & Grand) as always are excluded from Free Holiday Parking and will continue to be enforced.

While the free parking program is intended to serve visitors and shoppers patronizing downtown during the holidays, many long-term parkers take advantage of the expanded convenience of free parking and occupy those spaces instead of their regular locations.

This practice diminishes the effectiveness of the program by reducing the turnover rate of spaces. However, downtown merchants feel the benefits of providing free parking outweigh that concern. The BID will continue an education and communication program, established in 2014, with downtown workers to explain the intention and purpose of the program and to ask that they not utilize the free parking program for their long-term parking needs.

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

Plan Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions. Free Holiday Parking supports the efforts of the Downtown Partnership in marketing the downtown as a retail and entertainment destination during the Holiday shopping season.

How this item relates to the Economic Development Plan:

This item relates to the area of emphasis in economic development and the role of supporting existing businesses. Free Holiday Parking supports the efforts of the Downtown Partnership in marketing the downtown as a retail and entertainment destination during the Holiday shopping season.

Board or Committee Recommendation:

The Free Holiday Parking program will be reviewed by the BID Board at its November 12, 2015, meeting.

Financial Impact/Budget:

Because Free Holiday Parking has been approved for several years, budgeted annual parking revenues are already adjusted in expectation of continued approval of the program, and therefore, there is no impact to the budget. However, the amount of revenue foregone is estimated to be approximately \$20,000.

Legal issues:

The City Council has the authority to make, impose and as necessary amend restrictions on parking. The Free Holiday Parking program is an example of that lawful authority.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The program has been in existence in the proposed form for many years.

Attachments:

None.

CITY COUNCIL AGENDA ITEM

Date: October 22, 2015

Author: Scott D. Peterson

Title/ Phone Ext: Senior

Planner/1447

Proposed Schedule: 1st Reading:

October 21, 2015

2nd Reading: November 4, 2015

File #: VAC-2015-289 & RZN-

2015-410

Subject: LOJO Partnership LLP Alley Rights-of-Way Vacation, Located between S. 7th Street and S. 8th Street on the South Side of South Avenue and Rezone, Located at 821 1st Avenue

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

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

Executive Summary:

The applicant, LOJO Partnership LLP, requests approval from the City of Grand Junction to vacate north/south, east/west alley rights-of-way located between S. 7th Street and S. 8th Street on the south side of South Avenue, which are no longer needed in anticipation of consolidation of all adjacent properties that the applicant owns.

The applicant, also requests to rezone property located at 821 1st Avenue (0.26 +/- acres) from I-1 (Light Industrial) to C-2 (General Commercial) in anticipation of future general commercial development.

Background, Analysis and Options:

LOJO Partnership LLP, requests approval from the City of Grand Junction to vacate north/south and east/west alley rights-of-way (approximately 6,786 sq. ft. – 0.156 acres – see attached vacation exhibit) located between S. 7th Street and S. 8th Street on the south side of South Avenue. These alley rights-of-way have never been improved with either asphalt paving or concrete, but rather serve more as a utility easement for an existing sanitary sewer main and Xcel Energy electric and gas line. The applicant is requesting to vacate these existing alley rights-of-way in order to consolidate all seven properties that the applicant owns into one, 5.26 acre lot, which also includes the property proposed to be rezoned associated with this request. The requested vacation and rezone is in anticipation of marketing or development of the property. A proposed Simple Subdivision application for the consolidation of the seven properties is currently under review (City file number SSU-2015-337).

The proposed alley vacation will not impede traffic, pedestrian movement or access since the applicant owns all the adjacent properties within this block. As a condition of approval, the City would retain a Utility Easement for the existing Xcel Energy electric and gas line and the City's sewer line.

The applicant is also requesting to rezone an existing 0.26 +/- acre property located at the intersection of 1st Avenue and S. 8th Street which is currently vacant (821 1st Avenue). As part of the lot consolidation subdivision application, the City is recommending the subject property (0.26 +/- acres) be rezoned to be consistent with the zoning of the remainder of the applicant's property prior to recording of the new subdivision plat. It is not recommended planning practice to have two separate zoning districts designated on one property.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on June 16, 2015 with two citizens along with the applicant and City Project Manager in attendance. No objections to the alley right-of-way vacation nor proposed development were received.

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

The request to vacate excess alley rights-of-way and rezone supports the continued development of the downtown area as the applicant intends to consolidate properties that they own into one developable, 5.26 acre lot in anticipation of future general commercial development opportunities, which 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 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

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

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 alley right-of-way vacation request specifically does not further the goals of the Economic Development Plan, it does allow for the property owner to assemble seven properties together to create one, 5.26 +/- acre parcel of land in the downtown area in which to market and/or develop for future general commercial development. The proposed rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community

as it either markets or develops the subject property since it is not recommended planning practice to have two separate zoning districts designated on one property.

Board or Committee Recommendation:

The Planning Commission reviewed these two requests at their October 13, 2015 meeting and are recommending approval of the proposed alley vacation request with the condition that the applicant dedicate any needed utility easements and also upon the finalization, recording and approval of all outstanding items associated with the subdivision plat to consolidate properties that the applicant owns as identified with City file number SSU-2015-337.

Financial Impact/Budget:

Based on an actual value of the average per square foot of the adjacent properties, \$0.76, as calculated by the Mesa County Assessor's office, the total value of the ROW requested to be vacated is approximately \$5,157.36.

Legal issues:

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

Other issues:

No other issues have been identified.

Previously presented or discussed:

First Reading consideration of the Vacation and Rezone Ordinances were on October 21, 2015.

Attachments:

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

BACKGROUND INFORMATION					
Location:		(Adjacent to) 630 S. 7 th Street, 735, 737, 741 & 749 South Avenue & 821 1 st Avenue			
Applicants:		LOJO Partnership LLP, Owner			
Existing Land Use:		Dedicated Alley Right-of-Way and Vacant land			
Proposed Land Use:		Consolidation of adjacent properties in anticipation of future development			
Surrounding Land Use:	North	General commercial land uses and Single-family detached residential			
	South	Railroad tracks			
	East	Light industrial land uses and Single-family detached residential			
	West	General commercial and light industrial land uses			
Existing Zoning:		C-2 (General Commercial) & I-1 (Light Industrial)			
Proposed Zoning:		C-2 (General Commercial)			
Surrounding Zoning:	North	C-2 (General Commercial)			
	South	I-1 (Light Industrial)			
	East	C-2 (General Commercial) and I-1 (Light Industrial)			
	West	C-2 (General Commercial) and I-1 (Light Industrial)			
Future Land Use Designation:		Commercial & Commercial/Industrial			
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, 4 and 12 of the Comprehensive Plan and the alleys are 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 the applicant to consolidate all seven (7) properties that the applicant owns into one (1), 5.26 acre lot in anticipation of marketing or development of the property.

Therefore, this criterion has been met.

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

Several parcels will be landlocked as a result of this vacation request. However, the applicant owns all adjacent properties and is requesting to combine all seven (7) properties that the applicant owns into one (1), 5.26 +/- acre lot in anticipation of marketing or development of the property for future general commercial development (City file # SSU-2015-337).

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 be restricted to any parcel. However, the applicant owns all adjacent properties and is requesting to combine all seven (7) properties that the applicant owns into one (1), 5.26 +/- acre lot in anticipation of marketing or development of the property for future general commercial development (City file # SSU-2015-337). A Utility Easement will be retained as a condition of approval to cover all existing utility infrastructure.

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 alley right-of-way area has never been improved with either asphalt or concrete and serves more as a utility easement for an existing City sanitary sewer line and Xcel Energy electric and gas line. 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 alley right-of-way in order to incorporate the land area within their existing

properties in order to either market or develop. 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 alley rights-of-way. The Grand Valley Circulation Plan does not show future connections for this alley.

Therefore, this criterion has been met.

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

Maintenance requirements for the City will be reduced as a result of the proposed right-of-way vacation as the City will no longer need to maintain the alley.

Therefore, this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code:

The City may rezone if the proposed changes are consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets with one or more of the following criteria:

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

The applicant would like to consolidate this property, and several others, into one (1) contiguous parcel. Therefore, subsequent events have now invalidated the original premise and findings since this property will no longer be a standalone parcel. Therefore, prior to recording of the new subdivision plat, changing the zoning designations for the subject property is requested.

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 condition of the property will change as the applicant would like to consolidate this parcel, and several others, into one (1) contiguous parcel. The newly created parcel will have two (2) zoning designations C-2 and I-1. It is not recommended planning practice to have two (2) separate zoning districts on one (1) property. Therefore, prior to recording of the new subdivision plat, changing the zoning designations for the subject property is requested.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve the proposed land use associated with the C-2 zone district. City water is located within South Avenue, S. 7th Street and through the middle of the property (easement previously dedicated). City sanitary sewer also bisects the property in two locations (easements have been provided or will be provided with the recording of the proposed subdivision plat). The property is located in the downtown area and is in close proximity to public transit connections, retail merchants and restaurants, etc.

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

There is an adequate supply of C-2 zoned land within the community. However, the applicant is requesting to consolidate properties that he owns into one, 5.26 acre lot to either market or develop at some point in the future and it is not recommended planning practice to have two (2) separate zoning districts on one (1) property. Therefore, this criteria is not applicable.

Therefore, this criterion has been addressed.

(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 rezone by the consolidation of existing properties with existing infrastructure making it easier to market or develop.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the LOJO Partnership LLP alley rights-of-way vacation application and request to change the zoning from I-1 (Light Industrial) to C-2 (General Commercial) for the property located at 821 1st Avenue, VAC-2015-289 and RZN-2015-410, the following findings of fact, conclusions and conditions have been determined:

1. The requested alley right-of-way vacation and rezone is consistent with the goals and policies of the Comprehensive Plan, specifically, Goals 1, 4 and 12.

2. The review criteria in Section 21.02.100 (c) and 21.02.140 of the Grand Junction Zoning and Development Code have all been met and/or addressed.
3. As a condition of approval for the alley vacation, the City will retain a Utility Easement.
4. Approval of requested right-of-way vacation and rezone is contingent upon the finalization, recording and approval of all outstanding items associated with a subdivision plat to consolidate all adjacent parcels of land that the applicant owns as identified with City file number SSU-2015-337.



Comprehensive Plan Future Land Use Map





CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING ALLEY RIGHTS-OF-WAY BETWEEN S. 7TH STREET
AND S. 8TH STREET ON THE SOUTH SIDE OF SOUTH AVENUE**

LOCATED AT 630 S. 7TH STREET AND 735, 737, 741, AND 749 SOUTH AVENUE

RECITALS:

The applicant, LOJO Partnership LLP, requests approval from the City of Grand Junction to vacate north/south and east/west alley rights-of-way (6,786 +/- sq. ft. – 0.156 acres – see attached Exhibit A) located between S. 7th Street and S. 8th Street on the south side of South Avenue. These alley rights-of-way have never been constructed with asphalt paving or concrete, but rather serve more as a utility easement for an existing sanitary sewer main and Xcel Energy electric and gas line. The applicant is requesting to vacate these existing alley rights-of-way in order to consolidate all seven properties that the applicant owns into one, 5.26 +/- acre lot in anticipation of marketing or development of the property for future general commercial development. The proposed Simple Subdivision application for the consolidation of properties is currently under review administratively (City file number SSU-2015-337).

The proposed alley vacation will not impede traffic, pedestrian movement or access since the applicant owns all the adjacent properties within this block. As a condition of approval, the City would retain a Utility Easement for the existing Xcel Energy electric and gas line and the City's 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. Applicant shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The City will retain a Utility Easement.

3. Applicant shall also dedicate a utility easement across the consolidated lots between S. 7th Street and S. 8th Street to cover existing utility infrastructure.
4. Applicant shall file a subdivision plat consolidating all existing parcels that will be landlocked as a result of this alley right-of-way vacation.

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 North-half (N 1/2) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

ALL of that certain East-West alley lying South of Block 159, Plat of Part of Second Division Resurvey, as Amended, as same is recorded in Plat Book 3, Page 21, Public Records of Mesa County, Colorado, North of Block 1, Milldale Subdivision, as same is recorded in Plat Book 2, Page 30, Public Records of Mesa County, Colorado, West of the West right of way for South Eighth Street and East of the vacated East-West alley vacated by Ordinance No. 692, as recorded in Book 611, Page 201, Public Records of Mesa County, Colorado TOGETHER WITH that certain North-South alley lying North of the North line of Block 1, Milldale Subdivision, as same is recorded in Plat Book 2, Page 30, Public Records of Mesa County, Colorado, South of the South right of way for South Avenue and lying East of the East line of Lots 6 through 10 (and its Southerly extension), Block 159, Plat of Part of Second Division Resurvey, as Amended, as same is recorded in Plat Book 3, Page 21, Public Records of Mesa County, Colorado.

CONTAINING 6,786 Square Feet or 0.156 Acres, more or less, as described.

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

Introduced for first reading on this 21st day of October, 2015 and ordered published in pamphlet form.

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

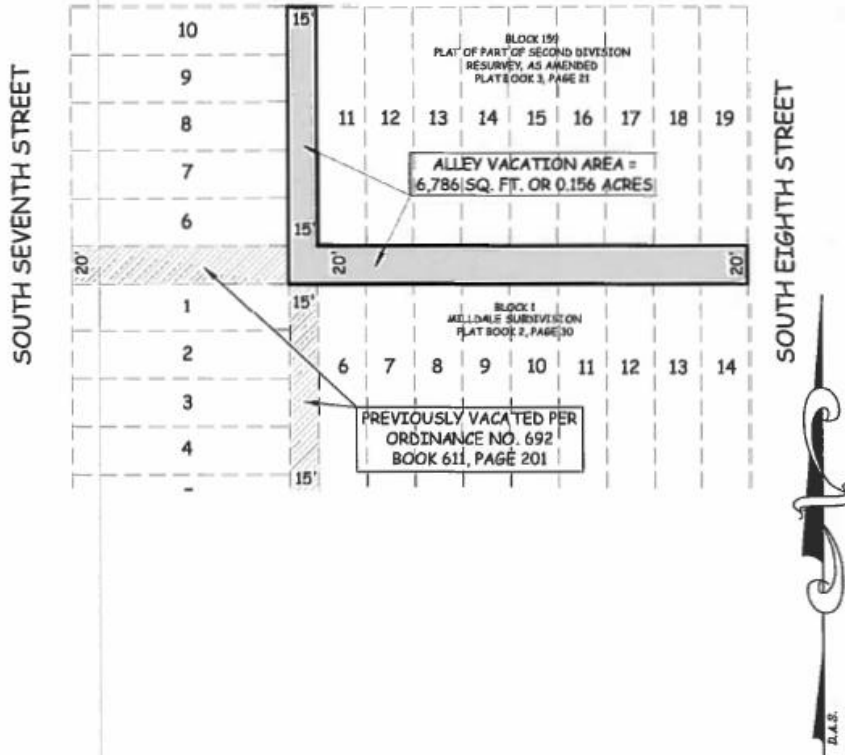
ATTEST:

President of City Council

City Clerk

EXHIBIT "A"

SOUTH AVENUE



ABBREVIATIONS

- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SSMH SANITARY SEWER MAN HOLE

NOT-TO-SCALE
LINEAL UNITS = US SURVEY FOOT

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: PTK
DATE: 09-11-2015
SCALE: N/A
APPR. BY: S.D.

ALLEY VACATION
LOJO PARTNERSHIP LLP
630 S. 7TH STREET
2945-231-01-028



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE LOJO PARTNERSHIP LLP PROPERTY
FROM I-1 (LIGHT INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL)**

LOCATED AT 821 1st AVENUE

Recitals:

The applicant, LOJO Partnership LLP, wishes to rezone an unplatted 0.26 +/- acre parcel of land from I-1 (Light Industrial) to C-2 (General Commercial) in anticipation of future general commercial development.

The existing property is located at the intersection of 1st Avenue and S. 8th Street and is currently vacant. The applicant desires to create a subdivision plat to consolidate all seven (7) properties that the applicant owns into one (1), 5.26 +/- acre lot, located between South Avenue and the railroad tracks and from S. 7th Street to S. 8th Street (City file # SSU-2015-337). The applicant also wishes to vacate City alley rights-of-way (City file # VAC-2015-289) located internally to the proposed subdivision in anticipation of marketing or development on the newly created lot.

As part of the lot consolidation subdivision application, the City is recommending the subject property be rezoned to be consistent with adjacent zoning prior to recording of the new subdivision plat.

The Comprehensive Plan Future Land Use Map designation is Commercial/Industrial which is compatible with the C-2 (General Commercial) zone district.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the LOJO Partnership LLP property from I-1 (Light Industrial) to the C-2 (General Commercial) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Commercial/Industrial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the C-2 zone district to be established.

The Planning Commission and City Council find that the C-2 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned C-2 (General Commercial).

Beginning at a point whence the Northeast corner of Block 4 of Milldale Subdivision bears N 89°27'30" E 480.8 feet; thence N 89°27'30" E 68.0 feet; thence South 159.34 feet, more or less, to a point on the Northerly right of way line of the Denver and Rio Grande Western Railroad Company; thence Southwesterly along said Northerly right of way line to the intersection of said line with the East line of Block 5 of said Milldale Subdivision; thence North 180.0 feet, more or less, to the Point of Beginning.

Said parcels contain 0.265 +/- acres (11,544 +/- square feet), more or less, as described.

Introduced on first reading this 21st day of October, 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: Oct. 26, 2015
 Author: Kathy Portner
 Title/ Phone Ext: Community Development, ext. 1420
 Proposed Schedule: Nov. 4, 2015
 2nd Reading: (if applicable): N/A

Attach 6

CITY COUNCIL AGENDA ITEM

Subject: Las Colonias Park Amphitheater Grant Request
Action Requested/Recommendation: Adopt a Resolution and Authorize the Interim City Manager to Submit a Grant Request to the Colorado Department of Local Affairs Energy and Mineral Impact Assistance Program for Development of Las Colonias Park Amphitheater
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director

Executive Summary:

This is a request to authorize the Interim City Manager to submit a request to the Colorado Department of Local Affairs for a grant for development of Las Colonias Park Amphitheater not to exceed \$1.9 million. The grant is due on December 1, 2015 and final contract award will take place mid-year 2016.

Background, Analysis and Options:

Las Colonias Park was originally master planned in 1998 after it was deeded to the City of Grand Junction in 1997. After the 2008 revision and a lack of development opportunities, City Council directed Parks and Recreation to again revise the plan based on changing community priorities. The 2013 master plan for the 130 acre Las Colonias Park was adopted by City Council on July 3, 2013. The master plan includes an outdoor amphitheater, trail connections, parking, restroom/shelters, riparian restoration, a wetland area, and other passive park amenities. Phase I development, including a restroom/shelter, trail connections, parking improvements and additions, lighting, a native arboretum, and furnishings, is complete.

City Council approved a grant request to the Department of Local Affairs (DOLA) on March 19, 2014 for final design of the Las Colonias Amphitheater. The design process was funded with a \$180,000 grant from DOLA, \$10,000 from the Grand Junction Lions Club, and \$50,000 from the City. The design process has involved numerous members of the community as well as event organizers and promoters and is currently set to conclude later this year.

The Amphitheater is being designed as a multi-functional venue for small, medium, and large crowds and is surrounded by the perfect backdrop along the Colorado River and

adjacent to the Colorado Riverfront Trail. The site and building designs include a 40x60 foot stage with ample back of house amenities such as a green room and side wings, as well as parking and gently sloped lawn seating. Approximately 38 events are expected at the Amphitheater ranging from event staging, Movies in the Park, concerts, meetings, and other cultural performances. These events will generate approximately \$75,000 in direct revenue to the City; however, the economic impact model suggests \$763,000 in annual economic impact to the community by virtue of the average amount spent on restaurants, parking, souvenirs, and refreshments.

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

The Las Colonias Park Amphitheater project supports the following Goals from the Comprehensive Plan:

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

The development of Las Colonias Park, specifically the amphitheater, furthers the goals of the Greater Downtown Plan and strengthens the vitality of downtown by enhancing the draw to the Riverfront and will catalyze the redevelopment opportunities in the surrounding area.

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

***Policy A:** Through the Comprehensive Plan policies the City will improve as a regional center of commerce, culture and tourism.*

Las Colonias Park Amphitheater will be a significant regional draw for residents and visitors.

Board or Committee Recommendation:

The DOLA grant and design process have been discussed at the Parks and Recreation Advisory Board meetings over the past year and a half with support from the board to move forward.

Financial Impact/Budget:

Las Colonias Amphitheater		
	Total	%
Project Cost	\$ 3,605,332	
Partner Funding:		
DDA - Secured	500,000	14%
Riverfront Foundation - Secured	10,000	0%
DOLA Grant - Pending	1,802,666	50%
Goodwin Foundation - Secured	50,000	1%
Bacon Family Foundation - Secured	125,000	3%
Lions Club - Secured	280,000	8%
CTF/Open Space	837,666	23%
Total Partner Funding	\$ 3,605,332	100%

The above model includes full funding for 2016 with a small amount required from the Capital Fund in 2017, 2018, and 2019 to cash flow the project.

Legal issues:

If awarded, the grant funding documents will be reviewed and approved by the City Attorney.

Other issues:

None

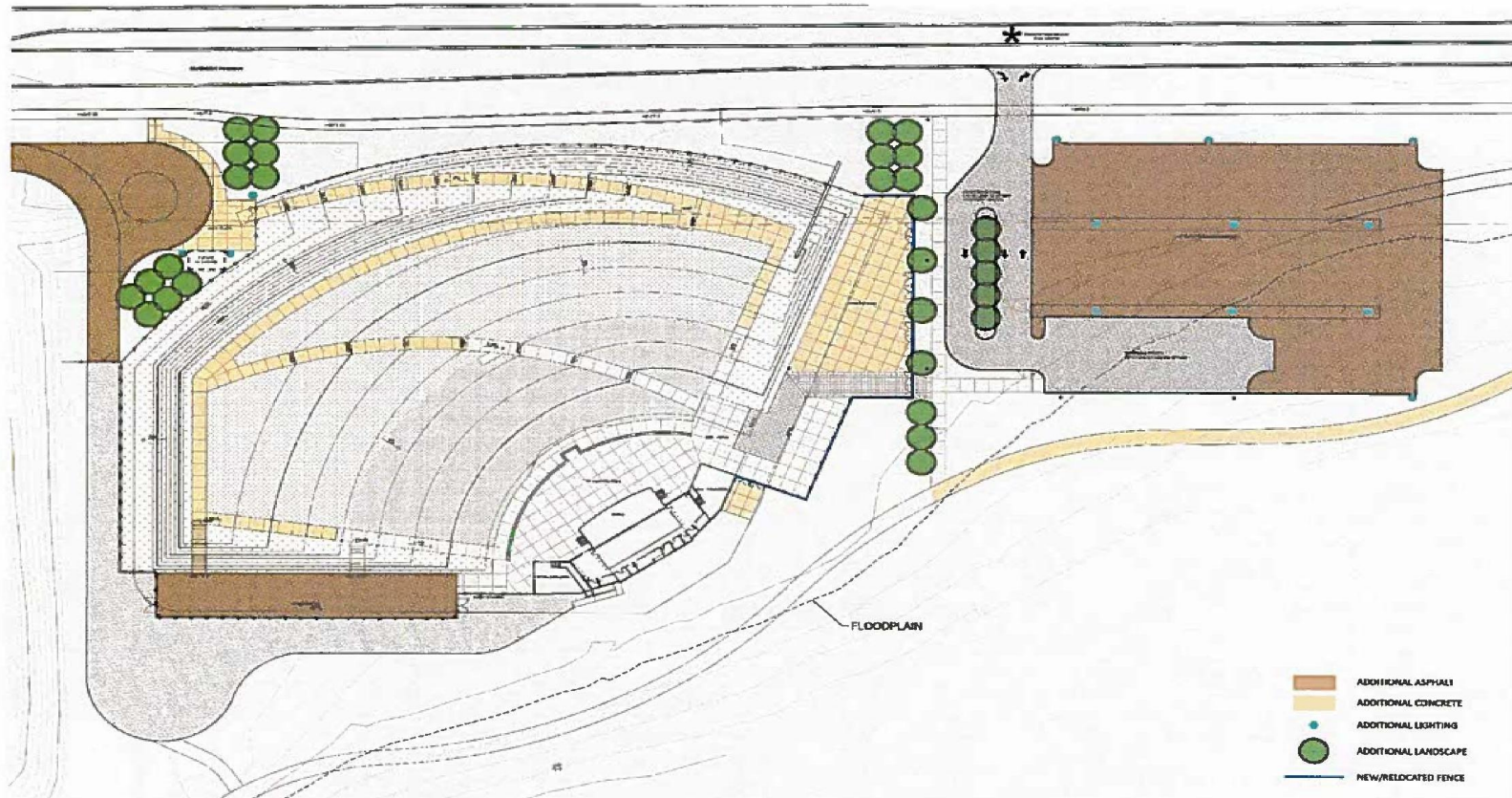
Previously presented or discussed:

The Las Colonias Master Plan was approved by City Council on July 3, 2013. A grant resolution for the final design process was approved by City Council on March 19, 2014. City Council heard three additional updates in 2015 on June 1, August 31, and October 19. City Council gave direction to staff on October 19, 2015 to continue solidifying funding partners and prepare an application to DOLA for the December grant cycle.

Attachments:

Las Colonias Amphitheater Phase I Site Plan

Resolution authorizing application to the Colorado Department of Local Affairs in accordance with the representations made in this report.



- ADDITIONAL ASPHALT
- ADDITIONAL CONCRETE
- ADDITIONAL LIGHTING
- ADDITIONAL LANDSCAPE
- NEW/RELOCATED FENCE

LAS COLONIAS AMPHITHEATER EXPANDED SITE
 GRAND JUNCTION, COLORADO

DESIGNWORKSHOP
 August 31, 2015



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

**A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO SUBMIT A
GRANT REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS
(DOLA) ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM FOR
DEVELOPMENT OF LAS COLONIAS PARK AMPHITHEATER**

RECITALS.

The master plan for the 100 acre Las Colonias Park was adopted by City Council on July 3, 2013. The master plan includes an outdoor amphitheater, trail connections, parking, restroom/shelters, riparian restoration, a wetland area, and other passive park amenities. Phase I development, including a restroom/shelter, trail connections, parking improvements and additions, lighting, a native arboretum, and furnishings, is complete. The City received a DOLA grant in 2014 for the design of the amphitheater, which is nearing completion. The design process has involved numerous members of the community as well as event organizers and promoters.

The Amphitheater is being designed as a multi-functional venue for small, medium, and large crowds and is surrounded by the perfect backdrop along the Colorado River and adjacent to the Colorado Riverfront Trail. The site and building designs include a 40x60 foot stage with ample back of house amenities such as a green room and side wings, as well as parking and gently sloped lawn seating. Approximately 38 events are expected at the Amphitheater ranging from event staging, Movies in the Park, concerts, meetings, and other cultural performances. These events will generate approximately \$75,000 in direct revenue to the City; however, the economic impact model suggests \$763,000 in annual economic impact to the community by virtue of the average amount spent on restaurants, parking, souvenirs, and refreshments. The development of Las Colonias Park, specifically the amphitheater, furthers the goals of the Greater Downtown Plan and strengthens the vitality of downtown by enhancing the draw to the Riverfront and will catalyze the redevelopment opportunities in the surrounding area.

Phase 1 of the amphitheater will include sloped lawn seating for small, medium, and large events with seating for 500 to 5,000+. A stage, green room, wing space, stage restrooms, public restrooms, mechanical/electrical, and custodial areas are included in the functional first phase. Future phases could include developed plaza areas for tickets, loading dock, vendor space, a park shelter/restroom, play area, and parking upgrades.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the Interim City Manager to submit a grant request not to exceed \$1.9 million in accordance with and pursuant to the recitals stated above, to the Department of Local Affairs' Energy and Mineral Impact Assistance Program for development of Las Colonias Park Amphitheater.

Dated this _____ day of _____ 2015.

Phyllis Norris
President of the Council

ATTEST:

Stephanie Tuin
City Clerk



Date: October 23, 2015
 Author: Stuart Taylor
 Title/ Phone Ext: Two Rivers Conv. Center & Avalon Theatre Manager
 Ext. 5710
 Proposed Schedule: November 4, 2015
 2nd Reading (if applicable): _____

Attach 7

CITY COUNCIL AGENDA ITEM

Subject: Food Services Contract for Two Rivers Convention Center and Avalon Theatre
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with US Foods, Inc. of Denver, Colorado in the Estimate Aggregate Amount of \$325,000 for Food Service Distributor for Two Rivers Convention Center and Avalon Theatre
Presenter(s) Name & Title: Stuart Taylor, Two Rivers Convention Center and Avalon Theatre Manager Jay Valentine, Internal Services Manager

Executive Summary: This award is for the contract of food service to be provided to the Two Rivers Convention Center and Avalon Theatre beginning January 1, 2016 through December 31, 2016.

Background, Analysis and Options:

Currently the City spends approximately \$325,000 per year on food and related products at Two Rivers Convention Center and Avalon Theatre. Two Rivers Convention Center has contracted with outside vendors for food and paper products for several decades. US Foods, Inc. has been the contractor for the past three years. TRCC will have hosted 367 events and Avalon Theatre will have hosted 200 events for a total of 35,000 meals served by the end of 2015. These events include Cater-outs, Concerts, Conferences/Conventions, Dances, Dinners, Galas, Graduations, Holiday Parties, Luncheons, Meetings, Receptions, Social Events, Sporting Events, Tasters, Theatrical Performances, Tradeshows, Weddings, etc.

A formal Request for Proposal was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City’s website, sent to the Grand Junction Chamber of Commerce, and advertised in The Daily Sentinel.

This solicitation was developed for the intent of a single award. However, at the City’s discretion, allowed for the option of entering into negotiations with the selected responsive and responsible Offeror(s) if it was deemed in the best interest of the City.

Two proposals were received, which were found to be responsive and responsible. US Foods, Inc. of Denver, CO submitted a bid for both food and paper products. Central Distributing Co. of Grand Junction CO, submitted a bid for paper products only. After evaluating the proposals, US Foods, Inc. was selected as the best fit and value for providing the specified services. The staff determined that Central Distributing Co.'s submitted pricing equaling \$10,000 of paper product, along with having to manage two separate ordering and receiving systems, as well as duplication of invoicing and order reconciliation, was not sufficient enough to warrant a split award.

Company	Location
US Foods, Inc.	Denver, CO
Central Distributing Co.	Grand Junction, CO

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

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

This food service contract will support Two Rivers Convention Center and the Avalon Theatre as a premier convention and event facility that attracts community members and visitors to the downtown area, thus providing economic impact to hotels, restaurants, and businesses.

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

- A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

How this item relates to the Economic Development Plan:

Marketing the Strengths of Our Community – This contract will assist Two Rivers Convention Center and the Avalon Theatre in providing high quality food and service to over 125,000 guests each year. Our diverse and comprehensive menus will position us as premier venues for hosting both local and regional events, and provide a positive economic impact to the community.

Board or Committee Recommendation:

There are no board or committee recommendations.

Financial Impact/Budget:

Food and Service Charges are incorporated into the 2016 operational budget for Two Rivers Convention Center and Avalon Theatre, and are offset by associated revenues.

Legal issues:

There are no legal issues at this time. Staff will consult with legal regarding the contract before it goes into effect.

Other issues:

There are no other issues.

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

There are no attachments.



Date: October 27, 2015
 Author: Scott Hockins
 Title/ Phone Ext: Special Projects
(Broadband) Manager
 Proposed Schedule: November 4,
2015
 2nd Reading
 (if applicable): _____

Attach 8
CITY COUNCIL AGENDA ITEM

Subject: Installation of Conduit in the I-70/Horizon Drive Interchange Improvement Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with M.A. Concrete Construction, Grand Junction, Colorado in the Amount of \$81,303.
Presenter(s) Name & Title: Jay Valentine, Internal Services Manger Trent Prall, Engineering Manager

Executive Summary:

The I-70/Horizon interchange reconstruction effort is the keystone project that will lead to overall Horizon Drive improvements. Improvement plans include medians, detached sidewalks, bike lanes, pedestrian crossings, access control, intersection upgrades, and landscaping. The approval of this contract will allow the City of Grand Junction to install multiple conduits for future fiber optic cable for broadband and traffic related essentials while the project is under construction.

Background, Analysis and Options:

The interchange project is currently under construction and is being administered by the Colorado Department of Transportation (CDOT). The City of Grand Junction is negotiating an agreement with CDOT’s contractor, M.A. Concrete, to install multiple conduits that will run the length of the project. This conduit is in a strategic area that will allow fiber to be pulled under the interstate and will allow the growth of the City’s fiber network.

Access to modern telecommunications infrastructure is vital for communication, education, and economic development. In recognition of the need to provide local businesses within the community with the infrastructure required to meet their telecommunication needs, the installation of conduit for fiber optic cable will accelerate the deployment and reduce future installation costs required to bore-in conduit.

As part of the conduit installation, the City is collaborating with Unite Private Networks (UPN) to encourage the growth of broadband in the area. Unite has committed to paying the installation expense specific to their own conduit for this project. This project will help in the implementation of their fiber network and will encourage private infrastructure investment in the area that may increase competition for broadband services. Currently, UPN is under contract with Mesa County Valley School District 51 to connect every school with high capacity fiber and high speed broadband.

The City is also having a conduit installed that will be strictly used only by the City. This conduit will allow the City's Traffic and IT Divisions to extend City fiber optic service out towards the airport, the Visitor Center, as well as to the future Matchett Park.

This contract is directly with the contractor. Since it is not part of the CDOT contract, this work is not subject to any CDOT administrative charges.

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

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

This project relates to the Comprehensive Plan by providing necessary infrastructure to attract economic development and improve the local public safety network.

How this item relates to the Economic Development Plan:

This project supports Section 1.4, Providing Infrastructure that Enables and Supports Private Investment. Specifically, it supports action steps one, two, and five under the goal: Support and facilitate access and expansion of important technological infrastructure in the city as a result of recent discussions in broadband master planning.

Board or Committee Recommendation:

There is no Board or Committee recommendation(s).

Financial Impact/Budget:

This project will be divided between Economic Development Contingency, City of Grand Junction Traffic and IT Divisions, and Unite Private Networks. Unite Private Networks will reimburse the City of Grand Junction for their portion.

Economic Development	\$27,691
Traffic / IT Divisions	\$30,997
<u>Unite Private Networks (UPN)</u>	<u>\$22,615</u>
Total	\$81,303

Legal issues:

If approved, the form of the agreement will be reviewed and approved by the City Attorney.

Other issues:

None

Previously presented or discussed:

Part of general discussions to implement the Economic Development Plan and Site Selection study recommendations and, specifically, at the City Council Retreats held on January 16, 2015 and May 15, 2015, and the workshops held on January 19, 2015 and August 17, 2015. Approval for the Broadband Master Plan was given at the September 2, 2015 City Council meeting.

Attachments:

None



Attach 9

CITY COUNCIL AGENDA ITEM

Date: 10/12/15
 Author: Jay Valentine
 Title/ Phone Ext: 1517
 Proposed Schedule: 10/21/15
 2nd Reading (if applicable): _____
 File # (if applicable): _____

Subject: Selection of Financial Auditor for the City's 2015 Annual Audit
Action Requested/Recommendation: Select Haynie and Company to Conduct the City's Annual Financial Audit for the Fiscal Year Ending December 31, 2015
Presenter(s) Name & Title: Jay Valentine, Internal Services Manager

Executive Summary:

City Council, as the governing body of the City of Grand Junction and serving as the City's Audit Committee¹, will enter into a multi-year contract which will be subject to annual appropriations with a certified public accounting firm. The contract will be for the provision of audit services including auditing and reporting on the financial statement(s) of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City beginning for the year ending December 31, 2015.

Background, Analysis and Options:

Although accounting and financial reporting are primarily the responsibility of management, the law dictates that an independent third party assure the reliability of the City's financial reports. That third party is the independent auditor; the process used to provide reasonable (not absolute) assurance that the financial statements are fairly presented (in all material aspects) is the financial statement audit.

While management is primarily responsible for financial reporting (including the comprehensive framework of internal control used to generate the financial statements), the City Council remains ultimately responsible for ensuring that management meets its responsibilities in this regard.

The independent auditors are responsible for the opinion they express concerning the fair presentation of the financial statements. Their responsibility in that regard,

¹ The City Council has never formally named an audit committee of fewer than all members of the Council, but it may. The City Charter provides that "investment policies and policies for accounts and deposits shall be established by resolution of the City Council." If the Council determines an audit committee of fewer than all seven members is proper, then the members serving on the committee should be appointed by separate resolution.

however, in no way diminishes either management's primary responsibility or the governing body's ultimate responsibility for the integrity of the City's financial reporting.

The contract with the firm selected will be for the fiscal year ending 2015 and will have the option to be renewed up to 4 additional years.

A formal solicitation was issued through BidNet (an on-line site for governmental bid document distribution), posted on the City's internet website, advertised in the Daily Sentinel and posted on the Chamber of Commerce website.

Three firms responded to the solicitation. Two of the firms are local, the third is located in Littleton, Colorado. The summary below includes a yearly price proposal for the audit year with a five year grand total.

	2015	2016	2017	2018	2019	Grand Total
Haynie & Co – Littleton, CO	\$32,000.00	\$32,000.00	\$32,300.00	\$32,300.00	\$32,700.00	\$161,300.00*
Chadwick Steinkirchner Davis & Co – Grand Junction, CO	\$35,000.00	\$35,500.00	\$36,100.00	\$37,250.00	\$38,000.00	\$181,850.00
Dalby Wendland & Co – Grand Junction, CO	\$39,500.00	\$39,500.00	\$40,300.00	\$40,300.00	\$41,400.00	\$201,000.00*

*Final negotiated pricing.

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

Not applicable

How this item relates to the Economic Development Plan:

Not applicable

Board or Committee Recommendation:

A committee consisting of Mayor Pro Tem Chazen and City Finance and Internal Services staff recommends Haynie & Co. This recommendation is based on interviews with all three firms, references, experience and overall value.

Financial Impact/Budget:

Funds for the 2015 annual audit will be included in the 2016 budget appropriation.

Legal issues:

The City Attorney will review the final form of the agreement.

Other issues:

None

Previously presented or discussed:

No

Attachments:

None

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 11/04/15

Citizen's Name: _____ Richard Swingle _____

Address: _____ 443 Mediterranean Way _____
Grand Junction, CO 81507-4525 _____

Phone Number: _____ _____

Subject: Fiber _____

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.