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**CITY COUNCIL AGENDA
WEDNESDAY, FEBRUARY 17, 2016
250 NORTH 5TH STREET**

4:30 P.M. – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM

5:00 P.M. – SPECIAL WORKSHOP – CITY HALL AUDITORIUM

7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM

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

5:00 P.M. (Special Workshop)

Events Center Feasibility Analysis Presentation

[Attachment
Supplemental Documents](#)

7:00 P.M. (Regular Meeting)

Call to Order

Pledge of Allegiance

Invocation – Minister John Cooper, Church of Christ
Grand Junction

[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.]

Certificates of Appointment

To the Forestry Board

Revised February 18, 2016

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Citizen Comments

[Supplemental Documents](#)

Council Comments

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

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

Action: Approve the Minutes of the February 2, 2016 Special Meeting and the February 3, 2016 Regular Meeting

2. **Purchase Thirteen All-Wheel Drive (AWD) Utility Police Special Services Vehicles** [Attach 2](#)

This purchase of thirteen AWD utility vehicles will replace thirteen police patrol vehicles that are at the end of their useful life. As part of the Fleet Replacement Program, these new units will be used as patrol vehicles in the Police Department.

Action: Approve the Purchase of Thirteen AWD Utility Police Special Services Vehicles from Western Slope Auto in Grand Junction, CO in the Amount of \$525,902

Staff presentation: Jay Valentine, Internal Services Manager

3. **Purchase Three All-Wheel Drive (AWD) Vehicles for Police** [Attach 3](#)

This purchase of three AWD Equinox utility vehicles will replace three unmarked police department vehicles. As part of the Fleet Replacement Program, these new units will be used as unmarked vehicles for Services and Investigations in the Police Department.

Action: Approve the Purchase of Three AWD Equinox Vehicles from the State of Colorado Price Agreement in the Amount of \$63,140

Staff presentation: Jay Valentine, Internal Services Manager

4. **Purchase of Traffic Striping Paint for 2016** [Attach 4](#)

The City's Transportation Engineering Division is responsible for striping 600+ miles of City streets and State highways in 2016 applying 10,000 gallons of white and yellow paint. Utilizing the CDOT contract prices saves the City \$13,346 over the Multiple Assembly of Procurement Officials (MAPO) contract prices.

Action: Authorize the City Purchasing Division to Enter into a Purchase Order with Ennis Paint, Dallas, TX for the 2016 Traffic Striping Paint in the Amount of \$83,494

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

5. **Professional Services Contract for Engineering Design of the Water Treatment Plant Filter Upgrade Project** [Attach 5](#)

This is a request to award a professional design services contract for the design of a Water Filtration System for the City of Grand Junction Water Treatment Plant.

Action: Authorize the City Purchasing Division to Enter into a Contract with JVA Consulting Engineers of Boulder, CO for the Design of a Filter System at the City of Grand Junction Water Treatment Plant for the Proposal Not to Exceed \$142,900

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

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

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

6. **Public Hearing – Fox Meadows Annexation #1 and #2, Zoning, and the Fox Meadows Access Plan Amendment, Located at 3175 D ½ Road** [Attach 6](#)

A request to annex 8.959 acres, located at 3175 D ½ Road and zone the annexation area, less D ½ Road public right-of-way, from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district.

The request also includes an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to revise the access point to D ½ Road from property known as Fox Meadows, located at 3175 D ½ Road.

Resolution No. 06-16 – 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 Fox Meadows Annexation No. 1 and No. 2, Located at 3175 D ½ Road, is Eligible for Annexation

Ordinance No. 4687 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fox Meadows Annexation No. 1, Consisting 0.150 Acres of D ½ Road Right-of-Way

Ordinance No. 4688 – An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Fox Meadows Annexation No. 2, Consisting of One Parcel and a Portion of D ½ Road Right-of-Way, Located at 3175 D ½ Road

Ordinance No. 4689 – An Ordinance Zoning the Fox Meadows Annexation No. 2 to R-5 (Residential 5 du/ac) Located at 3175 D ½ Road

Ordinance No. 4690 – An Ordinance Amending the Comprehensive Plan, Specifically the Pear Park Neighborhood Plan, More Specifically the Transportation Access Management Plan, a Part of the Grand Valley Circulation Plan, to Revise the Access Point on D ½ Road to Allow Direct Access into Property Known as Fox Meadows, Located at 3175 D ½ Road

®Action: Adopt Resolution No. 06-16 and Ordinance Nos. 4687, 4688, 4689, and 4690 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

7. **Public Hearing – Amending Sections of the Zoning and Development Code to Allow the Planning Commission to Approve a Conditional Use Permit (CUP) Prior to Site Plan Review** [Attach 7](#)

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by allowing the Planning Commission to approve the conditional use of a property prior to site plan approval. Through the use of a site sketch the Planning Commission may make findings to determine that necessary site design features or mitigation measures will be taken to enhance or deter certain impacts to the neighborhood.

Ordinance No. 4691 – An Ordinance Amending Section 21.02.110 Conditional Use Permit (CUP) and Section 21.06.070(g)(5) Planned Developments and Conditional Uses

®Action: *Adopt Ordinance No. 4691 on Final Passage and Order Final Publication in Pamphlet Form*

Staff presentation: Lori V. Bowers, Senior Planner

8. **Contract for the 2016 Asphalt Overlay Project** [Attach 8](#)

This request is to award a construction contract for the asphalt resurfacing project along arterial, collector, and residential road classifications throughout the City of Grand Junction. In all, a total of 10 locations were selected.

Action: *Authorize the City Purchasing Division to Enter into a Contract with Elam Construction Inc. of Grand Junction, CO for the 2016 Asphalt Overlay Project in the Amount of \$ 1,907,774*

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

9. **Contract for the Westlake Park Neighborhood Safe Routes to Schools Improvement Project** [Attach 9](#)

This request is to award a construction contract for the installation of curb, gutter, and sidewalk on West Orchard Avenue west of 1st Street near Westlake Park and West Middle School. The area is a primary walking route for students and persons in the neighborhood that currently does not have sidewalk, thus presenting safety concerns.

Action: *Authorize the City Purchasing Division to Enter into a Contract with Sorter Construction, Inc. for the Westlake Park Neighborhood Safe Routes to School Improvement Project in the Amount of \$107,924.31*

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

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

11. **Other Business**

12. **Adjournment**



Date: 2/15/2016

Author: Jay Valentine

Title/ Phone Ext: 1517

Proposed Meeting Date:
February 17, 2016

CITY COUNCIL STAFF REPORT WORKSHOP SESSION

Topic: Event Center Feasibility Update and Presentation

Staff (Name & Title): Jay Valentine, Internal Services Manager

Summary:

Rob Hunden from Hunden Strategic Partners (HSP) will present the feasibility analysis of the proposed sports arena /event center including an analysis of the programmability, demand, and limitations of Two Rivers Convention Center (TRCC).

Background, Analysis and Options:

After the initial kick-off meeting, the HSP team met with City of Grand Junction and Downtown Development Authority (DDA) officials to confirm the goals of the study and other contextual issues related to the project. They then interviewed stakeholders from a variety of local, private and public organizations and toured key existing meeting and event facilities that included:

- Two Rivers Convention Center
- Mesa County Fairgrounds
- Ralph Stocker Memorial Stadium
- Sam Suplizio Field
- Avalon Theatre
- Proposed amphitheater site
- Downtown hotels
- Mesa College
- Glacier Ice Arena
- Canyon View Park

HSP has evaluated the community's position as an economic center of activity as well as a destination for visitors. They will present the key demand generator trends and comment on the overall growth prospects for the market. The analysis will provide a realistic assessment of the area's strengths, weaknesses, opportunities, and threats (SWOT). HSP will give their assessment on the ability of the community to support event, sports, and/or entertainment uses at the proposed facility.

In this presentation, HSP will also give an analysis of the facilities competing for entertainment events and arena-style sports in the local and regional marketplace.

This will include an analysis of industry trends impacting the development of event and arena facilities. The presentation will include recommendations for the event center facility, not just in performance (demand/financial), but in terms of certain physical characteristics of the proposed events center as well as the current state of TRCC.

As requested by Council, a review of various projects developed in the last several years with characteristics similar to those of Grand Junction, including market size, demographics and other factors will also be discussed.

Lastly, HSP will discuss demand and financial projections, as well as economic, financial, and employment impact analysis.

Financial Impact/Budget:

Financial impacts of the proposed sports arena will be discussed in the presentation.

Previously presented or discussed:

Hunden Strategic Partners was selected through an RFP process and approved by City Council on September 16, 2015.

A project kick-off meeting was held with HSP, City Council, DDA, and community members on September 30th.

Attachments:

Executive Summary from Hunden Strategic Partners



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INTRODUCTION

The City of Grand Junction engaged the Hunden Strategic Partners team, which includes Sink Combs Dethlefs (SCD), referred to collectively as HSP, HSP Team or Team, to conduct a market, financial and impact analysis related to the development of an appropriately-sized arena to be located in downtown Grand Junction.

The primary questions that HSP was requested to answer are:

- Is there enough potential activity and demand in the market to support the development of a new arena downtown? Would concerts, family shows and other events be attracted to play in a new facility in Grand Junction?
- Is there a realistic opportunity to attract an anchor tenant to such a facility?
- How much would the arena cost and would it need ongoing financial support beyond the initial development? Could combining management with the existing Two Rivers Convention Center and Avalon Theater benefit the arena project and the City?
- How would this ongoing arena activity benefit downtown and all of Grand Junction? What impacts are expected?
- What are the optimal governance options for the facility to ensure success?

Many cities have used event facilities as activity and demand generators to enhance their downtowns and overall development efforts. The activity of arenas can generate consistent usage, which provides consistent nearby street-level activity for restaurants and bars and some retail. In relatively isolated economic centers like Grand Junction, they can also induce room nights in hotels, as people travel relatively long distances to see concerts and other events. It also provides downtown employees and residents a major activity center nearby to walk to after work and on weekends. Such facilities are also viewed as economic development assets that help communities attract businesses, businesses attract talented employees and talented employees invest their time and expand families in the local area. This virtuous cycle can be created from a new event center if executed smartly.

Yet the facility itself must be able to generate enough events on the calendar to keep it operating without significant financial support. The benefit of the existing Two Rivers Convention Center (TRCC) and Avalon operation is that most of the staffing already exists to support the operation of a new arena attached to the TRCC. Based on HSP's analysis, the combined entity may see an operating deficit that is less after the arena is developed (and recommended renovation of the TRCC is completed). Revenues should increase at a rate greater than expenses, leading to an improved annual fiscal operating situation.

HSP met with key stakeholders, interviewed potential arena users/promoters/leagues, analyzed the competition, surveyed local businesses related to their support of premium seating, sponsorship and



advertising, analyzed the market, investigated comparable situations, and worked with SCD to understand the development costs of the recommended approach as well as the state of art in arena design today.

Based on HSP's analysis, the following was determined:

- The market, while relatively small locally, covers a large geographic area that encompasses a larger capture market that is attractive to concert and other event promoters. Given Grand Junction's location equidistant from Denver and Salt Lake City, it makes a logistically smart stopover arena for many acts, family shows and other events traveling between larger metro areas.
- The East Coast Hockey League (ECHL), including the commissioner and team owners, have expressed strong interest in locating a team in Grand Junction as soon as a new facility is ready, assuming the facility has at least 5,000 seats and premium seating opportunities.
- There are numerous examples of small markets similar in size to Grand Junction that have successfully developed and supported small arenas (many with hockey teams) over the past several decades. Many of these are located in the United States' Mountain West, as well as northern lesser populated areas of the Midwest, Northeast and Canada.
- Grand Junction's downtown has enhanced its reputation as a fun, walkable city with more leisure time activities, at least in the warmer months via the development of an active retail, restaurant and bar scene, the renovation of the Avalon and the development of three compelling hotels. However, during the cold months, unless there is an event, the downtown still has a limited number of "demand generators" like an arena or event center. Most restaurants and retail businesses need that consistent year-round demand in order to survive successfully. Currently there are a number of vacant spaces that would be much more viable with more events throughout the year.
- Parking has been shown to be available during event periods (after business hours and on weekends, without negatively impacting parking for existing restaurants and retailers.
- The addition of an arena/event center attached to the TRCC will allow for combined operations and additional opportunities to attract larger convention and other events to both the TRCC and new arena (than if otherwise disconnected). The combined operations will engender cost savings and enhance revenue generation, likely lowering the current operating loss sustained by the TRCC and Avalon combined operation.
- The renovation and new meeting/ballroom components of the TRCC recommended will enhance its ability to host higher revenue ballroom events, conferences, corporate events, trainings and conventions.
- The development of the arena and renovation of the TRCC will likely induce the development of a fourth downtown hotel. This hotel should be a larger, full-service branded hotel relative to the existing downtown hotels. Such a hotel will induce more conventions, conferences and other events, in addition to what would be generated without such a hotel.
- HSP recommends the development of:



- An arena with a minimum of 5,000 seats, including suites and club seats
- Renovation and improvement of the Two Rivers Convention Center
- Combined management. Third party private management will likely enhance results.
- Details of the recommendations and results are found in the detailed report.

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

FEBRUARY 2, 2016

The City Council of the City of Grand Junction, Colorado met in Special Session on Tuesday, February 2, 2016 at 12:48 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschstein, Marty Chazen, Chris Kennedy, Duncan McArthur, Barbara Traylor Smith, Rick Taggart, and President of the Council Phyllis Norris. Also present were Interim City Manager Tim Moore, City Attorney John Shaver, Human Resources Director Claudia Hazelhurst, Public Works Director Greg Lanning, Police Chief John Camper, and Waters & Company Consultant Chuck Rohre.

Councilmember Traylor Smith moved to go into Executive Session to Determine Positions Relative to Matters that may be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Concerning Possible Offer(s), Term(s) or other Matters for Possible Appointment/Employment of a City Manager Under Colorado Revised Statutes Section 24-6-402(4)(e) and/or for the Purposes of Consideration of Documents Protected by the Mandatory Nondisclosure Provisions of the Colorado Open Records Act, Part 2 Article 72, Title 24 [Such Records are Subject to Nondisclosure Under 24-72-204(3)(a)(XI)(b)] all as Provided by C.R.S Sections 24-6-402(3.5) and 24-6-402(4)(g) of the Open Meetings Law and will be returning to open meeting.

City Attorney Shaver advised, prior to the second to the motion, that the reason for the motion being stated as such is due to concerns raised by Mr. Dennis Simpson as to the legality of convening an executive session based on these reasons. City Attorney Shaver assured him that these were legal. Another concern of Mr. Simpson was that the City Council would make a decision in executive session to which City Attorney Shaver assured Mr. Simpson that would not be the case but there may be direction given to City Staff for negotiations regarding possible employment. In response to Mr. Simpson's concerns, City Attorney Shaver added some clarification to the posted notice.

Councilmember McArthur seconded the motion. Motion carried.

Councilmember Kennedy asked for additional clarification on the proper process. City Attorney Shaver said that nothing will be finally adopted in the executive session but of course there has to be some consensus in order to discuss negotiations. City Attorney Shaver advised that Mr. Simpson's specific concern is any severance provisions in the contract. He reiterated to Mr. Simpson that those types of discussions are lawful and needed and any final decision will be made in open session.

The City Council convened into executive session at 12:50 p.m.

Councilmember McArthur left the executive session at 1:48 p.m.

Councilmember Traylor Smith left the executive session at 1:51 p.m.

Councilmember Kennedy moved to adjourn the executive session. Mayor Pro Tem Chazen seconded the motion. Motion carried. The executive session adjourned at 2:05 p.m.

The open session was convened at 2:05 p.m.

Council President Norris read the following statement:

The time is now 2:05 p.m., and the executive session has been concluded. The participants in the executive session were: all members of Council, Police Chief John Camper, Public Works Director Greg Lanning, City Attorney John Shaver, Interim City Manager Tim Moore, Human Resources Director Claudia Hazelhurst, and Consultant Chuck Rohre.

If any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record. An improper matter would include something not included in the motion to go into executive session or an improper vote or decision.

No concerns were raised. The next agenda item was then to give direction to City Staff.

Councilmember Kennedy moved to direct Staff and the consultant (Mr. Rohre) to conduct further references and background on the candidates for City Manager. Councilmember Boeschstein seconded the motion. President of the Council Norris clarified that the motion contemplated that the background information would be provided to Council to be reviewed in executive session. The movant and second agreed on the amended motion. Amended motion passed by roll call vote.

Councilmember Kennedy moved to adjourn. Councilmember Chazen seconded. Motion carried.

The open session was adjourned at 2:09 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
February 3, 2016

The City Council of the City of Grand Junction convened into regular session on the 3rd day of February, 2016 at 7:00 p.m. Those present were Councilmembers Martin Chazen, Chris Kennedy, Duncan McArthur, Barbara Traylor Smith, Rick Taggart, and Council President Phyllis Norris. Absent was Councilmember Bennett Boeschstein. Also present were Interim City Manager Tim Moore, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order and then welcomed students from Colorado Mesa University's Public Administration Class. Councilmember Chazen led the Pledge of Allegiance which was followed by a moment of silence.

Proclamation

Proclaiming Friday, February 5, 2016 as “Grand Junction **Denver Broncos** Day” in the City of Grand Junction

Councilmember McArthur read the proclamation.

Appointments

To the Forestry and Parks and Recreation Advisory Boards

Councilmember Kennedy made a motion to reappoint Chuck Thompson and Teddy Hildebrandt and appoint Susan Carter for three year terms to the Forestry Board expiring November, 2018 and appoint Marc Litzen to the Parks and Recreation Advisory Board to fill the vacant term expiring June, 2018. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Citizen Comments

Bruce Lohmiller, 536 29 Road, addressed the Council regarding Night Patrol, a Whitman Park warm up tent, and the prototype he did at the Global Warming Conference. He took the prototype to the Math and Science Center. He then spoke about his church.

Richard Swingle, 443 Mediterranean Way, addressed the City Council and reviewed the financial impact of SB16-067 on the Grand Junction area. He said he has been attending broadband meetings including one that morning. He addressed SB16-067, a

bill proposed this year. Fiber installed after January 1, 2016 will be tax exempt so it will limit the City's ability to collect property tax.

John Miller, 1885 Venetian Drive, addressed the Council regarding a neighborhood concern in the Knolls, Crestview, and Grand View subdivisions regarding changing a residence to a large group home owned by the Daisy Center. Several neighbors hired a land planner (Jeffrey Fleming) and an attorney (Dan Wilson) to investigate. Pages of evidence were delivered to the Planning Department along with a petition signed by over 150 neighbors opposing the change. Mr. Miller stated Development Services Manager Greg Moberg has ignored the regulations and concerns of the neighborhood and the Planning Department recently recommended approval of the change. Mr. Moberg's decision has ominous implications for both the girls at the Daisy Center and the neighborhood. The building has no fire protection, no outdoor lighting, and no proper fencing. The Daisy Center intends to house local girls as well as at-risk girls from all over the state. Previously, the Planning Commission was only supplied with "pro" documents for the Daisy Center. After complaining, Senior Planner Senta Costello added a limited amount of opposition documents and notified the neighbors they would not be allowed to speak at the appeal hearing. The neighborhoods will file an appeal to be heard next week before the Planning Commission and he asked that input from the neighbors be heard. He also urged the Council to review Mr. Fleming's detailed analysis.

City Attorney Shaver explained the process of the hearing and the reason additional input is not allowed. He offered to speak with Mr. Miller and the other neighbors.

Seth Watkins, 570 Dawn Court, #4, addressed City Council regarding LGBT (lesbian, gay, bisexual, and transgender) rights, HIV/AIDS (human immunodeficiency virus and acquired immune deficiency syndrome), mental health, and recovery. Mr. Watkins said he was born and raised in Grand Junction (GJ), is gay, HIV positive, and in recovery while dealing with mental illness. He was in the service and discharged for being gay. He reviewed his history since contracting AIDS at age 23 and said he is waiting for an appointment with a mental health professional at MindSprings. He urged that there be more services for HIV counseling. He thanked Councilmember Kennedy for being Grand Marshal at the Gay Pride Parade last year. He is asking for a proclamation in May and for Council to attend the parade and festivities. He said he wants to form an LGBT task force and to be recognized. He also talked about a needle exchange program and services he would like to see in the jails. There should be more recovery programs in GJ. He asked the Council to hear them and show up at their events. He invited the City Council to the Rainbow Prom on February 12th.

Council Comments

Councilmember Kennedy mentioned the highlight of the week was the in depth search for a new City Manager. He listed the different events and participants and lauded the process. He attended the Dr. Martin Luther King festivities and said he shook hands with Josephine Dickey at those events; she passed away February 2nd at the age of 92. He directed folks to YouTube to watch a video of Mother Dickey.

Councilmember Traylor Smith concurred with Councilmember Kennedy on the City Manager recruitment process.

Councilmember Taggart said the Grand Junction Regional Airport Authority (GJRAA) has had some very difficult issues regarding the separation of the Airport's Executive Director. He and incoming Chairman Steve Wood had the opportunity to discuss the City Manager's recruitment process and suggested the GJRAA use a similar approach, although no particular process can assure a "home run".

Councilmember McArthur said the selection process has gone well and concurred with Councilmember Taggart's comments. He then listed the meetings he had attended including 521 Drainage Authority, Colorado Water Congress, and Colorado Municipal League workshops. He is reading through the over 500 page Colorado Water Plan.

Councilmember Chazen thanked the folks involved in the City Manager selection process as well as the candidates. He attended the Grand Junction Downtown Development Authority/Business Improvement District meeting where they reviewed their core focus. Senergy Builders presented ideas for development of the end cap of the Rood Avenue Parking garage. He went to the Annual Grand Junction Area Chamber of Commerce (COC) Banquet where there was a big turnout.

Council President Norris spoke to the January 22nd Council Retreat at Tiara Rado Golf Course where they focused on five issues. There were good discussions and Council gave Staff some good direction. She went to the Grand Junction Housing Authority luncheon on the 25th and the City/County meeting. A Municipalities Dinner will be held on February 4th and includes all local municipalities and the Mesa County Valley School District #51 Board. She also went to the Emergency Medical Services graduation for three graduates and the COC Banquet.

Consent Agenda

Councilmember McArthur read the Consent Calendar items #1 through #3 and then moved to adopt the Consent Calendar. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the January 18, 2016 Workshop, the Minutes of the January 20, 2016 Regular Meeting, and the Minutes of the January 20, 2016 and January 25, 2016 Special Sessions

2. **Setting a Hearing on Zoning the Fox Meadows #2 Annexation and the Fox Meadows Access Plan Amendment, Located at 3175 D ½ Road**

A request to zone 8.309 acres from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district.

Includes a request for an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to revise the access point on D ½ Road to property known as Fox Meadows, located at 3175 D ½ Road.

Proposed Ordinance Zoning the Fox Meadows Annexation No. 2 to R-5 (Residential 5 du/ac), located at 3175 D ½ Road

Proposed Ordinance Amending the Comprehensive Plan, Specifically the Pear Park Neighborhood Plan, more Specifically the Transportation Access Management Plan, a Part of the Grand Valley Circulation Plan, to Revise the Access Point on D ½ Road to Allow Direct Access into Property Known as Fox Meadows, Located at 3175 D ½ Road

Action: Introduce Proposed Ordinances and Set a Public Hearing for February 17, 2016

3. **Setting a Hearing Amending Sections of the Zoning and Development Code to Allow the Planning Commission to Approve a Conditional Use Permit (CUP) Prior to Site Plan Review**

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by allowing the Planning Commission to approve the conditional use of a property, prior to site plan approval. Through the use of a site sketch the Planning Commission may make findings to determine that necessary site design features or mitigation measures will be taken to enhance or deter certain impacts to the neighborhood.

Proposed Ordinance Amending Sections 21.02.110 Conditional Use Permit (CUP) and Section 21.06.070 (G)(5) Planned Development and Conditional Uses

Action: Introduce a Proposed Ordinance and Set a Public Hearing for February 17, 2016

ITEMS FOR INDIVIDUAL CONSIDERATION

Sole Source Approval to Use Underground Solutions 18" Diameter Fusible PVC Plastic Water Pipe for the City's 2016 Waterline Replacement Project

This request is to authorize the City Purchasing Division to sole source purchase 3,650 lineal feet of 18" diameter Fusible C-905 PVC plastic water pipe from Underground Solutions for the 2016 Waterline Replacement Project. Underground Solutions is the sole vendor and distributor in the USA of Fusible PVC pipe and also has a patent on Fusible PVC pipe.

Greg Lanning, Public Works Director, introduced this item. The City budgets for waterline replacements every year to replace older deteriorating pipe. He described the location of the replacements. He then explained the term PVC and said that this pipe is "instituted" so they do not have to dig up the road making it a less expensive project. Mr. Lanning explained there are no bells in this fused 18" diameter water pipe which allows it to be slipped into the existing 24" diameter steel pipe. There is only one provider therefore they are asking for sole source authorization. The 2016 Waterline Replacement Project is scheduled for the spring.

Councilmember Chazen asked if the smaller pipe will continue to provide the needed capacity for the area. Mr. Lanning said the old pipes have deposits in them and no longer function at the original 24 inch capacity. Also, since Ute Water Conservancy District has taken over portions of some service areas, the City is systematically downsizing the size of pipe installed within these areas. Councilmember Chazen asked if the project had any cost savings since the pipe is so expensive. Mr. Lanning said the cost difference for the pipe is \$20 per foot but the total cost of the project is 2/3 less since no digging will be required.

Councilmember Kennedy asked what the long term maintenance savings are. Mr. Lanning responded saying since the waterlines have been replaced with PVC, the number of breaks went from 300 per year down to 40, but he did not have a dollar amount. The life span of the PVC pipe is 100 years.

Councilmember McArthur asked who would install the pipe, Staff or a contractor. Mr. Lanning said this \$200,000 to \$230,000 installation would be contracted out and the pipe provider will do the cutting and fusing. Councilmember McArthur asked when it would go to bid. Mr. Lanning said the project will begin in April or May so it will be soon.

Councilmember McArthur asked if this purchase will include the entire amount of pipe to be installed in 2016. Mr. Lanning said this purchase will provide enough pipe for this project and a smaller one on 28 ¾ Road.

Councilmember Kennedy asked if the cost of the pipe fusion is included in the cost of the pipe. Mr. Lanning said one week of services is included in this contract; which will allow enough time for them to fuse the pipe.

Councilmember Traylor Smith asked if conduit for other purposes could be added during these types of projects. Mr. Lanning had asked engineers of this possibility and was advised against it because of concerns cutting the fiber if waterline repairs were needed.

Councilmember Chazen asked if the company will warranty the product and fusion. Mr. Lanning said there is a warranty for both the material and fusion.

Council President Norris asked if this will be the first time this installation process will be used in GJ. Mr. Lanning said it had been done previously with black HTP pipe, but this will be the first time using PVC. Council President Norris asked what the overall condition of the waterline system is. Mr. Lanning said the financial analysis recommended a rate increase in order to accelerate the replacement program timeline.

Councilmember Traylor Smith moved to authorize the City Purchasing Division to sole source the purchase of Underground Solutions fusible PVC plastic water pipe in the amount of \$205,155 for the 2016 Waterline Replacement Project. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Amending Provisions for Avalon Theatre Naming Rights

This request is to review and approve the amended monetary and term levels for naming rights at the Avalon Theatre as stated in Resolution No. 68-13.

Debbie Kovalik, Convention and Visitor Services Director, presented this item. Ms. Kovalik gave a background on the Avalon Theatre Foundation (ATF), the fundraising, and the solicitation of financial commitments for the project to date. On November 6, 2013, City Council adopted Resolution No. 68-13. In 2015 at a workshop, Council considered approving requests from donors for naming rights and determined that the minimum term for these requests would be 15 years. Council requested that the Naming Rights Committee research other entities with similar naming rights and amend the Resolution to include appropriate monetary and term levels. The amended funding and term levels as proposed in the amended resolution will be more in line with other naming right programs and will allow the ATF to pursue additional opportunities to cover the costs of the remaining items in Phase I of the project. They also removed items that would not be appropriate for naming rights (the elevator and the hearing loop). Ms. Kovalik then highlighted the changes and noted there are other opportunities such as the pavers, the seats, and the community wall. She introduced Suzanne Schwartz and former Councilmember Jim Doody, Administrator and member of the ATF Board.

Councilmember Taggart asked if they are working with any donors that would fall outside of the recommendations and would need to be grandfathered in. Ms. Kovalik said there are three donors that have previously been discussed that had sizeable contributions;

those items were removed from the list as those have been spoken for. Others that were approached declined the option.

City Attorney John Shaver said paragraph 2 clearly states that previous donors can be recognized on the donor wall.

Councilmember Kennedy said he was glad this has been worked through and appreciated their work. He questioned if the recommended ranges will give the City the greatest opportunities. Ms. Kovalik said the ranges may be high but the ATF wants the ability to do fundraising in the future. The value may go up, but currently they compare with opportunities other local organizations offer and they didn't want to undercut them. It is also a negotiation. The ATF will also work on fundraising for \$300,000 of soft good elements.

Councilmember Kennedy asked if the ATF had any prospects for this year. Ms. Kovalik said she is not aware of any, but the ATF may be having some conversations. The paver program is still moving forward.

Councilmember Chazen said the ATF is the designee to offer the sale of naming rights; he then asked if someone pays for naming rights, where would the money go? Ms. Kovalik said once the ATF gets its check to the City in July, they will have fulfilled their pledge to the City and any future funds will be banked. The ATF will provide recommendations to the City on how best to use them. Councilmember Chazen said the Avalon's naming rights and building are assets of the City, so if this Resolution passes, the City is ceding those assets to the ATF. Ms. Kovalik said the ATF's sole purpose is to raise money for the improvement of the Avalon. City Attorney Shaver said paragraph 4 states City Council has the authority to approve any sale and could direct the spending of those funds; however it is understood that any funds raised are to be used for the purposes of the Avalon. Ms. Kovalik said the ATF could also escrow funds for Phase II.

Councilmember McArthur said the Staff report states proceeds are to be used for the purchase of "soft goods" and asked what those are. Ms. Kovalik explained that terminology was used to describe items that were removed from the original project and are not attached to the building, like sofas. Councilmember McArthur then recalled a digital projector was needed in order to show newer films and asked how movies have been projected without one. Ms. Kovalik explained there is a digital projector in the main theater that was able to be purchased with a grant, but one is still needed in Encore Hall along with a hearing loop. Councilmember McArthur clarified the location of Encore Hall and asked if this is where they intend to install retractable seating. Ms. Kovalik said yes. Councilmember McArthur asked if any of the fundraising will go toward operating costs. Ms. Kovalik said no. Councilmember McArthur then asked if any funds had been raised for Phase II. Ms. Kovalik said some had, but not a lot.

Councilmember Taggart asked that the ATF consider complications that would be created by raising restricted funds for Phase II if the project were to be delayed. He encouraged creating a backup for capital needs, or not to restrict the funds.

Ms. Kovalik said a great value to the ATF is that they are a 501(c)3 which gives them leverage for additional grants and allows tax benefits to donors. Councilmember Taggart asked if they also qualify for Enterprise Zone credits. Ms. Kovalik said yes.

Councilmember Chazen noted the ATF will be holding City funds and asked if Staff has thought through how to account for and report this money. Interim City Manager (ICM) Moore said it would be tracked and held separately in its own account, but he did not know how it would be reported.

Councilmember Kennedy asked if Council chose, could the proceeds from a sale of naming rights go to City Operations? City Attorney Shaver said yes, at Council's discretion, even though the presumption would be for the funds to go to the use and benefit of the Avalon. Councilmember Kennedy said he wants a guarantee that the funds would go toward the Avalon. City Attorney Shaver said specific terms like that would be included in each offer.

Councilmember Chazen asked why the resolution is worded so that the possession (not use) of funds goes to the Foundation.

Councilmember Taggart answered that it is because the ATF is a 501(c)3 and provides benefits to the donor including being an Enterprise Zone. City Attorney Shaver said he was correct and there is also a longer historical perspective between the City and community.

Council President Norris said she met with ATF members and they are really focused on funding for the building. They are better able to get funding for specific projects and they are looking at the things needed for the building.

Resolution No. 05-16 – A Resolution Amending Resolution No. 68-13 which Authorized the Offering for Sale of the Naming and Sponsorship Rights for the Avalon Theatre

Councilmember Kennedy moved to adopt Resolution No. 05-16. Councilmember Taggart seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

James Bright, 1360 N. 15th Street, Colorado Mesa University senior, noted the first citizen that spoke was hard to understand and asked if his remarks were recorded and where could he get the information. City Attorney Shaver said he could contact the City Clerk's Office, access the City's web site for the meeting video, or the minutes in the agenda for the next regular Council meeting.

Mr. Bright then asked if the current waterline replacement schedule of 40 years is typical. Council President Norris said according to the recent study the 40 year timeline is recommended and the City is on track and in good shape.

Mr. Bright asked if the 18 inch pipes would deliver the same volume of water as the 24 inch and if any water savings would be realized using PVC pipes. ICM Moore offered for Mr. Bright to meet with Public Works Director Greg Lanning for additional detail.

Mr. Bright commended City Council for their professionalism and how they welcomed the public.

Other Business

There was none.

Adjournment

The meeting adjourned at 8:38 p.m.

Stephanie Tuin, MMC
City Clerk



CITY COUNCIL AGENDA ITEM

Date: 2/3/16

Author: Kimberly Swindle

Title/ Phone Ext: Police Financial

Analyst x 5119

Proposed Schedule: February 17, 2016

Bid #: IFB-4167-16-NJ

Subject: Purchase Thirteen All-Wheel Drive (AWD) Utility Police Special Services Vehicles

Action Requested/Recommendation: Approve the Purchase of Thirteen AWD Utility Police Special Services Vehicles from Western Slope Auto in Grand Junction, CO in the Amount of \$525,902

Presenter(s) Name & Title: Jay Valentine, Internal Services Manager

Executive Summary:

This purchase of thirteen AWD utility vehicles will replace thirteen police patrol vehicles that are at the end of their useful life. As part of the Fleet Replacement Program, these new units will be used as patrol vehicles in the Police Department.

Background, Analysis and Options:

These vehicles are replacements to the fleet and will be purchased through accruals in the Fleet Replacement Fund. More than any other vehicle in the City's fleet, Police vehicles are in constant use and driven through adverse conditions which diminish the life span of the units. The replacement of these vehicles will help ensure the equipment maintains the highest practical state of suitability, reliability, safety, and efficiency.

The Fleet Services Division administers the equipment replacement program and vehicle operating budgets. This includes evaluation and determination of equipment replacement, preparation of specifications which ensure acquisition of effective equipment and asset management of all equipment from purchase through disposal.

All vehicles and equipment with a purchase or replacement value of \$5,000 and above and all vehicles or equipment that requires registration and licensing shall be included in the Fleet accrual fund.

At the end of their useful life (determined through a combination of age, cost of maintenance and mileage), these police vehicles, according to policy, will either be sold at public auction, donated to other law enforcement agencies and/or academies or retained as maintenance only reserve vehicles.

A formal Invitation for Bids was completed via the Rocky Mountain Bid System, an on-line site for government agencies to post solicitations, and advertised in The Daily Sentinel. Six vendors responded in accordance with specified requirements.

Company	Location	Amount
Western Slope Auto	Grand Junction, CO	\$525,902.00
Johnson Auto Plaza	Brighton, CO	\$529,136.27
Faricy Ford	Canon City, CO	\$534,950.00
Larry H. Miller Ford	Lakewood, CO	\$538,850.00
Sill-Terhar Motors	Broomfield, CO	\$538,850.00
Glenwood Springs Ford	Glenwood Springs, CO	\$540,059.10

The recommendation is to award to the bidder, Western Slope Auto in Grand Junction, Colorado in the amount of \$525,902.00.

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

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

These vehicles provide the Police Department with a tool to execute the mission of public safety.

How this item relates to the Economic Development Plan:

Public safety is one of the City's three guiding areas of emphasis.

Policy 1.6 Investing in and Developing Public Amenities

This purchase contributes to two goals: 1. to create and maintain a safe community through professional, responsive and cost effective public safety services; and 2. Continue to address crime and community safety concerns in a rapid and effective manner.

Board or Committee Recommendation:

The Fleet Replacement Committee has evaluated these units and has recommended and approved the replacement.

Financial Impact/Budget:

This purchase is budgeted and will be funded out of the Fleet Replacement Fund.

Legal issues:

There are no legal issues arising from or out of the bids. If the contract is awarded the final form thereof will be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Although not specifically discussed, vehicle replacements were part of the 2016 budget discussions.

Attachments:

None.



Date: 1/28/16
Author: Kimberly Swindle
Title/ Phone Ext: Police Financial
Analyst: x 5119
Proposed Schedule: February 17, 2016
State Price Agreement Number: 2016-151

CITY COUNCIL AGENDA ITEM

Subject: Purchase Three All-Wheel Drive (AWD) Vehicles for Police

Action Requested/Recommendation: Approve the Purchase of Three AWD Equinox Vehicles from Daniel Long Chevrolet through the State of Colorado Price Agreement in the Amount of \$63,140

Presenter(s) Name & Title: Jay Valentine, Internal Services Manager

Executive Summary:

This purchase of three AWD Equinox utility vehicles will replace three unmarked police department vehicles. As part of the Fleet Replacement Program, these new units will be used as unmarked vehicles for Services and Investigations in the Police Department.

Background, Analysis and Options:

These vehicles are replacements to the fleet and will be purchased through accruals in the Fleet Replacement Fund. The replacement of these vehicles will help ensure the equipment maintains the highest practical state of suitability, reliability, safety, and efficiency.

The Fleet Services Division administers the equipment replacement program and vehicle operating budgets. This includes evaluation and determination of equipment replacement, preparation of specifications which ensure acquisition of effective equipment and asset management of all equipment from purchase through disposal.

All vehicles and equipment with a purchase or replacement value of \$5,000 and above and all vehicles or equipment that requires registration and licensing shall be included in the Fleet accrual fund.

At the end of their useful life (determined with a combination of mileage, maintenance costs and age), these police vehicles, according to policy, will either be sold at public auction, donated to other law enforcement agencies and/or academies or retained as maintenance only reserve vehicles.

These units will be purchased through a piggy-back off of the State of Colorado State Price Agreement #2016-151.

The recommendation is to purchase these units from the State of Colorado awarded vendor Daniels Long Chevrolet, Colorado Springs, Colorado in the amount of \$63,140.00.

Board or Committee Recommendation:

The Fleet Replacement Committee has evaluated these units and has recommended and approved the replacement.

Financial Impact/Budget:

This purchase is budgeted and will be funded out of the Fleet Replacement Fund.

Legal issues:

There are no legal issues arising from or out of the bids. If the contract is awarded the final form thereof will be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Although not specifically discussed, vehicle replacements were part of the 2016 budget discussions.

Attachments:

None.



Date: February 5, 2016
Author: D. Paul Jagim
Title/ Phone Ext: Transportation Engineer, ext 1542
Proposed Schedule: February 17, 2016
2nd Reading (if applicable): N/A
File # (if applicable): N/A

CITY COUNCIL AGENDA ITEM

Subject: Purchase of Traffic Striping Paint for 2016

Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Purchase Order with Ennis Paint, Dallas, TX for the 2016 Traffic Striping Paint in the Amount of \$83,494

Presenter(s) Name & Title: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

Executive Summary:

The City's Transportation Engineering Division is responsible for striping 600+ miles of City streets and State highways in 2016 applying 10,000 gallons of white and yellow paint. Utilizing the CDOT contract prices saves the City \$13,346 over the Multiple Assembly of Procurement Officials (MAPO) contract prices.

Background, Analysis and Options:

In addition to striping City streets, the Division also stripes several state highways under contract to CDOT and will continue this activity. Striping objectives include:

- ✓ Striping 600+ centerline miles of streets each year to maintain lines with good visibility and reflectivity for night driving.
- ✓ Stripe and mark new City construction projects.
- ✓ Re-striping chip-sealed streets and pavement overlays as soon as possible to provide positive guidance for motorists.
- ✓ Maintaining City parking lot striping, as needed.
- ✓ Conduct striping and marking activities in a safe and efficient manner that protects the transportation division staff and the public.

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

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

Street striping provides positive guidance and information to street users by delineating lanes and providing good visibility and retro-reflectivity for night and adverse conditions.

How this item relates to the Economic Development Plan:

In relation to the City's primary roles specific to economic development as described in the 2014 Economic Development Plan, by purchasing this paint, Public Safety is improved.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

Funds for this purchase are budgeted in the General Fund.

Legal issues:

If the contract is awarded, the final form thereof will be reviewed and approved by the City Attorney.

Other issues:

There are no other issues.

Previously presented or discussed:

This item has not been previously presented or discussed specifically but was part of the 2016 budget.

Attachments:

None.



Date: 2/5/16
Author: Bret Guillory
Title/ Phone Ext: Engineering Program
Supervisor /*1590
Proposed Schedule: 2/17/2016
2nd Reading (if applicable): n/a
File # (if applicable): RFP-4166-16-DH

CITY COUNCIL AGENDA ITEM

Subject: Professional Services Contract for Engineering Design of the Water Treatment Plant Filter Upgrade Project

Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with JVA Consulting Engineers of Boulder, CO for the Design of a Filter System at the City of Grand Junction Water Treatment Plant for the Proposal Not to Exceed \$142,900

Presenter(s) Name & Title: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

Executive Summary:

This is a request to award a professional design services contract for the design of a Water Filtration System for the City of Grand Junction Water Treatment Plant.

Background, Analysis and Options:

The existing water filtration system was installed in 1968 as part of the construction of the original Water Treatment Plant (WTP). The existing filter system is serviceable but has become obsolete and outdated.

If awarded, this contract for design will allow for a project to install a new filter system that will function more efficiently and that will allow more flexible operation of the Water Plant. This project will be designed to match or exceed the WTP's current rated capacity of 16 MGD.

This project has been contemplated in the Water Department capital plan for several years and was programmed into the recently approved financial plan for debt financing.

JVA Consulting Engineers provided a proposal in the amount of \$142,900 to complete the design work and necessary permitting to allow for construction of this project. This design work would be completed by JVA's Glenwood Springs office. This design cost is consistent with industry standards for a project of this scope and estimated construction cost of \$1.5M.

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

Three companies submitted formal proposals (Request for Qualifications), which were found to be responsive and responsible as follows:

Firm	Location
JVA, Inc	Boulder, CO
Olsson Associates	Golden, CO
SGM	Glenwood Springs, CO

After careful evaluation of the proposals received, the top rated firm, based on qualifications, was JVA Consulting Engineers. Their submitted fees were then opened and reviewed. Upon review of their fee proposal, JVA Consulting Engineers was chosen as the preferred proposer.

The time line for this project is as follows:

Design Complete - April 21, 2016

Receive CDPHE Approval / Submit Loan Application - June 15, 2016

Receive Loan Approval – August, 2016

Award Construction Contract – October, 2016

Complete Construction – March 2017

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

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth. Policy A: the City will plan for the location and construct new public facilities to serve the public health, safety and welfare, and to meet the needs of existing and future growth.

The Filter Upgrade project will protect public health, safety and welfare, as well as meet the needs of existing and future growth, by providing a more efficient and flexible means to filter raw water.

How this item relates to the Economic Development Plan:

The project relates to the Economic Development Plan as follows:

1.4: Providing Infrastructure that Enables and Supports Private Investment Goal: Continue to make investments in capital projects that support commerce and industry and provide for long term economic competitiveness. The Filter Upgrade project will provide for more flexible and dependable operation of the water treatment plant.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The funds for this project are budgeted in the 2016 Water Enterprise Fund. The proposed funding source is via an approximate 2% loan in the amount of \$1.5 M from the Water and Power Development Authority – State Revolving Fund. Soft costs such as design services, are recoverable with this loan. The loan application is in process and it is expected to be approved by September of 2016.

Legal issues:

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

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has been previously discussed with City Council during budget workshop sessions.

Attachments:

None.



Date: [February 8, 2016](#)
 Author: [Brian Rusche](#)
 Title/Phone Ext: [Senior Planner/4058](#)
 Proposed Schedule: [Resolution Referring
 Petition, January 6, 2016](#)
[1st Reading – Zoning: February 3, 2016](#)
[2nd Reading: February 17, 2016](#)
 File #: [ANX-2015-455 and CPA-2015-456](#)

CITY COUNCIL AGENDA ITEM

<p>Subject: Fox Meadows Annexation #1 and #2, Zoning, and the Fox Meadows Access Plan Amendment, Located at 3175 D ½ Road</p>
<p>Action Requested/Recommendation: Adopt a Resolution Accepting the Petition for the Fox Meadows Annexation #1 and #2, and Adopt the Annexation, Zoning, and Access Ordinances on Final Passage and Order Final Publication in Pamphlet Form</p>
<p>Presenters Name & Title: Brian Rusche, Senior Planner</p>

Executive Summary:

A request to annex 8.959 acres, located at 3175 D ½ Road and zone the annexation area, less D ½ Road public right-of-way, from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district.

The request also includes an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to revise the access point to D ½ Road from property known as Fox Meadows, located at 3175 D ½ Road.

Background, Analysis and Options:

The property owner has requested annexation into the City and a zoning of R-5 (Residential 5 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County, residential annexable development within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City.

The property owner has also requested an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to revise the access point to D ½ Road.

The Pear Park Plan was adopted in December of 2004 and contained a “Transportation and Access Management Plan” (TAMP) as Figure 5. The purpose of the TAMP was to identify intersections and access onto the major streets. The entire Pear Park area was analyzed and specific street connection points were shown on the map. Access spacing was more stringent than the Transportation Engineering Design Standards (TEDS), which is the normal guiding document. The goal was to maintain street capacity, by limiting access, so a three lane street section would handle traffic into the foreseeable future. The assumption was that, in some cases, several parcels might need to be assembled to provide the desired access. The TAMP became part of the Grand Valley Circulation Plan (GVCP) at adoption.

Along this particular segment of D ½ Road, several of the anticipated subdivisions shown on the TAMP have been completed, establishing the overall transportation network on either side of the corridor. The subject property is now being proposed for development, but the access plan would necessitate acquisition of the neighboring property in order to connect into D ½ Road. Upon further review of the proposed plan, the Development Engineer noted “The current proposed access configuration in the TAMP will work (i.e. meets Minimum TEDS intersection spacing requirements) but creates potential overlapping left turn movements in the two way center left turn lane on D 1/2 Road. Moving the proposed access on the south side to approximately the center of the 3175 D 1/2 Road property ultimately creates a safer driving situation and allows development now without having to partner with the 3169 D 1/2 property.”

Neighborhood Meeting:

A Neighborhood Meeting was held on October 5, 2015. A summary of the meeting is attached.

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

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

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

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

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

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

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

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycles, air and freight movement while protecting air, water and natural resources.

Approval of this amendment will provide direct access into a future residential subdivision, while eliminating potential overlapping left turn movements on D ½ Road, ultimately creating a safer driving situation.

How this item relates to the Economic Development Plan:

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

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

The purpose of the TAMP was to identify intersections and access onto major streets within Pear Park, with the goal of maintaining street capacity, resulting in a more efficient use of infrastructure. The proposed amendment would provide an opportunity for additional residential development now that will ultimately create a safer driving situation in the future.

Board or Committee Recommendation:

The Planning Commission reviewed both applications at their January 12, 2016 meeting and recommended approval to the City Council.

Financial Impact/Budget:

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

All costs associated with constructing a new local street intersection with D ½ Road will be borne by the developer as part of the overall subdivision construction.

Legal issues: The proposed annexation is consistent with the 1998 Persigo Agreement and Colorado law. The City Council has jurisdiction and may lawfully consider the petition for annexation.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Referral of the Annexation Petition went before the City Council on January 6, 2016. First Reading of the Zoning Ordinance and Access Ordinance was on February 3, 2016.

Attachments:

1. Staff report - Background information/Analysis
2. Fox Meadows Annexation Map
3. Fox Meadows - Aerial Photo
4. Fox Meadows – Comprehensive Plan Future Land Use Map
5. Fox Meadows - Zoning Map
6. Pear Park Plan Transportation Access Management Plan
7. Proposed Amendment to the Transportation Access Management Plan
8. Neighborhood Meeting Summary
9. Citizen Comments
10. Draft Planning Commission Minutes
11. Resolution
12. Annexation Ordinances (2)
13. Zoning Ordinance
14. Access Plan Amendment Ordinance

BACKGROUND INFORMATION				
Location:		3175 D ½ Road		
Applicant:		Grand Junction Real Estate Investments LLC		
Existing Land Use:		Agricultural		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Single-Family Residential		
	South	Residential		
	East	Residential		
	West	Single-Family Residential		
Existing Zoning:		County RSF-R (Residential Single-Family Rural)		
Proposed Zoning:		R-5 (Residential 5 du/ac)		
Surrounding Zoning:	North	County RMF-5 (Residential Multi-Family District)		
	South	County PUD (Planned Unit Development)		
	East	County RMF-8 (Residential Multi-Family District) County PUD (Planned Unit Development)		
	West	County RSF-R (Residential Single-Family Rural) County RMF-5 (Residential Multi-Family District)		
Future Land Use Designation:		Residential Medium		
Zoning within density/intensity range?		X	Yes	No

Staff Analysis:

ANNEXATION:

This annexation consists of two parts: Fox Meadows Annexation No. 1 consists of 0.150 acres of D ½ Road public right-of-way. Fox Meadows Annexation No. 2 consists 8.809 acres, which is comprised of one (1) parcel and 0.50 acres of D ½ Road public right-of-way.

The property owner has requested annexation into the City and a zoning of R-5 (Residential 5 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation to and processing by the City.

It is staff's opinion, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Fox Meadows Annexations are eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The following annexation and zoning schedule is being proposed:

<i>ANNEXATION SCHEDULE</i>	
January 6, 2016	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
January 12, 2016	Planning Commission considers Zone of Annexation
February 3, 2016	Introduction of a Proposed Ordinance on Zoning by City Council
February 17, 2016	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
March 20, 2016	Effective date of Annexation and Zoning

FOX MEADOWS ANNEXATION #1 & #2 ANNEXATION SUMMARY

File Number:	ANX-2015-455	
Location:	3175 D ½ Road	
Tax ID Number:	2943-154-00-053	
# of Parcels:	1	
Estimated Population:	1	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	1	
Acres land annexed:	8.959	
Developable Acres Remaining:	8.309	
Right-of-way in Annexation:	0.65	
Previous County Zoning:	County RSF-R (Residential Single-Family Rural)	
Proposed City Zoning:	R-5 (Residential 5 du/ac)	
Current Land Use:	Agricultural	
Future Land Use:	Residential	
Values:	Assessed:	\$6540
	Actual:	\$59,310
Address Ranges:	3175 D ½ Road	
Special Districts:	Water:	Clifton Water District
	Sewer:	Persigo 201 sewer service area
	Fire:	Clifton Fire Protection District
	Irrigation/ Drainage:	Grand Valley Irrigation Company Grand Valley Drainage District
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

ZONING:

Sections 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC) states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map designates the property as Residential Medium (4-8 du/ac). The request for an R-5 (Residential 5 du/ac) zone district is consistent with this designation.

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

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

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

The Comprehensive Plan Future Land Use Map, adopted in 2010, has designated the property as Residential Medium (4-8 du/ac). The zoning in unincorporated Mesa County is RSF-R (Residential Single Family Rural), which is inconsistent with the Future Land Use Map designation. Therefore, the adoption of the Plan has invalidated the original premises of the rural zoning and the pending annexation will remedy this inconsistency.

This criterion has been met.

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

The existing residence was built in 1928. Based on aerial photographs, this part of the community has undergone a transition from farms situated along the main east/west roads, to the first subdivisions in the mid-1970s up through the mid-1980s, to incremental residential expansion from the mid-1990s through the mid-2000s.

The majority of the development described above has been within unincorporated Mesa County, including the adjacent Dove Creek Subdivision, which was platted in 2005 at a density of 4.7 du/ac. The Chatfield III Subdivision, on the north side of D ½ Road, is within the city limits and was platted in 2006 at a density of 4.2 du/ac. Other residential development east of the subject property, including the Midlands Village Manufactured Home Park, is within the Clifton Sanitation District and therefore is not subject to annexation by the City of Grand Junction under the Persigo Agreement.

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

This criterion has been met.

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

There are public utilities available in D ½ Road, including potable water provided by the Clifton Water District, sanitary sewer service maintained by the City and/or the Clifton Sanitation District, and electricity from Xcel Energy (a franchise utility). Utility mains and/or individual service connections will be extended into the property as part of future development of the parcel(s).

The property is within the Chatfield Elementary school attendance boundary; the school itself is less than one-quarter (1/4) mile east on D ½ Road. Mesa County recently completed improvements to D ½ Road, including sidewalks and crosswalks to Chatfield.

The property will remain served by the Clifton Fire Protection District, under an agreement with the City of Grand Junction. The Clifton Fire Station is just over two (2) miles northeast on F Road.

Commercial uses, primarily convenience oriented, are located along 32 Road, with the nearest facility, a C & F Foods convenience store and gas station, about one-half (1/2) mile from the annexation area.

This criterion has been met.

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

The R-5 zone district is the predominant zoning designation on either side of D ½ Road between 30 and 32 Road.

Undeveloped property with R-5 zoning, approximately 35 acres, does exist between 31 and 32 Road south of D ½ Road and north of D Road. All of these properties were annexed in anticipation of subdivision(s) that have not yet been developed. These properties remain as agricultural or single-family residential uses.

Only three (3) vacant lots remain in the Chatfield III Subdivision.

Since there are currently other properties that are developable at a density of 5 dwelling units per acre (R-5), there is not an inadequate supply of suitably designated land available in this part of the community and therefore this criterion has not been met.

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

The proposed R-5 zone would implement Goals 3 and 5 of the Comprehensive Plan by creating an opportunity for future residential development which will bring

additional housing units to the market in a manner consistent with adjacent residential development.

This criterion has been met.

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

- a. R-4 (Residential 4 du/ac)
- b. R-8 (Residential 8 du/ac)
- c. R-12 (Residential 12 du/ac)

The purpose of the R-5 (Residential 5 du/ac) zone is to provide for medium density detached and attached dwellings and multifamily in areas where large-lot development is discouraged and adequate public facilities and services are available.

The R-5 zone district is virtually identical to the adjacent zoning of RMF-5 in unincorporated Mesa County for the Dove Creek Subdivision. A zoning of R-4 would allow larger lots, while a zoning of R-8 would allow smaller lots. While both of these zones are consistent with the overall vision for this section of Pear Park, the R-5 zone is most compatible with the immediately adjacent neighborhood. In contrast, the R-12 zone would not permit single-family detached residences, which is what the developer desires to build.

Staff recommends the R-5 (Residential 5 du/ac) zone district in order to prepare the property for future subdivision, consistent with City standards, and for implementing the goals and policies of the Comprehensive Plan and the Economic Development Plan.

ACCESS PLAN AMENDMENT:

CITY JURISDICTION: The City's home rule powers and Section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three (3) miles of the municipal boundary. The location of the proposed amendment is presently within unincorporated Mesa County but portions of the right-of-way (ROW) are included in the proposed annexation.

STAFF ANALYSIS: The Pear Park Plan was adopted in December of 2004 and contained a "Transportation and Access Management Plan" (TAMP) as Figure 5. The purpose of the TAMP was to identify intersections and access onto the major streets. The entire Pear Park area was analyzed and specific street connection points were shown on the map. Access spacing was more stringent than the Transportation Engineering Design Standards (TEDS), which is the normal guiding document. The goal was to maintain street capacity, by limiting access, so a three lane street section would handle traffic into the foreseeable future. The assumption was that, in some cases, several parcels might need to be assembled to provide the desired access. The TAMP became part of the Grand Valley Circulation Plan (GVCP) at adoption.

Along this particular segment of D ½ Road, several of the anticipated subdivisions shown on the TAMP have been completed, establishing the overall transportation network on either side of the corridor. The subject property is now being proposed for development, but the access plan would necessitate acquisition of the neighboring property in order to connect into D ½ Road. Upon further review of the proposed plan, the Development Engineer noted “The current proposed access configuration in the TAMP will work (i.e. meets Minimum TEDS intersection spacing requirements) but creates potential overlapping left turn movements in the two way center left turn lane on D 1/2 Road. Moving the proposed access on the south side to approximately the center of the 3175 D 1/2 Road property ultimately creates a safer driving situation and allows development now without having to partner with the 3169 D 1/2 property.”

Sections 21.02.130 - Grand Junction Zoning and Development Code:

Since the Pear Park Transportation and Access Management Plan (TAMP) is considered a part of the Grand Valley Circulation Plan, an amendment to the TAMP must meet one or more of the following criteria set forth in Section 21.02.130 (c)(2) of the Code:

(i) There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or

There was no error in the TAMP as there was no development proposed for either parcel at that time.

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

The request is being made in anticipation of development. The City has held meetings with the developer and reviewed the preliminary subdivision layout. As noted by the Development Engineer during the review:

“The current proposed access configuration in the TAMP will work (i.e. meets Minimum TEDS intersection spacing requirements) but creates potential overlapping left turn movements in the two way center left turn lane on D 1/2 Road. Moving the proposed access on the south side to approximately the center of the 3175 D 1/2 Road property ultimately creates a safer driving situation and allows development now without having to partner with the 3169 D 1/2 property.”

This criterion has been met.

(iii) The character and/or condition of the area have changed enough that the amendment is acceptable;

The existing residence was built in 1928. Based on aerial photographs, this part of the community has undergone a transition from farms situated along the main east/west roads, to the first subdivisions in the mid-1970s up through the mid-1980s, to incremental residential expansion from the mid-1990s through the mid-2000s. These development patterns are the precursor to the TAMP, which was adopted in 2005.

The adjacent Dove Creek Subdivision was platted in 2005 and is consistent with layout shown on the TAMP. The Chatfield III Subdivision, on the north side of D ½ Road, was platted in 2006 and is also consistent with the access point shown on the TAMP.

The existing access point shown for the south side of D ½ Road stubs into the property at 3169 D ½ Road. The owner of this property has not expressed interest in development at this time. The preliminary subdivision layout for Fox Meadows includes a stub street to the west to allow for access from 3169 D ½ Road at such time as development is proposed. Until residential development occurs, the existing access to D ½ Road for 3169 D ½ Road can remain.

This criterion has been met.

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

The purpose of the TAMP was to identify intersections and access onto major streets within Pear Park, with the goal of maintaining street capacity, resulting in a more efficient use of infrastructure. The proposed amendment would provide an opportunity for additional residential development now that will ultimately create a safer driving situation in the future.

This criterion has been met.

(v) The change will facilitate safe and efficient access for all modes of transportation; and

Approval of this amendment will provide direct access into a future residential subdivision, while eliminating potential overlapping left turn movements on D ½ Road, ultimately creating a safer driving situation.

This criterion has been met.

(vi) The change furthers the goals for circulation and interconnectivity;

See responses to Criterion iii, iv, and v above.

This criterion has been met.

FINDINGS OF FACT AND CONCLUSIONS

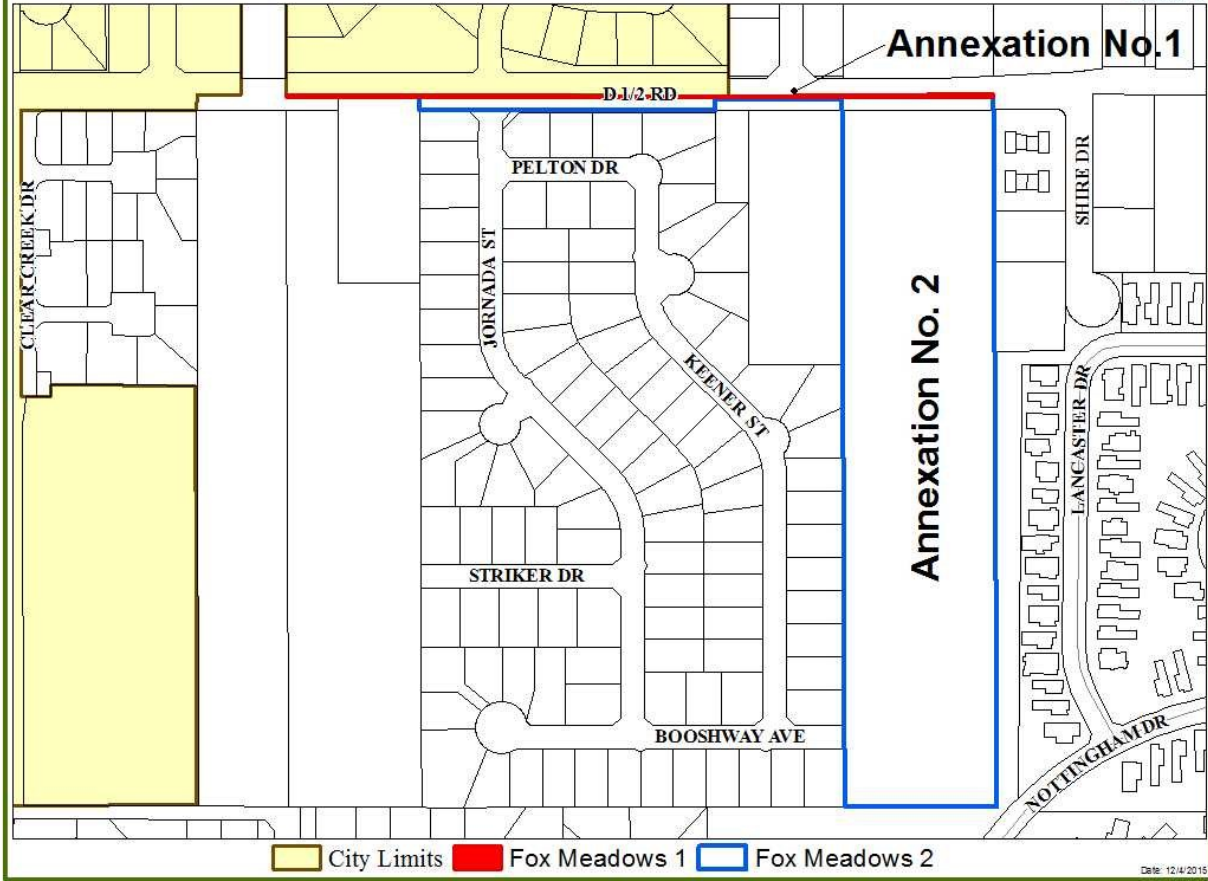
After reviewing the Fox Meadows Zone of Annexation, ANX-2015-455, a request to zone 8.309 acres from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
2. All review criteria Section 21.02.140 of the Grand Junction Municipal Code, except for criterion 4, have been met.

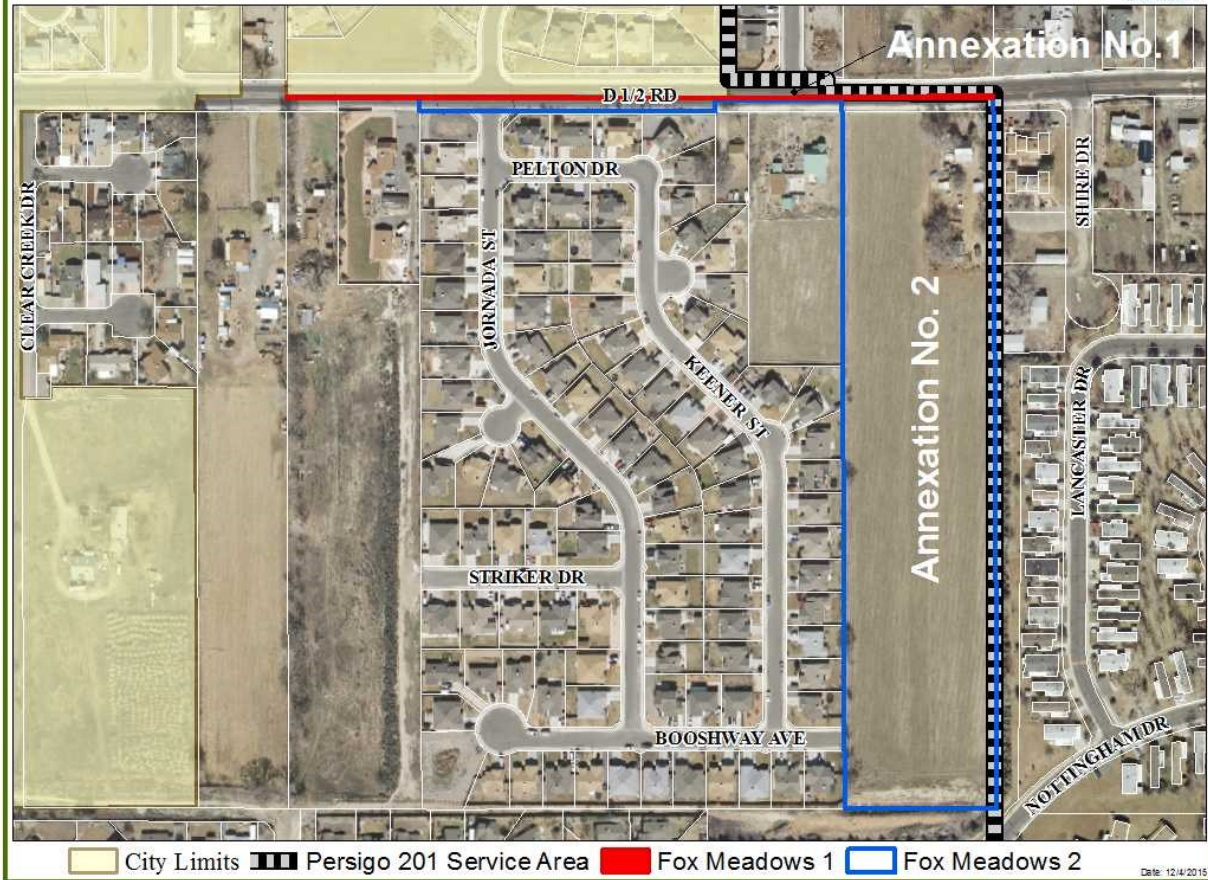
After reviewing the Fox Meadows Access Plan Amendment, CPA-2015-456, a request to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, the following findings of fact and conclusions have been determined:

1. The requested amendment is consistent with the goals and policies of the Comprehensive Plan;
2. The review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

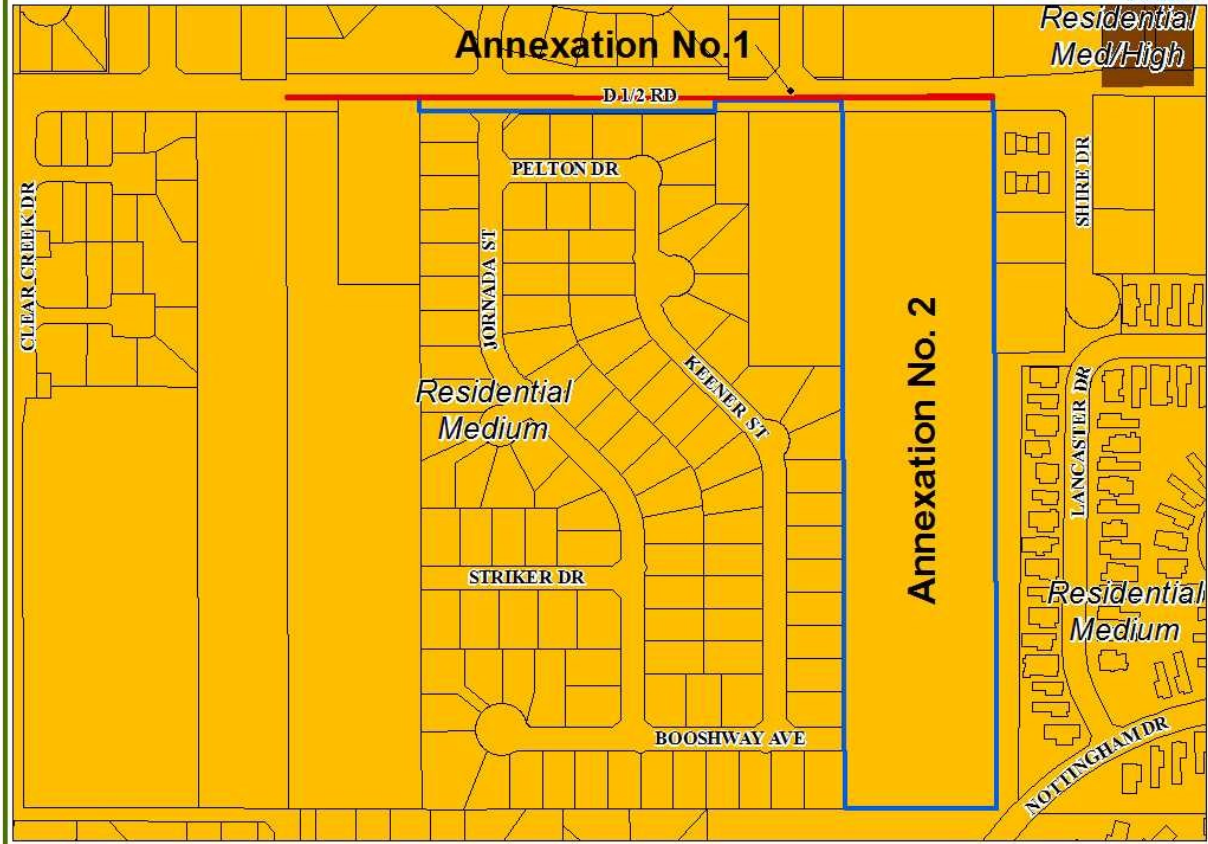
Fox Meadows Annexation No. 1 & 2



Fox Meadows Annexation No. 1 & 2

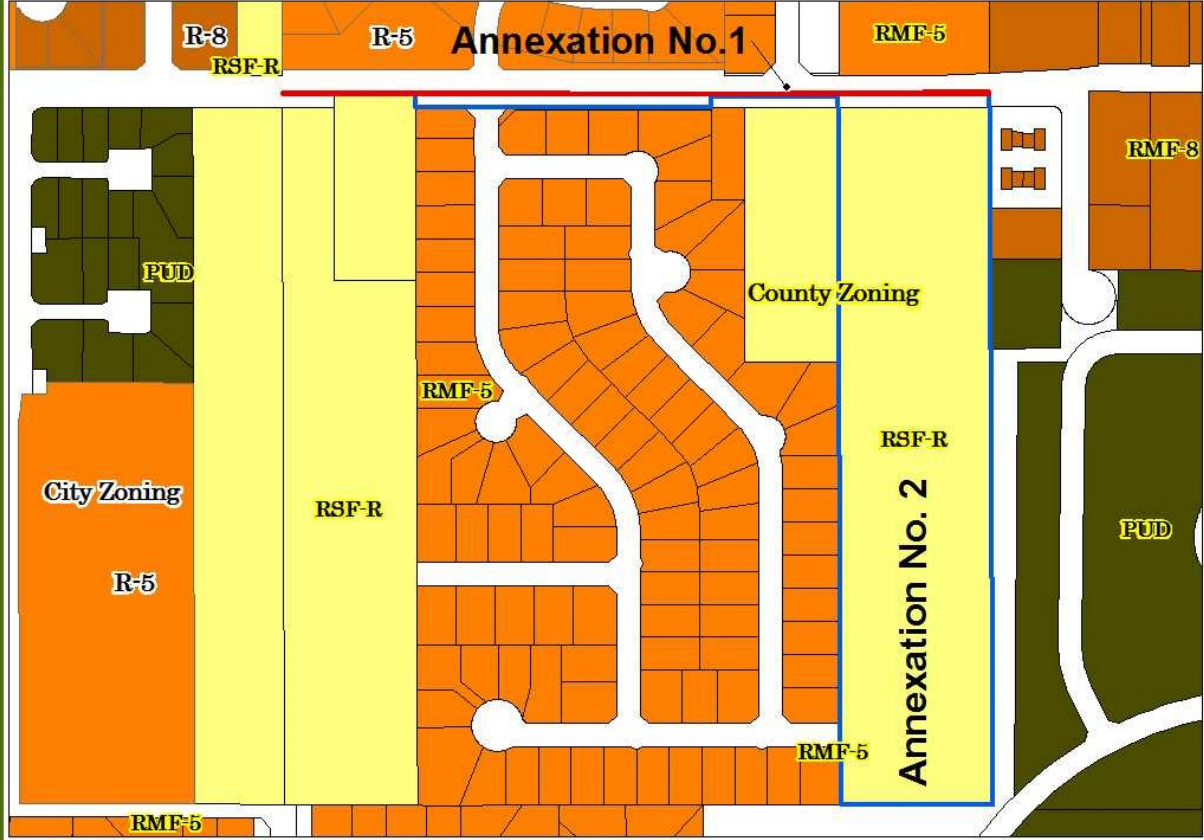


Fox Meadows Annexation No. 1 & 2 - Future Land Use

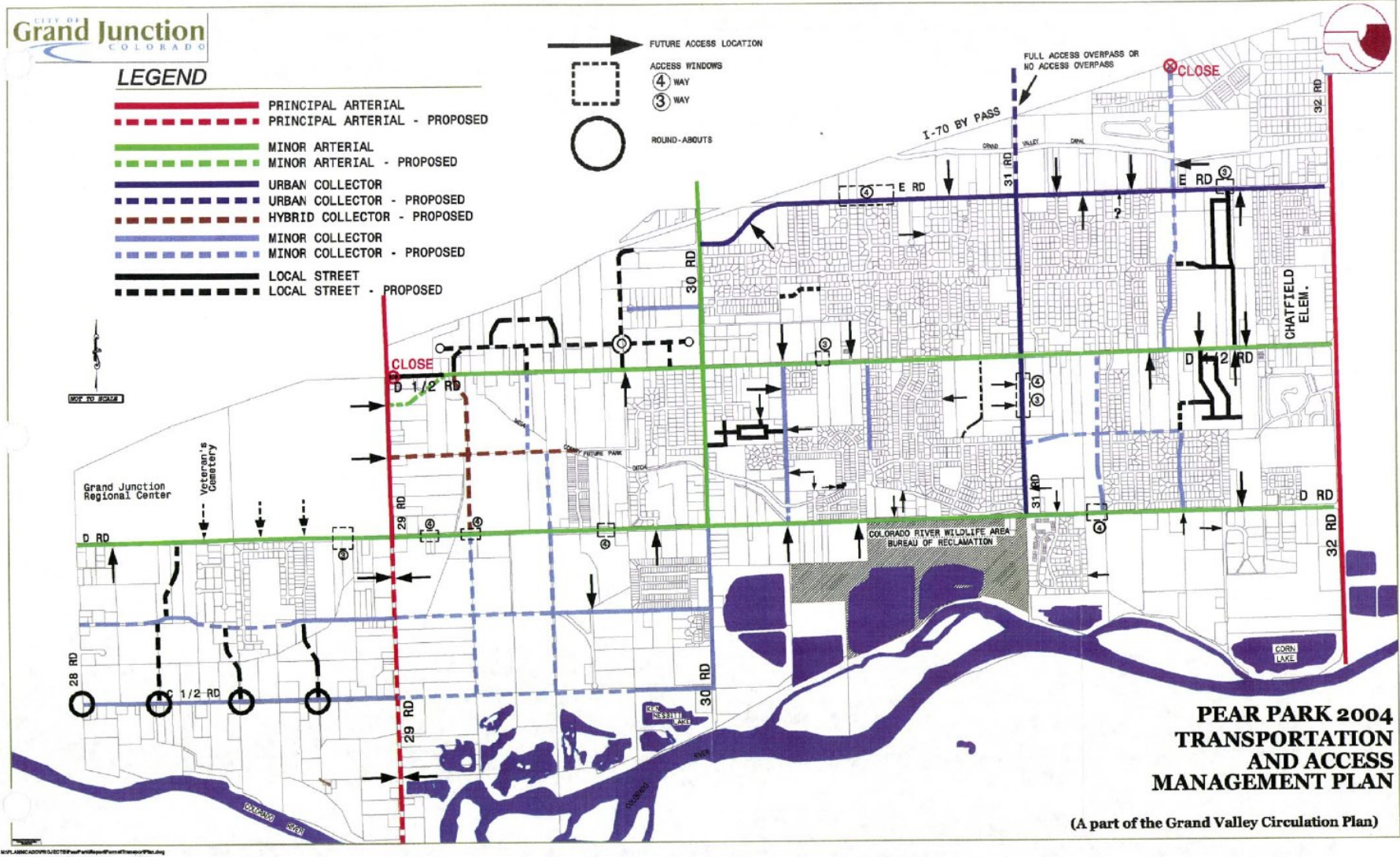


■ Annexation 1 □ Annexation 2

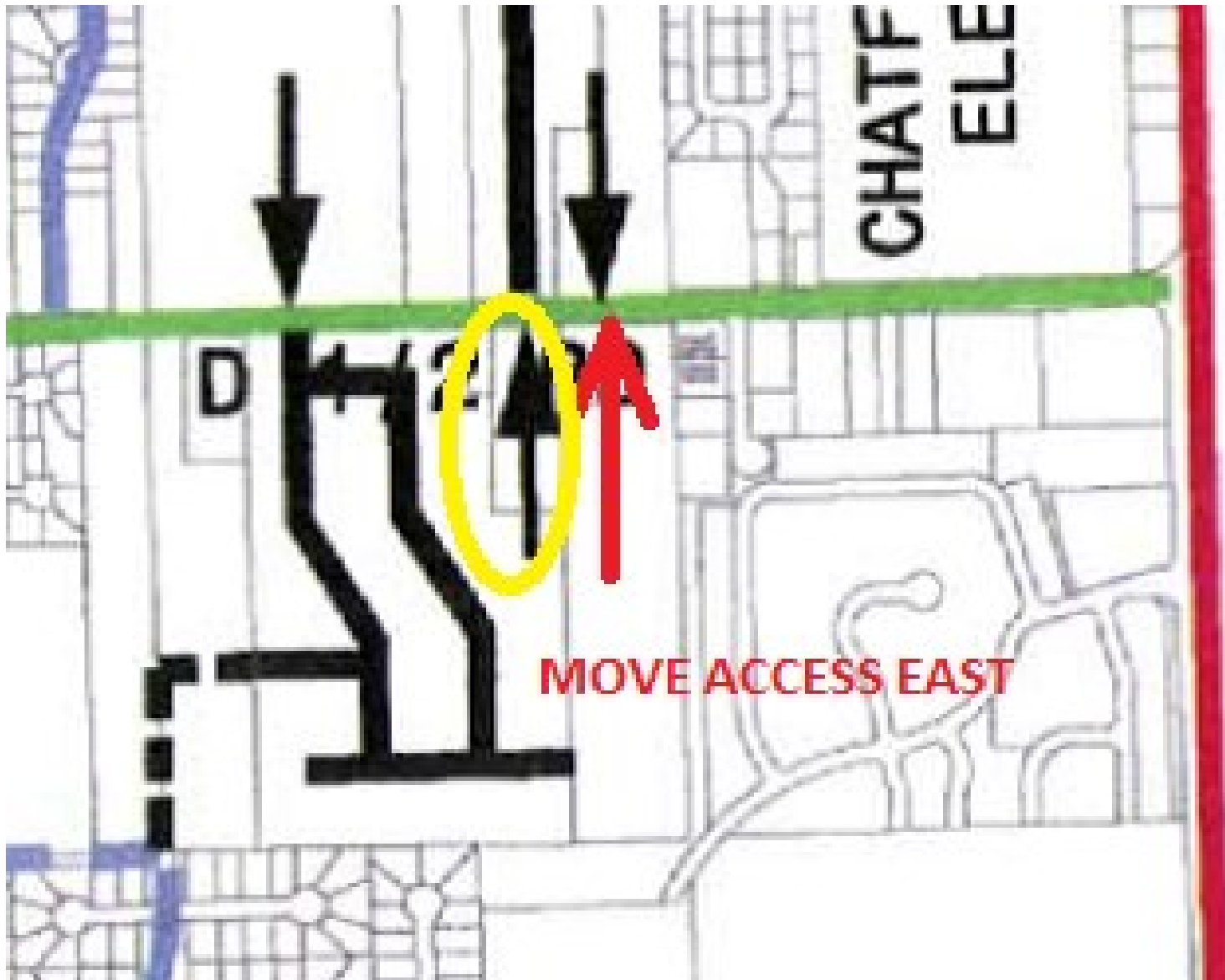
Fox Meadows Annexation No. 1 & 2 - Zoning



■ Annexation 1 □ Annexation 2



Pear Park Plan Transportation Access Management Plan



Proposed Amendment to the Transportation Access Management Plan – Yellow = remove access. Red = new access

FOX MEADOWS SUBDIVISION
Annexation and Preliminary/Final Plan Applications
NEIGHBORHOOD MEETING
October 7, 2015

A neighborhood meeting to discuss the pending Annexation and Preliminary/Final Plan applications was held at 5:30 p.m. on October 5, 2015 at the Christian Church of God, 3198 E Road.

In addition to Brian Rusche, Community Development Department staff planner, the land owner and his representative, six neighbors out of the approximately 240 that were notified of the Neighborhood Meeting attended. An attendance roster is attached.

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

Comment: Size and type of construction for the dwellings.

Applicants Response: The houses will have three bedrooms, two baths a two car garage and will be a minimum of 1,500 square feet. The exterior of the mainly one story dwellings will be stucco and stone accents. The estimated price point will be \$180,000 to \$220,000.

Comment: The lack of Parks in this area of Pear Park.

Applicants Response: The City Staff planner explained the position on the size and location of public park lands. Fox Meadow will pay a Park Impact Fee equal to ten percent of the properties raw land value. This money is used for acquiring future public park land.

Comment: Traffic congestion at the Chatfield Elementary School drop-off and pick-up area along D ½ Road.

Applicants Response: D ½ Road is fully improved with sidewalks along each side and a cross walk nearby. If it is the School District's desire, the City would be will to offer its resources to review the situation and offer recommendations.

Comment: The owner of the property at 3169 D ½ Road stated that the irrigation return water discharges onto the Fox Meadows property and travels south in an earthen ditch to an existing drain ditch.

Applicants Response: Colorado Law does not allow an adjacent property to impede historic drainage patterns. During the next phase of the development process, an appropriate sized pipeline will be designed and constructed.

Comment: The plan stub street to the property at 3169 D ½ Road.

Applicants Response: The City requires stub streets to adjoining parcels that have the potential for future subdivision. Two sketches showing that the planned stub street is in a

proper location for the future development were presented to the land owner in attendance.

Comment: Will there be a HOA and Covenants for the subdivision?

Applicants Response: A HOA will be form in accordance with Colorado Statutes for the ongoing maintenance of the Landscaped Buffers along D ½ Road and the Stormwater Management Facility. Covenants will be adopted to insure ongoing protection to the future residents of the development, and surrounding property owners.

Comment: What will be the affect of the Fox Meadows property annexation to the Dove Creek Subdivision?

Applicants Response: The City's Staff Planner explained that annexation of the Dove Creek Subdivision would require a request to the City by more than 50 percent of the land owners with the development and this current request would not trigger annexation at this time. The planner also explained some of the benefits that is provided by the City to their residents. Property taxes would not be affected. However, the City does have its own sales tax in addition the State and County.

Comment: View preservation.

Applicants Response: The City Development Code does not require any view preservation measures be under taken in the surrounding area. A majority of the planned dwellings will be one story in height and placed approximately 20 feet from the planned street right-of-way. Because of the depth of the planned lots, the rear of the house would be in the range of 50 feet east of the west subdivision boundary, thus reducing some of the visual impact.

Comment: Construction schedule and phasing.

Applicants Response: The project will be developed in a single phase. The entitlement process will occur this winter; site development will be completed before the end of the summer in 2016 with construction of the first dwelling at approximately the same time.

Respectfully submitted,

Steve Voytilla, Owner
Grand Junction Real Estate, LLC.

I Karl Antunes Received This Rushed mailing on Tues. Nov 10,
Today is 11-13-15. **NOTICE OF APPLICATION** 2015

It WASNT mailed until Monday November 9th 2015.

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Division. The public can review proposed development plans prior to final decisions or public hearings. Copies of the application, plans, reports, staff comments, public correspondence and other supporting documentation may be requested during normal business hours (7:30 a.m. to 5:00 p.m. Monday through Friday) at City Hall, 250 North 5th Street; printing, copying and administrative fees may apply. City Planning staff is also available to answer questions and explain the development review process.

Comments should be received before: November 13, 2015

CPA-2015-456 – Fox Meadows Access Plan Amendment – 3175 D 1/2 ROAD

Forward a recommendation to City Council of a Comprehensive Plan Amendment to amend the Pear Park Neighborhood Plan, an amendment of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, consisting of 8.307 acres, in a County RSF-R (Residential Single-Family Rural) zone district. The property is being considered for annexation under File # ANX-2015-455.

Planner: Brian Rusche; Phone: 970-256-4058; Email: brjanr@gjcity.org

I was away for Veterans Day wed. Nov. 11, 2015 Got this notice on Thursday Nov. 12, 2015. I request a Delay in this annexation until proper Notification and enough Time is allowed to respond.

Dear City Council member,

My Name is Karl Antunes and my property is located at 3169 D $\frac{1}{2}$ rd 81504. The property that abutts mine to the East is the proposed Fox Meadow Annexation Anx-2015-455 (375 D $\frac{1}{2}$ rd). I feel that me and the other 239 property owners have not recieved enough time to review all of the info on this Annexation proposal and I did not recieve a reasonable amount of time to gather it. Brian Rusche, at planning, gave no credible way to voice my concerns and had told me there was know way to record my concerns or the council. He said that the deadline on the notice is ot a final and he knows that the mailings were rushed. I came to the planning desk to get a statement in writing and signed by him at approximately 3:10pm on Nov. 13, 2015 as to his statement that this notice was not the real final date to complain and gather info but e had already left for the day I was told. Please do not proceed with any Annexation plans until proper time and a new notification is sent out.

I will be contacting each council person to Explain further.

Thank-you,
Karl Antunes

From: Alejandrina Romero <alejandrina.2009@yahoo.com>
To: "brianr@gjcity.org" <brianr@gjcity.org>
Date: 11/10/2015 6:33 PM
Subject: Re.: CPA-2015-456 FOX MEADOWS ACCESS PLAN AMENDMENT-3175 D 1/2 ROAD

In reference to above annexation and development is absolutely enfluriating...I purchased my new and forever home just one year ago, and now I receive the VERY UNWELCOME news that the City of Grand Junction is allowing the lot just behind my property to be developed, which means noise, MORE TRAFFIC and a lot of undesirable new neighbors...which I did not check, prior to owning this property I planned and checked this new property to be my last home and honestly, the brains at city of grand junction will be making it very difficult to live with the new development going on.

Being an honest, hard working single person, that pays VERY high taxes to this town, find it very disheartening that you are just looking for another dollar to come for benefits that I have yet to ever see in the way of infrastructure, more safety and so forth....

I WHOLEHEARTELY OPPOSE THIS PROJECT and hope someone has the guts to tell you, alive, that this is an idiotic plan....
ALEJANDRINA ROMERO425 1/2 keener StGrand Junction, CO 81504

GRAND JUNCTION PLANNING COMMISSION
January 12, 2016 MINUTES
6:03 p.m. to 7:08 p.m.

The meeting of the Planning Commission was called to order at 6:03 p.m. by Chairman Christian Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Ebe Eslami (Vice-Chairman), Kathy Deppe, George Gatseos, Aaron Miller and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Development Services Manager), Brian Rusche (Senior Planner) and Senta Costello (Senior Planner) and Lori Bowers (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 8 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the October 13, 2015 Planning Commission Meeting.

2. Grand Junction Skilled Nursing Facility – CUP

[File # CUP – 2015-477]

Approval of a Conditional Use Permit for a Physical Rehabilitation – Residential Facility.

Action: Approval or denial of CUP

Applicant: West of the Rockies, LLC
Jay Moss, Owner

Location: 606 E. Foresight Circle

Staff presentation: Senta Costello, Senior Planner

3. Amendment to 21.02.110 & 21.06.070 of the Zoning and Development Code

[File # ZCA-2015-421]

Request to amend the Grand Junction Municipal Code, Section 21.02.110

Conditional Use Permit (CUP) and Section 21.06.070(g)(5) Planning Developments and Conditional Uses.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: Citywide
Staff presentation: Lori Bowers, Senior Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing.

With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) “Madam Chairman, I move that we accept the Consent Agenda as presented by the Commission.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

*****INDIVIDUAL CONSIDERATION*****

Greg Moberg (Development Services Supervisor) requested that the Planning Commission table item number 6 (six) to January 26, 2016. Mr. Moberg explained that this item is the Christian Living Service, Outline Development Plan.

Chairman Reece asked for a motion to table the item to a future meeting.

MOTION: (Commissioner Wade) “Madam Chairman, I so move”

Commissioner Gatseos seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

4. Fox Meadows Zone of Annexation, Located at 3175 D ½ Road
[File ANX-2015-455]

Request to zone 8.309 acres from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Grand Junction Real Estate Investments, LLC
Staff Presentation: Brian Rusche, Senior Planner

Brian Rusche, (Senior Planner) explained that the Fox Meadows Annexation is a two-part Annexation in the Pear Park Neighborhood. Annexation number 1 (one) is right-of-way within D ½ Road and Annexation number 2 (two) is one parcel, approximately 8.039 acres. Mr. Rusche noted the property owner has requested annexation into the City with a zoning of R-5 (Residential 5 du/ac) to facilitate the development of this

parcel.

Mr. Rusche pointed out that the property is currently agriculture and includes a single family home. Neighboring uses includes agriculture and residential uses. The Future Land Use Map in the Comprehensive Plan, shows this area as Residential-Medium with a density range of 4-8 dwelling units per acre. This designation is consistent with the Pear Park Neighborhood Plan.

Mr. Rusche stated that the proposed zoning of R-5 is consistent with the zoning and/or density of existing neighboring residential subdivisions which are already in the City limits. Mr. Rusche pointed out that is also consistent with the Dove Creek subdivision which is in Mesa County. Mr. Rusche noted that properties east of the proposed annexation are located outside the Persigo Agreement boundary.

Findings of Facts and Conclusions

Mr. Rusche stated that after reviewing the Fox Meadows Zone of Annexation, it is his professional opinion that the proposed annexation is consistent with the goals and policies of the Comprehensive Plan, and meets the majority of the review criteria of the Grand Junction Municipal Code as outlined in his staff report.

Chairman Reece asked the Planning Commission if they had questions for staff at this time. With no questions presented, Chairman Reece asked if there was a presentation from the petitioner.

Mr. Rusche stated that the petitioner was present and was available for comment.

Steve Voytilla, Grand Junction Real Estate Investments LLC, stated that he is the petitioner for this annexation and he believes there is a big demand for buildable lots.

Chairman Reece asked the Planning Commission if they had questions for the applicant at this time. With no questions for the applicant, Chairman Reece stated that she would like to open the meeting for public comments.

Public Comment

Chairman Reece opened the meeting for the public comment portion and asked for anyone in favor of the project to line up at the podium. Having no one respond, Chairman Reece asked for those against the proposal to sign in and speak. Karl Antunes, 3169 D 1/2 Road, stated that he had no problem with developing the land, however he is not in favor of the annexation. Mr. Antunes held up several papers and stated that he had a petition signed by neighbors that are against the annexation. Mr. Antunes stated that he feel they are fast tracking the proposal for some reason.

Mr. Antunes stated that he received a notification card that indicated he only had until November 13th to have his questions answered. Mr. Antunes recalled a conversation with Mr. Rusche who stated that the cards were mailed out late. Mr. Antunes stated that when he explained to Mr. Rusche that the City was closed on November 11th,

Veterans Day, therefore he only had two days to ask questions and have them answered, Mr. Rusche reassured him they would extend the date to receive comments.

Mr. Antunes stated that he went back to the Planning office and requested to get the extension in writing, however he was told Mr. Rusche had gone home early that day. Mr. Antunes stated that he expressed his concern about not having a paper trail, and the person he spoke with said that he knew it was all moving too fast. Mr. Antunes stated that he wanted to know why.

Mr. Antunes stated that the people who he has talked to around that property do not want to be a part of the City. Mr. Antunes said he was tied into the city sewer. He also stated that Chatfield II subdivision is directly across from his driveway and is in the County, but has city sewer as well. Mr. Antunes stated that the proposed property has sewer going to it already, so they only need to extend the line therefore there is no need for annexation. He did not see why there is a need to annex this property when there are 37 surrounding homeowners who have expressed they do not want to be annexed into the City.

Mr. Antunes stated that he felt there is no benefit to being in the City other than an increase in property taxes and the County doesn't drop any of their taxes when property is annexed. He felt the County does not fight to keep you in the County because they get the same amount of taxes and don't have to provide services.

Mr. Antunes expressed concern that the developer has a picture of his property where two lots are plotted out when he was never approached about that. He stated that it had nothing to do with the proposed development. Mr. Antunes asked if the City is requesting that, shouldn't they have to buy his property before they start planning on what is going to be done with his property.

Commissioner Eslami requested that staff back up the presentation slides to display the proposed development map. Mr. Antunes stated his property was the large parcel just to the west of the proposal. He stated that there are two different variations with two dead end streets that abut his east property line.

Mr. Antunes stated that they already have his property planned out and one of the plans is to have a cul-de-sac down on the end with 4 (four) City lots. A second plan has a straight road coming in off the back, with 3 (three) lots and then a road going north to D ½ Rd with no access to D ½ Rd. He stated that they said it could be multifamily to the North, so basically it would be 7 houses, or two multifamily on the street.

Mr. Antunes again expressed concern that his property was being planned for possible future development when he owns it. Mr. Antunes stated that the people who signed his petition and don't like the City, moved to the County for a reason. Mr. Antunes stated that regarding the Persigo Wastewater agreement, the City Charter on page 27, Article 12, Department of Water and Sewer, number 4 (four) states "all consumers of water for domestic use outside of the City limits shall pay not more than double the rates, so established and fixed" so they can offer the City water and sewer, that's what the Charter does, gives the City power. Mr. Antunes stated that his property, Chatfield

II Subdivision to the north and Dove Creek to the west are all in the County and have City sewer, so annexation of the proposed property is not necessary for development.

Chairman Reece asked the Commissioners if there were any questions. Commissioner Eslami asked Mr. Antunes if they were encroaching on his property. Mr. Antunes replied that they are not encroaching, but questioned why there are showing development on his property. Commissioner Eslami stated that they cannot encroach on his property, but they can do what they want with their own property with approval.

Mr. Antunes stated that his second question was regarding his irrigation. He stated that the Planning Commission, when developing the property to the west, was requiring a pipe because his return irrigation was across the top of the property, just behind his fence. He stated that the developer was going to put in a pipe and bring it to the return ditch which used to be behind that property. Mr. Antunes stated that while he was at work, they came in and V-ditched across the back of his property and just dumped it onto where they are going to annex now. Mr. Antunes said he went to the meeting and said they needed to get it into a pipe that would go across everyone's backyard, all along the west side of the proposed annexation property. Mr. Antunes wants to be assured that the pipe is in before the sale of homes, because the Planning Commission said they would do that with the property to the west, but they never did. He stated they trespassed and V-ditched and that was it. Mr. Antunes stated that they will have to fill some of that in, and he wants to know where his irrigation will be going now and wants a guarantee that someone is going to put a pipe in and get the irrigation down to the return.

Commissioner Wade asked Mr. Antunes that when he said the Planning Commission said they were going to put a pipe across....Mr. Antunes clarified that the Developer said he was going to, however the Planning Commission approved it as well as City Council.

Mr. Antunes stated that when he complained to the Planning Department that the pipe didn't get put in, they basically said "oh well". Mr. Antunes stated that he wants a future pipe in writing.

Mr. Antunes stated that his zoning used to be Agriculture. When he received a green card regarding one of the developments, he was told at the Planning Department that it doesn't concern him. Mr. Antunes said they changed his zoning and when he realized it and went to the Planning Department, they said "sorry, why didn't you come down when we had the meetings?" Mr. Antunes stated that it does concern him and feels they had lied to him and he no longer has trust.

Commissioner Gatseos noted that Mr. Antunes was the only one in opposition to the proposed annexation. Mr. Antunes stated that there were 37 people on a petition that opposed it, and the point of getting their names was so they didn't all need to attend the meeting. Commissioner Gatseos stated that he wanted to understand clearly what Mr. Antunes concerns are and that he cares about Mr. Antunes concerns as well as proper process. Commissioner Gatseos stated that Mr. Antunes covered a lot of issues, and would like Mr. Antunes to list in priority, what his concerns are. Mr. Antunes referred to a video tape of a City Attorney lying to him regarding a different matter. Mr. Antunes

stated that the law says there has to be a meeting, but the law doesn't say you have to listen to them.

Commissioner Gatseos stated that he understands Mr. Antunes is unhappy with the City and asked if there are other reasons. Mr. Antunes explained that he feels there is no need to annex since the property already has City sewer.

Commissioner Eslami stated that there are other services the development can get from the City such as Police protection. Mr. Antunes stated that he lives there and they already have County, State and City police in the area writing tickets. He also noted a drunk driver had hit a piece of his equipment and he has yet to be contacted about it.

Commissioner Deppe wished to confirm that one of his concerns is the irrigation. Mr. Antunes restated that he wants a pipe to go in with any new development.

Chairman Reece asked the petitioner for a rebuttal.

Applicant Rebuttal

Mr. Voytilla stated that he was not the developer who created a V-ditch on Mr. Antunes property and has never been on that property. Mr. Voytilla added that the developer Mr. Antunes would be referring to was the one who developed the Dove Creek property to the West. Mr. Voytilla stated that Mr. Antunes believes that this annexation will annex him into the City. Mr. Voytilla clarified that his development company is only interested in annexing their own parcel, as required by the City, in order to proceed with the development of it. Mr. Voytilla stated that he assumes he will need to pipe the irrigation between his property and Mr. Antunes property and he will comply if it is required.

Questions for Staff

Commissioner Wade asked Mr. Rusche if the petitioner requested the annexation because they wanted to be part of the City. Mr. Rusche confirmed that it is a voluntary petition, and wished to remind the Commission that the proposal is for the Zone of Annexation which is a component of the annexation and ultimately will be forwarded to the City Council. Commissioner Wade noted that development of the property is not the current proposal.

Commissioner Eslami asked if this is approved, would they be most likely next be looking at development. Mr. Rusche stated that if the property is annexed into the City, and if the requested zoning is approved by the City Council, then any development proposals would be evaluated against that zone district. Mr. Rusche clarified that the evaluation would include items such as lot size as well as related infrastructure, extension of the sewer, access and irrigation as well as any clean-up items that need to be addressed. Mr. Rusche explained that the City would address impact on neighboring properties regardless of whether those properties are in the City or not.

Commissioner Eslami inquired if the City would ask for an easement, on the neighboring property for example, to put an irrigation pipe in if that was needed. Mr.

Rusche stated that there are easements or other options that could address the conveyance of water. Mr. Rusche reminded the Commission that subdivisions are an administrative process under the Code. Should the Planning Commission choose to forward a recommendation of this zoning and the City Council chooses to approve, all the remaining work with the developer will be done at an administrative level. Mr. Rusche stated that there are processes in place that would allow a citizen to appeal decisions of the staff.

Commissioner Gatseos asked Mr. Rusche to point out the exact area that is the proposed property for annexation. Mr. Rusche pointed to the map and described the boundaries of the parcel. Commissioner Gatseos asked if the properties east of the proposed annexation were in the City. Mr. Rusche stated that those parcels are in the County and the eastern property line is actually the boundary line of the Persigo Agreement.

Commissioner Deppe asked why the neighboring property owner did not realize that he was not part of the annexation if he has been down to the Planning Department several times. Mr. Rusche stated that the gentleman would be the one that could clarify that. Mr. Rusche stated that the dates on the cards that are sent out are established when the initial review process is started and that they are a courtesy card. Subsequent to that, another postcard is sent to notify area property owners of the Planning Commission meeting. With respect to the actual zoning of the subject property, (Fox Meadows) the County Zoning is currently RSF-R (Single Family Rural) which is the same as Mr. Antunes neighboring property to the west.

Commissioner Deppe asked if Mr. Antunes chose to develop his property in the future, would he have the option to annex or would he be forced to annex into the City at that time. Mr. Rusche stated that the structure of the Persigo Agreement indicates that annexation is necessary and good for the development of the community. Mr. Rusche explained that the trigger for that is subdivisions of more than one lot. That determination would need to be made at the time he proposed to do something with the property. Mr. Rusche stated that annexation is not automatic and that there is a process in State law that addresses annexations, and that the City and the County have an agreement as to how they would like to see that process go.

Commissioner Gatseos noted that the final say for annexation is City Council. Mr. Rusche confirmed that.

With no further questions, Chairman Reece closed the public hearing portion of item number 4 (four) and asked for a Motion.

MOTION: (Commissioner Wade) “Madam Chairman, I move that the Planning Commission forward a recommendation to the City Council for approval of the Fox Meadows Zone of Annexation, ANX-2015-455.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed by a vote of 5-1.

5. Fox Meadows Access Plan Amendment, Located at 3175 D ½ Road
[File #CPA-2015-456]

Request a Comprehensive Plan Amendment to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D ½ Road from property known as Fox Meadows, consisting of 8.309 acres, in a County RSF-R (Residential Single-Family Rural) zone district.

Action: Recommendation to City Council

Applicant: Grand Junction Real Estate Investments LLC
Staff Presentation: Brian Rusche, Senior Planner

Staff Presentation

Mr. Rusche explained that this request is a companion request to the previous request for the Zone of Annexation to the Fox Meadows property. This is a request to provide direct access to D ½ Road as part of a future subdivision. The property has an existing agricultural access, and a stub street to the south which comes from the Dove Creek subdivision to the west.

Mr. Rusche noted that the Comprehensive Plan shows that future residential development is expected in this area. This request has to do with the 2004 Pear Park Transportation and Access Management Plan (TAMP) which is part of the Pear Park Neighborhood Plan. The TAMP became part of the Grand Valley Circulation Plan (GVCP) at adoption. The purpose of the TAMP was to identify intersections and access onto major streets within Pear Park, with the goal of maintaining street capacity, resulting in a more efficient use of infrastructure.

Mr. Rusche showed on a map how the current access on D1/2 Road from Mr. Antunes property lines up with the Chatfield II subdivision. Upon further review of the proposed plan, the Development Engineer noted "The current proposed access configuration in the TAMP will work (i.e. meets Minimum TEDS intersection spacing requirements) but creates potential overlapping left turn movements in the two way center left turn lane on D 1/2 Road. Moving the proposed access on the south side to approximately the center of the 3175 D 1/2 Road property ultimately creates a safer driving situation and allows development now without having to partner with the 3169 D 1/2 property."

Mr. Rusche clarified that this is a request for an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to revise the access point D ½ Road east from property known as Fox Meadows, located at 3175 D ½ Road.

Mr. Rusche noted that the Fox Meadows development will be required to provide a stub street to 3169 D 1/2 Road. Mr. Rusche explained that this will not affect Mr. Antunes personal driveway or his current access to D ½.

Mr. Rusche concluded that approval of this amendment will provide direct access into a future residential subdivision, while eliminating potential overlapping left turn movements on D ½ Road, ultimately creating a safer driving situation.

QUESTIONS FOR STAFF

Commissioner Eslami asked if the black arrow on the map represented Mr. Antunes access to his property. Mr. Rusche clarified that the arrow represents the presently approved future access point for an entire stretch of road, not just for Mr. Antunes property.

Commissioner Eslami asked how Mr. Antunes would be able to access his property if the access is moved. Mr. Rusche explained that Mr. Antunes would be able to maintain his existing access to D ½ Rd until such time that development takes place. Fox Meadows will be required to provide a stub street to Mr. Antunes property as part of the TAMP plan. The TAMP plan looks at the entire neighborhood circulation and indicates where access should occur.

Commissioner Wade asked Mr. Rusche if the two proposals being considered would allow Mr. Antunes to maintain his existing access to his property providing he does not choose to develop his property. Mr. Rusche confirmed that statement.

Commissioner Gatseos asked Mr. Rusche what the reasons were to move the Road. Mr. Rusche stated that the primary reason to move the access is to improve safety along D ½ Road. Mr. Rusche stated that if the plan was not modified, Fox Meadows only access point would be to the south that would not have accessibility to the broader street network. In the 10 years since this plan was adopted, there is a better understanding how this area is developing.

Commissioner Gatseos summarized that it is his understanding that moving the access is to address development in the larger area and for safety reasons. Mr. Rusche stated that was correct.

Commissioner Deppe asked if the petitioner for both of the requests was the same developer. Mr. Rusche stated that it is the petitioner requesting both items, not City initiated, to accomplish their development.

Applicant Comments

Mr. Voytilla wished to clarify that his development proposal will not change Mr. Antunes access to his property. Mr. Voytilla stated that he is required to put in a stub street to Mr. Antunes property otherwise that property is not a part of his proposal.

Chairman Reece asked if there was anyone who wished to speak in favor or against this item. With no one wishing to speak, Chairman Reece closed the public hearing portion of the discussion.

Chairman Reece called for a motion.

MOTION: (Commissioner Wade) “Madam Chairman, I move that we forward a recommendation to City Council for approval of the Fox Meadows Access Plan Amendment, located at 3175 D ½ Road file number CPA-2015-456.”

Commissioner Gatseos seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

General Discussion/Other Business

Chairman Reece reminded the Commission that the Christian Living Service, Outline Development Plan has been continued and has been rescheduled for January 26, 2016.

Greg Moberg, Development Services Manager, reminded the Commission that there will be a workshop on January 21st.

Nonscheduled Citizens and/or Visitors

None

Adjournment

The Planning Commission meeting was adjourned at 7:08 p.m.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**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**

FOX MEADOWS ANNEXATION NO. 1 AND NO. 2

LOCATED AT 3175 D 1/2 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 6th day of January, 2016, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

FOX MEADOWS ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

The North 5.00 feet of the NW 1/4 SE 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian.

CONTAINING 6,551 Square Feet or 0.150 Acres, more or less, as described hereon.

FOX MEADOWS ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the North line of the NW 1/4 SE 1/4 of said Section 15 bears S 89°54'16" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,315.21 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 of said Section 15; thence N 89°52'41" W, along the South line of the NW 1/4 SE 1/4 of said Section 15, a distance of 280.44 feet, more or less, to a point being the Southeast corner of Dove Creek Subdivision, as

same is recorded in Book 3925, Pages 704 and 705, Public Records of Mesa County, Colorado; thence N 00°07'50" W, along the East line and the Northerly projection thereof, of the East line of said Dove Creek Subdivision, a distance of 1,310.08 feet; thence N 89°54'16" W, along a line 10.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 234.24 feet; thence S 00°07'50" E along the Northerly projection of the East line of Lot 4, Block 1 of said Dove Creek Subdivision, a distance of 20.00 feet to a point being the Northeast corner of said Dove Creek Subdivision; thence N 89°54'16" W, along the North line of said Dove Creek Subdivision, a distance of 547.96 feet, more or less, to a point being the Northwest corner of said Dove Creek Subdivision; thence N 00°04'29" E, along a line being the Northerly projection of the West line of said Dove Creek Subdivision, a distance of 25.00 feet; thence S 89°54'16" E, along a line 5.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,062.62 feet, more or less, to the Point of Beginning.

LESS HOWEVER, any portion of the Chatfield Subdivision, as same is recorded in Plat Book 12, page 75, Public Records of Mesa County, Colorado that may exist within the limits of the NW 1/4 SE 1/4 of said Section 15 due to a conflict with the Easterly boundary of said Chatfield Subdivision.

CONTAINING 383,707 Square Feet or 8.809 Acres, more or less, as described hereon.

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of February, 2016; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; and that no election is required under the Municipal Annexation Act of 1965.

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

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the _____ day of _____, 2016.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

FOX MEADOWS ANNEXATION NO. 1

CONSISTING 0.150 ACRES OF

D ½ ROAD RIGHT-OF-WAY

WHEREAS, on the 6th day of January, 2016, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of February, 2016; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

FOX MEADOWS ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

The North 5.00 feet of the NW 1/4 SE 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian.

CONTAINING 6,551 Square Feet or 0.150 Acres, more or less, as described hereon.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 6th day of January, 2016 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____, 2016 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO**

FOX MEADOWS ANNEXATION NO. 2

CONSISTING OF ONE PARCEL AND A PORTION OF D ½ ROAD RIGHT-OF-WAY

LOCATED AT 3175 D ½ ROAD

WHEREAS, on the 6th day of January, 2016, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 17th day of February, 2016; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

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

That the property situate in Mesa County, Colorado, and described to wit:

FOX MEADOWS ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the North line of the NW 1/4 SE 1/4 of said Section 15 bears S 89°54'16" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,315.21 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 of said Section 15; thence N 89°52'41" W, along the South line of the NW 1/4 SE 1/4 of said Section 15, a distance of 280.44 feet, more or less, to a point being the Southeast corner of Dove Creek Subdivision, as same is recorded in Book 3925, Pages 704 and 705, Public Records of Mesa County, Colorado; thence N 00°07'50" W, along the East line and the Northerly projection

thereof, of the East line of said Dove Creek Subdivision, a distance of 1,310.08 feet; thence N 89°54'16" W, along a line 10.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 234.24 feet; thence S 00°07'50" E along the Northerly projection of the East line of Lot 4, Block 1 of said Dove Creek Subdivision, a distance of 20.00 feet to a point being the Northeast corner of said Dove Creek Subdivision; thence N 89°54'16" W, along the North line of said Dove Creek Subdivision, a distance of 547.96 feet, more or less, to a point being the Northwest corner of said Dove Creek Subdivision; thence N 00°04'29" E, along a line being the Northerly projection of the West line of said Dove Creek Subdivision, a distance of 25.00 feet; thence S 89°54'16" E, along a line 5.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,062.62 feet, more or less, to the Point of Beginning.

LESS HOWEVER, any portion of the Chatfield Subdivision, as same is recorded in Plat Book 12, page 75, Public Records of Mesa County, Colorado that may exist within the limits of the NW 1/4 SE 1/4 of said Section 15 due to a conflict with the Easterly boundary of said Chatfield Subdivision.

CONTAINING 383,707 Square Feet or 8.809 Acres, more or less, as described hereon.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 6th day of January, 2016 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of _____, 2016 and ordered published in pamphlet form.

Attest:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE FOX MEADOWS ANNEXATION NO. 2
TO R-5 (RESIDENTIAL 5 DU/AC)**

LOCATED AT 3175 D ½ ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Fox Meadows Annexation No. 2 to the R-5 (Residential 5 du/ac) zone district, finding that it conforms with the designation of Residential Medium as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

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

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

The following property shall be zoned R-5 (Residential 5 du/ac):

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the North line of the NW 1/4 SE 1/4 of said Section 15 bears S 89°54'16" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,315.21 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 of said Section 15; thence N 89°52'41" W, along the South line of the NW 1/4 SE 1/4 of said Section 15, a distance of 280.44 feet, more or less, to a point being the Southeast corner of Dove Creek Subdivision, as same is recorded in Book 3925, Pages 704 and 705, Public Records of Mesa County, Colorado; thence N 00°07'50" W, along the East line and the Northerly projection thereof, of the East line of said Dove Creek Subdivision, a distance of 1,310.08 feet; thence N 89°54'16" W, along a line 10.00 feet South of and parallel with, the North line

of the NW 1/4 SE 1/4 of said Section 15, a distance of 234.24 feet; thence S 00°07'50" E along the Northerly projection of the East line of Lot 4, Block 1 of said Dove Creek Subdivision, a distance of 20.00 feet to a point being the Northeast corner of said Dove Creek Subdivision; thence N 89°54'16" W, along the North line of said Dove Creek Subdivision, a distance of 547.96 feet, more or less, to a point being the Northwest corner of said Dove Creek Subdivision; thence N 00°04'29" E, along a line being the Northerly projection of the West line of said Dove Creek Subdivision, a distance of 25.00 feet; thence S 89°54'16" E, along a line 5.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,062.62 feet, more or less, to the Point of Beginning.

LESS HOWEVER, any portion of the Chatfield Subdivision, as same is recorded in Plat Book 12, page 75, Public Records of Mesa County, Colorado that may exist within the limits of the NW 1/4 SE 1/4 of said Section 15 due to a conflict with the Easterly boundary of said Chatfield Subdivision.

CONTAINING 383,707 Square Feet or 8.809 Acres, more or less, as described hereon.

LESS 0.50 Acres of D 1/2 Road Right-of-Way.

Introduced on first reading this 3rd day of February, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN,
SPECIFICALLY THE PEAR PARK NEIGHBORHOOD PLAN,
MORE SPECIFICALLY THE TRANSPORTATION ACCESS MANAGEMENT PLAN,
A PART OF THE GRAND VALLEY CIRCULATION PLAN,
TO REVISE THE ACCESS POINT ON D 1/2 ROAD
TO ALLOW DIRECT ACCESS INTO PROPERTY KNOWN AS FOX MEADOWS**

LOCATED AT 3175 D 1/2 ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of a request to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, finding that it conforms with the goals and policies of the Comprehensive Plan and that the review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

After public notice and public hearing, the Grand Junction City Council finds that the requested amendment conforms with the goals and policies of the Comprehensive Plan and that the review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

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

The 2004 Pear Park Transportation and Access Management Plan (TAMP) be revised move the access point onto D 1/2 Road from property at 3169 D 1/2 Road to property known as Fox Meadows, located at 3175 D 1/2 Road, as shown on the attached exhibit.

Introduced on first reading this 3rd day of February, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council

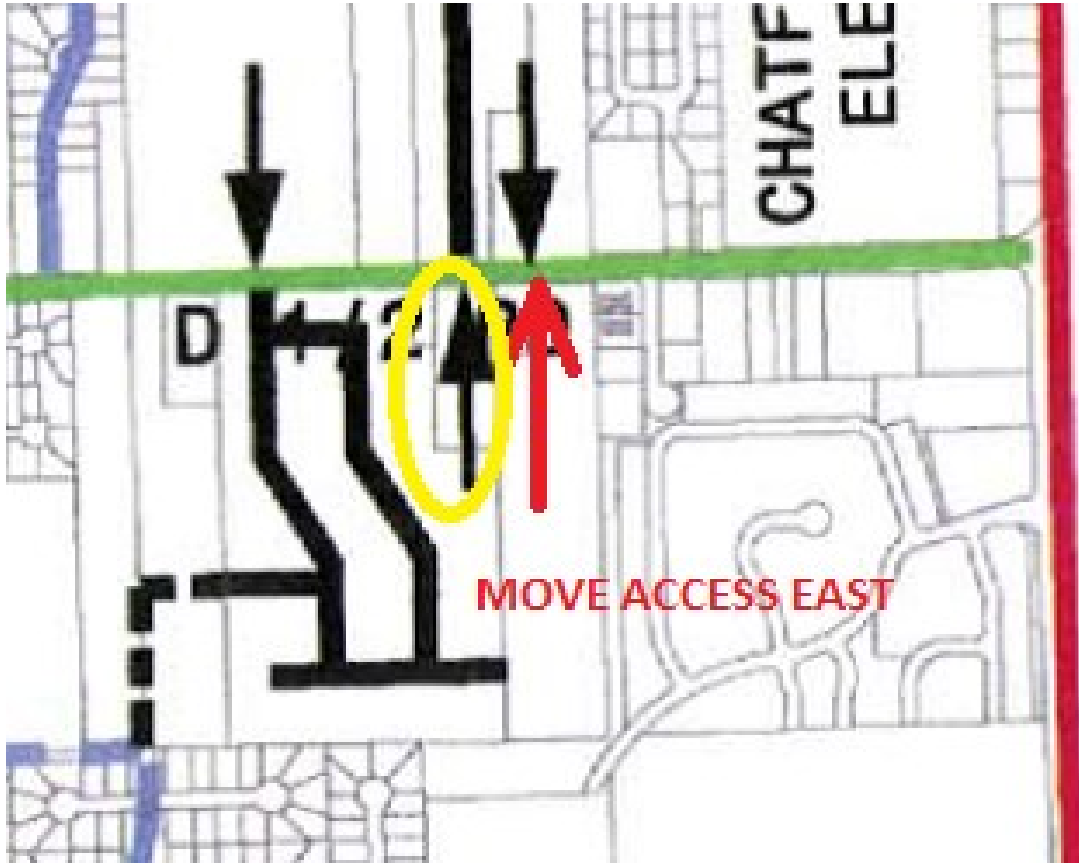


EXHIBIT
AMENDING THE PEAR PARK TRANSPORTATION ACCESS MANAGEMENT PLAN
AS SHOWN

Yellow = remove access. Red = new access



Date: February 5, 2016
Author: Lori V. Bowers
Title/ Phone Ext: Sr. Planner /X 4033
Proposed Schedule: Feb. 3, 2016, 1st
reading
2nd Reading: Feb. 17, 2016
File #: ZCA-2015-421

CITY COUNCIL AGENDA ITEM

Subject: Amending Sections of the Zoning and Development Code to Allow the Planning Commission to Approve a Conditional Use Permit (CUP) Prior to Site Plan Review

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Ordinance and Order Final Publication in Pamphlet Form

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

Executive Summary:

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by allowing the Planning Commission to approve the conditional use of a property prior to site plan approval. Through the use of a site sketch the Planning Commission may make findings to determine that necessary site design features or mitigation measures will be taken to enhance or deter certain impacts to the neighborhood.

Background, Analysis and Options:

Currently the Conditional Use process requires a full site plan review along with complete construction drawings that are in conformance with the submittal standards of SSIDs (Submittal Standards for Improvement and Development, TEDS (Transportation and Engineering Design Standards) and SWMM (Storm Water Management Manual) as part of the application. This can be costly and time consuming to the applicant prior to knowing if the CUP will be approved or not. It is proposed that a site sketch showing sufficient detail to enable the Planning Commission to make a determination of the use in the subject location and zone district be all that is required for approval of the subject use. The Planning Commission can request additional information from the applicant if it deems the site sketch is insufficient to enable it to make a determination on the criteria found in Section 21.02.110. In any subsequent site plan review, the Director shall ensure and determine that all mitigating / enhancing site features approved or made conditions of approval by the Planning Commission are depicted on the approved site plan. A copy of the SSID Drawing Standards Checklists are attached below for comparison of the requirements of a Site Sketch versus a Site Plan. In short, it is the level of detail required. A site sketch shows the proposed and existing improvements which would include building location, areas available for landscaping, parking and storage areas. A site plan however requires full construction drawings showing details

for utilities such as fire hydrants, meters and service taps, top and toe of slopes for retention and detention basins, parking lot striping details. It may also require a floor plan and building elevations.

The proposed Ordinance further provides if the applicant changes or expands a structure or other feature of a site that is subject to a Conditional Use Permit, the Director shall determine whether the expansion/change is “major” or “minor.” A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for a Conditional Use Permit. A minor expansion/change shall be reviewed administratively in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit.

Section 21.06.070(g)(5) Planned Developments and Conditional Uses. This section of the Code requires that any signs for a conditional use site be made part of the development plan. There are sufficient Code requirements within the Sign Code to address signs for a property that has received a Conditional Use Permit. The reference to Conditional Uses in this section is redundant and it is suggested that it be removed.

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

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

By allowing an applicant to submit a site sketch for a use that is not considered a use by right, and may have limitations and requirements placed on it if it is determined, the applicant may be saved considerable time and money with this type of use review rather than a full site plan review prior to approval of the use.

How this item relates to the Economic Development Plan:

These amendments to the Conditional Use Permit process will provide assurance to an applicant that the proposed use will be permitted prior to spending time and money on a completely designed set of drawings. This supports the City’s 2014 Economic Development Plan, specifically Section 1.5 Supporting Existing Business: Streamline processes...while working within the protections that have been put in place through the Comprehensive Plan. Action Step: Be proactive and business friendly and review development standards and policies to ensure that they are complimentary and support the common mission.

Board or Committee Recommendation:

The Planning Commission recommended approval of the Code amendment to the City Council on January 12, 2016. This item was considered non-controversial and was placed on the Consent Agenda.

Financial Impact/Budget:

No financial impacts have been identified.

Legal issues:

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

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item was presented on the Consent Agenda on February 3, 2016.

Attachments:

SSID Site Plan Checklist
SSID Site Sketch Checklist
Proposed Ordinance

DRAWING STANDARDS CHECKLIST

SITE PLAN

ITEM	GRAPHIC STANDARDS
A	Scale: 1" = 20', 30', 40', or 50'
C	Primary features consist only of proposed facilities except those related to drainage
D	Dimension and label all features existing and proposed
E	Line weights of existing and proposed (secondary and primary) features per City Graphic Standards
F	Location: All primary facilities are fully located horizontally
H	Orientation and north arrow
I	Stamped / sealed drawings by Professional Engineer registered in Colorado or other professional competent in the field
J	Title block with names, titles, preparation and revision dates
K	Reference to City Standard Drawings and Specifications
L	Legend of symbols used
M	List of abbreviations used
O	Multiple sheets provided with overall graphical key and match lines
Q	Neatness and legibility
ITEM	FEATURES
1	Site boundary, and adjacent property lines, land use and zoning
2	Total site acreage and proposed land use breakdown including breakdown of existing and impervious surface square footage
3	All existing and proposed easements, streets and right-of-ways
4	Identify utility vendors to the site
5	Identify existing and proposed utilities, including fire hydrants, meters and service taps
6	Contractor must contact City of Grand Junction Traffic Operations Supervisor prior to construction or placement of traffic control devices/features (striping, signals, medians, etc.) for construction in the right-of-way only.
7	Show existing and proposed drainage inlets, pipes, channels and manholes
8	Top and toe of slopes for retention/detention basins or other embankments
9	Traffic ingress, egress, traffic flow patterns and traffic control features
10	All paving and concrete walks, pads, ramps, wheel chocks
11	Building footprint, roof line, exterior doorways and roof drain location
12	Parking areas, striping, stalls, lighting
13	Areas to receive gravel
14	Signage, trash collection areas, bike racks and paths, crosswalks, fire lanes
15	Miscellaneous structures, fences, walls
16	Other non-landscaping surface facilities
17	Do not show existing or proposed contours
18	For perimeter streets, show roadway width from curb to curb or edge of pavement to edge of pavement, right-of-way width and the monument or section line
19	When applicable, identify the maximum delivery or service truck size and turning radius, hours of anticipated deliveries, and show truck turning radii on the plan to show adequacy of entry/exit and on-site design
20	Identify trash dumpster type and accessibility
21	Space for approval signature by City Engineer and City Planner with date and title
22	Show access points and street improvements for 200 feet offsite adjacent to the site's access points or as noted by City Engineer in General Meeting Notes.
COMMENTS	
<ol style="list-style-type: none"> 1. Dimension strings are required to demonstrate all site features (i.e. parking stalls, drive aisles, building locations, etc.) meet City standards. 2. If the scale is 1" = 10' or 20', instead of preparing a separate Landscaping Plan, that information may be provided hereon if it will not be too cluttered and confusing. 3. Building elevations with colors and material boards may be required. 4. Floor plans may be required. 	

DRAWING STANDARDS CHECKLIST

SITE SKETCH

ITEM	GRAPHIC STANDARDS	
GRAPHIC STANDARDS	A	Scale: As required
	D	Notation: All non-construction text
	H	Orientation and north arrow
	J	Title block with names, titles, preparation and revision dates
	L	Legend of symbols used
	M	List of abbreviations used
	Q	Neatness and legibility
ITEM	FEATURES	
ADDITIONAL INFO	1	Location and boundaries of the site (See Comment 1)
	2	Existing and proposed on-site and adjacent streets, alleys, rights-of-way and easements
	3	Site geographic relationship to collector or arterial roads
	4	Proposed and existing improvements including buildings, utilities, parking and storage areas
	5	Major drainage courses and floodplains on or adjacent to the property
	6	Total site acreage
	7	Zoning and existing land use of the site and adjacent property
	8	Location and size of water and sewer facilities in the vicinity (subdivision only)
	9	Approval block for City Engineer and City Public Works & Planning
COMMENTS		
1. For a vacation or revocable permit application, boundaries must be monumented.		

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 21.02.110 CONDITIONAL USE PERMIT (CUP) AND SECTION 21.06.070(G)(5) PLANNED DEVELOPMENTS AND CONDITIONAL USES

Recitals:

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by allowing a site sketch to determine a conditional use of a property, prior to site plan approval. Through the use of a site sketch the Planning Commission may make findings to determine that necessary site design features or mitigation measures will be taken to enhance or deter certain impacts to the neighborhood.

The proposed Ordinance further provides if the applicant changes or expands a structure or other feature of a site that is subject to a Conditional Use Permit, the Director shall determine whether the expansion/change is “major” or “minor.” A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for a Conditional Use Permit. A minor expansion/change shall be reviewed administratively in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit.

Section 21.06.070(g)(5) Planned Developments and Conditional Uses. This section of the Code requires that any signs for a conditional use site be made part of the development plan. There are sufficient Code requirements within the Sign Code to address signs for a property that has received a Conditional Use Permit. The reference to Conditional Uses in this section is redundant and should be removed.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending Section 21.02.110 Conditional Use Permit (CUP) and Section 21.06.070(g)(5) Planned Developments and Conditional Uses.

The Planning Commission and City Council find that the amendment is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

- 1. Section 21.02.110 shall be amended as follows (deletions struck through, additions underlined):**

21.02.110 Conditional use permit (CUP).

(a) **Purpose.** The purpose of a conditional use review is to provide an opportunity to utilize property for an activity which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. A conditional use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A conditional use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a conditional use permit.

(b) **Applicability.** A conditional use permit shall be required prior to the establishment of any conditional use identified in Chapter [21.04](#) GJMC or elsewhere in this code.

(c) **Approval Criteria.** The application shall demonstrate that the proposed development will comply with the following:

- ~~(1) Site Plan Review Standards. All applicable site plan review criteria in GJMC [21.02.070\(g\)](#) and conformance with Submittal Standards for Improvements and Development, Transportation Engineering Design Standards (GJMC Title [29](#)), and Stormwater Management Manual (GJMC Title [28](#)) manuals;~~
- ~~(2) (1) District Standards. The underlying zoning districts standards established in Chapter [21.03](#) GJMC, except density when the application is pursuant to GJMC [21.08.020\(c\)](#);~~
- ~~(3) (2) Specific Standards. The use-specific standards established in Chapter [21.04](#) GJMC;~~
- ~~(4) (3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities;~~
- ~~(5) (4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:
 - (i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;~~

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

~~(d) **Signage.** No sign shall be allowed on properties on a conditional use site unless the sign has been approved as part of the site development plan. Variance of the maximum total surface area of signs shall not be permitted, but the maximum sign allowance for the entire development or use may be aggregated and the total allowance redistributed. See GJMC [21.06.070](#) for sign regulations.~~

~~(e)~~ (d) **Decision-Maker.**

(1) The Director shall make recommendations to the Planning Commission.

(2) The Planning Commission shall approve, conditionally approve or deny all applications for a conditional use permit.

~~(f)~~ (e) **Application and Review Procedures.** Application requirements and processing procedures are described in GJMC [21.02.080](#). Site plan review and approval (pursuant to Section 21.02.070(f) or (g)) can occur either before or after the approval of a Conditional Use Permit by the Planning Commission. In either case, the applicant shall submit a site sketch showing sufficient detail to enable the Planning Commission to make findings on the Conditional Use Permit criteria (21.02.110(c)) and showing all site design features which are proposed or necessary to mitigate neighborhood impacts and/or enhance neighborhood compatibility. The Planning Commission can request additional information from the applicant if it deems the site sketch is insufficient to enable it to make a determination on the criteria. In any subsequent site plan review, the Director shall ensure and determine that all mitigating / enhancing site features approved or made conditions of approval by the Planning Commission are depicted on the approved site plan.

(f) **Site expansion or changes.** If the applicant changes or expands a structure or other feature of a site that is subject to a Conditional Use Permit, the Director shall determine whether the expansion/change is “major” or “minor.” A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for a Conditional Use Permit. A minor expansion/change shall be reviewed

administratively in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit. A major expansion or change is one which:

(1) affects, changes, removes or eliminates a site feature or condition which was approved or imposed for the purpose of mitigating neighborhood impacts or enhancing neighborhood compatibility as described in Section 21.02.110(c)(4);

(2) increases the intensity of the use, the off-site impacts such as noise, light or odor, or the hours of operation;

(3) results in a substantial change to the features shown on the site sketch which formed the basis of the Planning Commission's approval of the Conditional Use Permit;

All other expansion/changes shall be considered minor.

(g) **Validity.** A conditional use permit approval shall run with the land and remain valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months.

(h) **Amendment or Revocation of Conditional Use Permit.**

(1) Interested Party. Any interested party may apply to the City for the amendment or revocation of a conditional use permit. For purposes of this section, "interested party" shall include the following:

(i) The original applicant or successor in interest, or the current owner or lessee of the property for which the conditional use was granted (may also be referred to as the permit holder);

(ii) The City;

(iii) Any owner or lessee of property that lies within five hundred (500) feet of the property for which the conditional use permit was granted.

(2) Fee. Any person or entity, other than the City, seeking to amend or revoke a conditional use permit shall pay a fee in the amount established for an application for a conditional use permit.

(3) Preliminary Criteria. An applicant for amendment or revocation of a conditional use permit must establish the following to the satisfaction of the decision-maker before the requested change(s) can be considered by the decision-maker:

(i) Grounds for Amendment – Permit Holder. A conditional use permit may be amended at the request of the holder of the permit (the holder of

the permit being the original applicant or successor in interest or the current owner or lessee of the land subject to the conditional use permit) upon a showing that a substantial change in circumstance has occurred since the approval of the permit which would justify a change in the permit.

(ii) Grounds for Revocation or Termination – Permit Holder. A conditional use permit may be revoked or terminated at the request of the holder of the permit upon a showing that, under this title, the use is an allowed use in the zone in which it is now established.

(iii) Grounds for Amendment or Revocation – Other Interested Party. A conditional use permit may be amended or revoked at the request of any other interested party if one or more of the following is established:

(A) The conditional use permit was obtained by misrepresentation or fraud;

(B) The use, or, if more than one, all the uses, for which the permit was granted has ceased or has been suspended for six months;

(C) The holder or user of the conditional use permit has failed to comply with any one or more of the conditions placed on the issuance of the permit;

(D) The holder or user of the conditional use permit has failed to comply with any City regulation governing the conduct of that use;

(E) The holder or user of the conditional use permit has failed to construct or maintain the approved site as shown on the approved site plan;

(F) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

(iv) Due Process. No conditional use permit shall be amended or revoked against the wishes of the holder of the permit without first giving the holder an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Amendment or revocation of the permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(4) Decision-Maker. All applications for amendment of a conditional use permit shall be processed in the same manner as a new request for a conditional use permit, as set forth in subsection (e) of this section.

(5) Approval Criteria. An application for amendment or revocation of a conditional use permit shall demonstrate that the development or project will comply with all of the criteria set forth in subsection (c) of this section.

2. Section 21.06.070 (g) (5) be amended to read:

Section 21.06.070(g)

(5) ~~Planned Developments, and Conditional Uses.~~ No sign shall be allowed on properties in a planned development zone ~~or on a conditional use site~~ unless the sign has been approved as part of the development plan. Variance of the maximum total surface area of signs shall not be permitted, but the maximum sign allowance for the entire development or use may be aggregated and the total allowance redistributed.

All other parts of Section 21.02.110 and Section 21.06.070(g)(5) shall remain in full force and effect.

Introduced on first reading this 3rd day of February, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council



CITY COUNCIL AGENDA ITEM

Date: January 27, 2016
Author: Justin Vensel
Title/ Phone Ext: Project Engineer,
ext. 4017
Proposed Schedule: February 17,
2016
2nd Reading (if applicable): N/A
File # (if applicable): IFB-4149-15-DH

Subject: Contract for the 2016 Asphalt Overlay Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Elam Construction, Inc. of Grand Junction, CO for the 2016 Asphalt Overlay Project in the Amount of \$ 1,907,774
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the asphalt resurfacing project along arterial, collector, and residential road classifications throughout the City of Grand Junction. In all, a total of 10 locations were selected.

Background, Analysis and Options:

The annual street maintenance project generally consists of resurfacing City streets with up to 2 ½" of new asphalt pavement based on the condition of the existing street section. Work items associated with the paving include: milling of existing asphalt pavement where needed, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter. Various streets were selected for the 2016 overlay project using the following parameters: Traffic volume, pavement quality, structural adequacy and surface distress.

The 2016 Overlay Project includes 57,500 square yards of asphalt milling and 15,370 tons of Hot Mix Asphalt.

The street selected for the 2016 are as follows:

1. Patterson Rd – 1st St to 7th St
2. Patterson Rd – 27 ½ Rd to 28 ½ Rd
3. Monument Road – Lunch loop trail head south ¼ mile
4. 25 ½ Rd – Patterson Rd to G Rd
5. F ½ Rd – 29 Rd to 29 ½ Rd
6. W. Orchard Ave – 25 ½ Rd to W. Mesa Dr
7. Redlands Parkway – Hwy 340 to South Broadway

8. South Broadway – Redlands Parkway to Escondido Cir
9. Water Treatment Plant road and parking lot
10. Horizon Dr – I-70 to H Rd *

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City’s Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Two companies submitted formal bids, which were found to be responsive and responsible in the following amount:

Firm	Location	Amount
Elam Construction, Inc.	Grand Junction, CO	\$ 1,698,506.00
Oldcastle SW Group, Inc.	Grand Junction, CO	\$ 1,720,419.70

* The section of Horizon Drive was added to the contract after the bid opening utilizing established unit pricing. The estimated cost for the overlay on Horizon Dr. is \$209,268.00.

This project is scheduled to begin on early June with an expected final completion date of late July.

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

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

Street overlays improve the existing streets, provide longevity of the asphalt and prevent having to reconstruct the street cross section. This is a needed maintenance activity to maintain the existing street system to move traffic throughout the community safely and efficiently.

How this item relates to the Economic Development Plan:

This project relates to the Economic Development Plan by maintaining the existing street network infrastructure leads to general safety and improving the motorist efficiency to travel. The improved street network will continue to have the productive capacity needed for a growing economy and population.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The funding for this project is budgeted in the Sales Tax Capital Improvement fund and is detailed below.

Sources

Contract Street Maintenance Budget	\$2,000,000
Water Fund Project Budget	<u>33,655</u>
Total Project Sources	\$2,033,655

Expenditures

<i>Construction Contract Elam Construction</i>	<u>\$1,907,774</u>
Remaining Budget	\$ 125,881

The remaining funds in the Contract Street Maintenance Budget will go towards pavement preservation techniques and pavement management data collection.

Legal issues:

There are no legal issues arising from or out of the bids. If the contract is awarded the final form thereof will be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

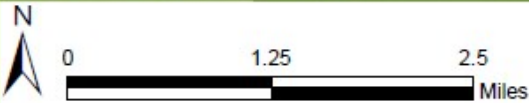
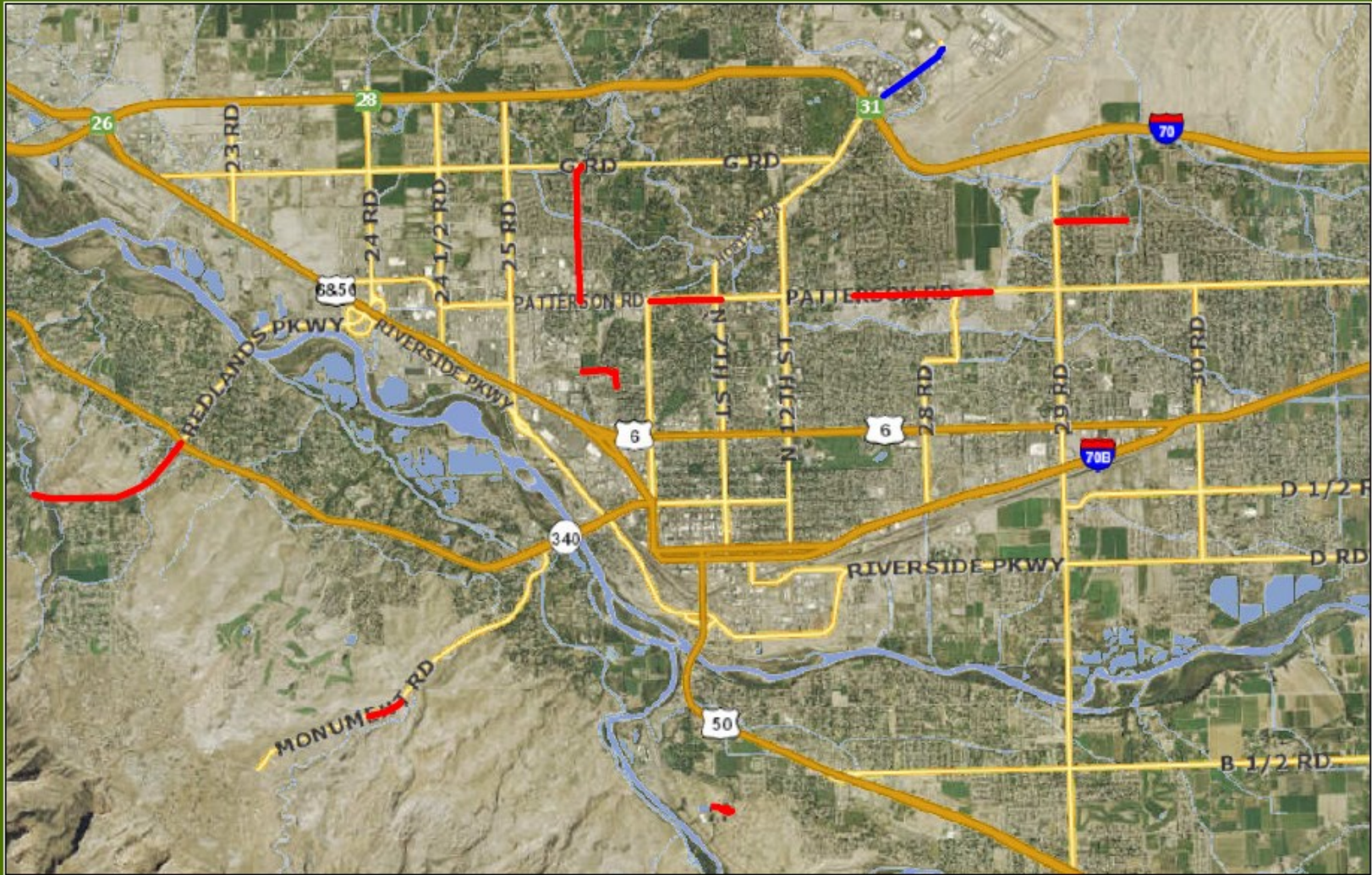
Previously presented or discussed:

The 2016 Overlay Project was part of the budget discussions.

Attachments:

Project Locations Map

City of Grand Junction



Printed: 2/8/2016

1 inch = 5,000 feet





CITY COUNCIL AGENDA ITEM

Date: February 5, 2016
Author: Jerod Timothy/Kristen Ashbeck
Title/ Phone Ext: Project Engineer/CDBG Administrator
Proposed Schedule: February 17, 2016
File # (if applicable): CDBG 2015-14 and IFB-4165-16-DH

Subject: Contract for the Westlake Park Neighborhood Safe Routes to Schools Improvement Project

Action Requested/Recommendation: Authorize the City Purchasing Division to Enter into a Contract with Sorter Construction, Inc. for the Westlake Park Neighborhood Safe Routes to School Improvement Project in the Amount of \$107,924.31

Presenter(s) Name & Title: Greg Lanning, Public Works Director
Jay Valentine, Internal Services Manager

Executive Summary:

This request is to award a construction contract for the installation of curb, gutter, and sidewalk on West Orchard Avenue west of 1st Street near Westlake Park and West Middle School. The area is a primary walking route for students and persons in the neighborhood that currently does not have sidewalk, thus presenting safety concerns.

Background, Analysis and Options:

This project would provide pedestrian and bicycling improvements in the Westlake Park area to provide safe access to Pomona Elementary and West Middle School as well as improve pedestrian connectivity in the neighborhood.

Currently there is no curb, gutter and sidewalk on either side of West Orchard Avenue between 25 ½ Road and Poplar Drive. The project shall include the installation of approximately 1,425 lineal feet of 7 foot curb, gutter and sidewalk, the piping of 160 lineal feet of open irrigation ditch, two irrigation sump structures and 245 lineal feet of retaining wall.

In conjunction with this project sanitary sewer lines in the immediate area were replaced this January as part of the Sewer Line Replacement Project and in the summer of 2016 West Orchard Avenue will be included in the 2016 Asphalt Overlay Project. City crews have also assisted in road and shoulder widening, irrigation pipe installation and fire hydrant and water meter relocation in anticipation of this project.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in the Daily Sentinel. Three companies submitted formal bids which were found to be responsive and responsible in the amounts summarized

below. Originally, City Council allocated a total of \$159,329 2015 CDBG funds towards two Safe Routes to Schools projects. The first project, improvements at Orchard Avenue Elementary School was funded in full but it was questionable whether the entire Westlake project could be completed with the CDBG allocation. However, due to the favorable bids summarized below, the second project will be able to be completed within the original CDBG allocation.

FIRM	LOCATION	AMOUNT
Sorter Construction, Inc.	Grand Junction	\$107,924.31
All Concrete Solutions, LLC	Grand Junction	\$116,966.31
MA Concrete Construction	Grand Junction	\$138,203.00

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

This project funded through the 2015 CDBG program year allocation addresses steps towards the City’s Comprehensive Plan Goal listed below.

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

The CDBG project described above will improve the transportation system for multi-modal use in the vicinity of West Middle School, Pomona Elementary School and Westlake Park

How this item relates to the Economic Development Plan:

This project funded through the 2015 CDBG program year allocation indirectly addresses steps toward the City’s Economic Development Plan in that the new construction will continue to improve the general safety and infrastructure, thereby indirectly strengthening the marketability of the community.

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

Financial Impact/Budget: This project is covered by the 2015 CDBG allocation of \$116,199.68. The remaining project balance will go back into the CDBG fund to be re-allocated to other projects.

Legal issues:

A Memorandum of Understanding has been executed between the Administration Department Community Development Division and the Public Works Department as required by HUD for the project. The memorandum describes the details of Federal regulations that must be adhered to, the amount of CDBG funding allocated and the scope of work of the project. The City Attorney has reviewed and approved the form of memorandum.

Other issues: There are no other issues regarding this request.

Previously presented or discussed:

City Council discussed and approved the allocation of funding for this project at its May 20, 2015 meeting.

Attachments:

1. Vicinity Map
2. Project Map

G:\Landpara\2015 SAFE ROUTES TO SCHOOL\SDWG\EXHIBIT JAN 2016.dwg 2/9/2016 8:07:39 AM



2016 SAFE ROUTES TO SCHOOL

Grand Junction Event Center Market & Financial Feasibility Analysis

Hunden Strategic Partners
February 17, 2016

Key Questions

- What is the feasibility of developing a multipurpose events center in Grand Junction to accommodate sports and entertainment events?
- What are the current economic and demographic trends in Grand Junction? How do they impact the project?
- What are the current conditions of the Two Rivers Convention Center and Avalon Theatre? How are they performing?
- What is the current competitive supply of event/meeting facilities in the market? What are industry trends? What is the demand for an expanded facility?

Key Questions

- What is the current lodging situation in the market? How are the properties performing?
- What is the current competitive supply of sports and entertainment facilities in the market? What are the industry trends?
- Who are the likely key tenants/users of the facility?
- What can be learned from comparable situations?
- What is recommended?
- How will it perform?

3



Headlines

- There is a market for an arena in Grand Junction, but no arena can support itself from internal operations. Community benefit calculation: economic, community asset and development.
- ECHL team is likely to come if at least 5,000-seat facility built.
- Family shows and concerts will definitely come. Great passthrough market.
- Combining operations with CC & Avalon is smart and beneficial. Current loss could be nearly eliminated with all three venues.
- Impact of combined project will likely induce hotel.

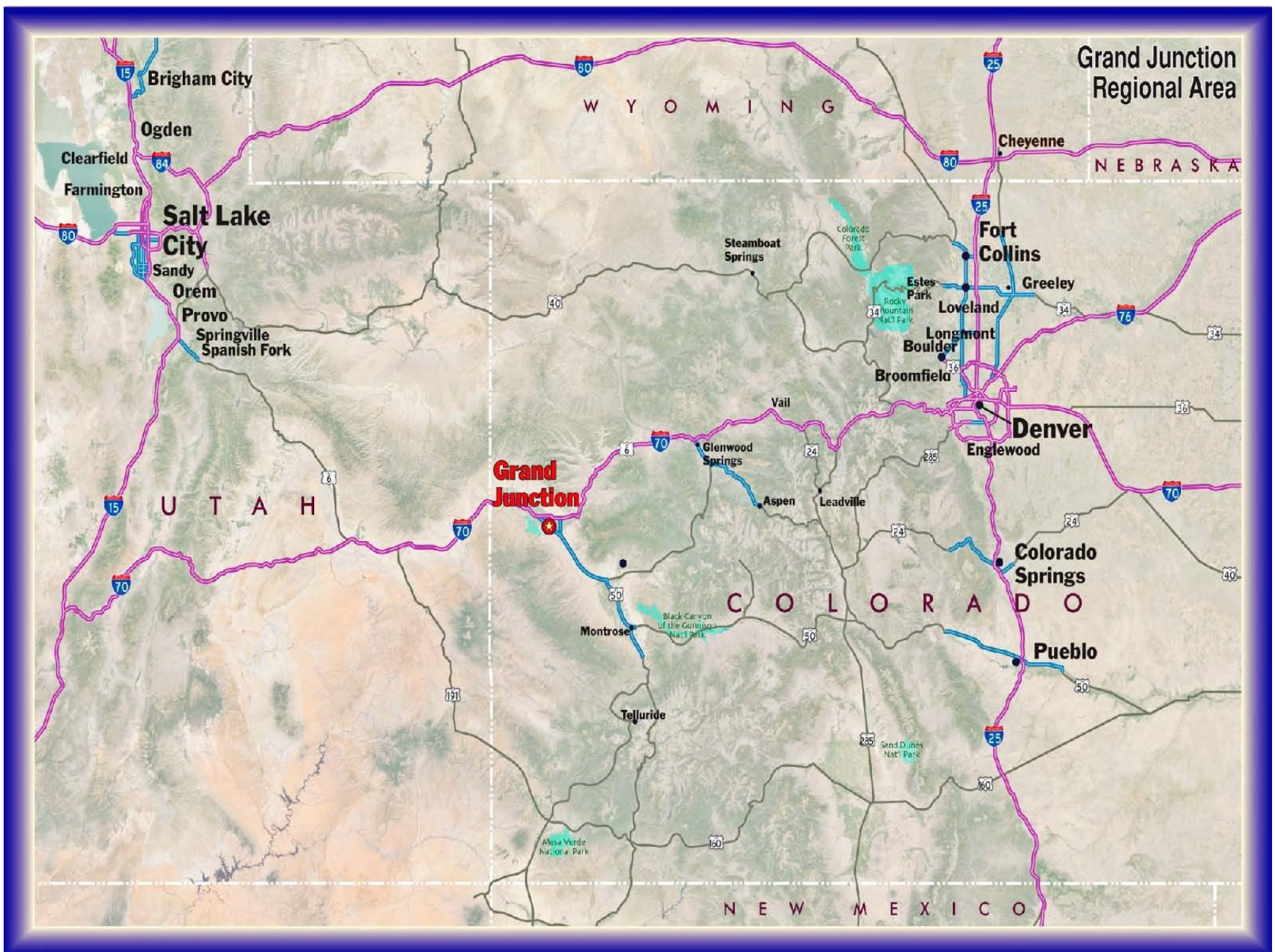
4



Economic and Demographic Overview

5

hunden
strategic
partners



Population

Population and Growth Rates					
	Population				Percent Change
	1990	2000	2010	2014 Estimate	2000 - 2010
United States	2,487,709,873	281,421,906	308,745,538	318,857,056	9.7%
State of Colorado	3,294,394	4,301,262	5,029,196	5,355,866	16.9%
Grand Junction MSA	93,145	116,255	146,723	148,255	26.2%
Mesa County	93,145	116,255	146,723	148,255	26.2%
Grand Junction	29,034	41,986	58,566	60,210	39.5%
City Pop. As % of MSA	31.2%	36.1%	39.9%	40.6%	--

Source: U.S. Census Bureau

• MSA, county, and city have grown faster than national average



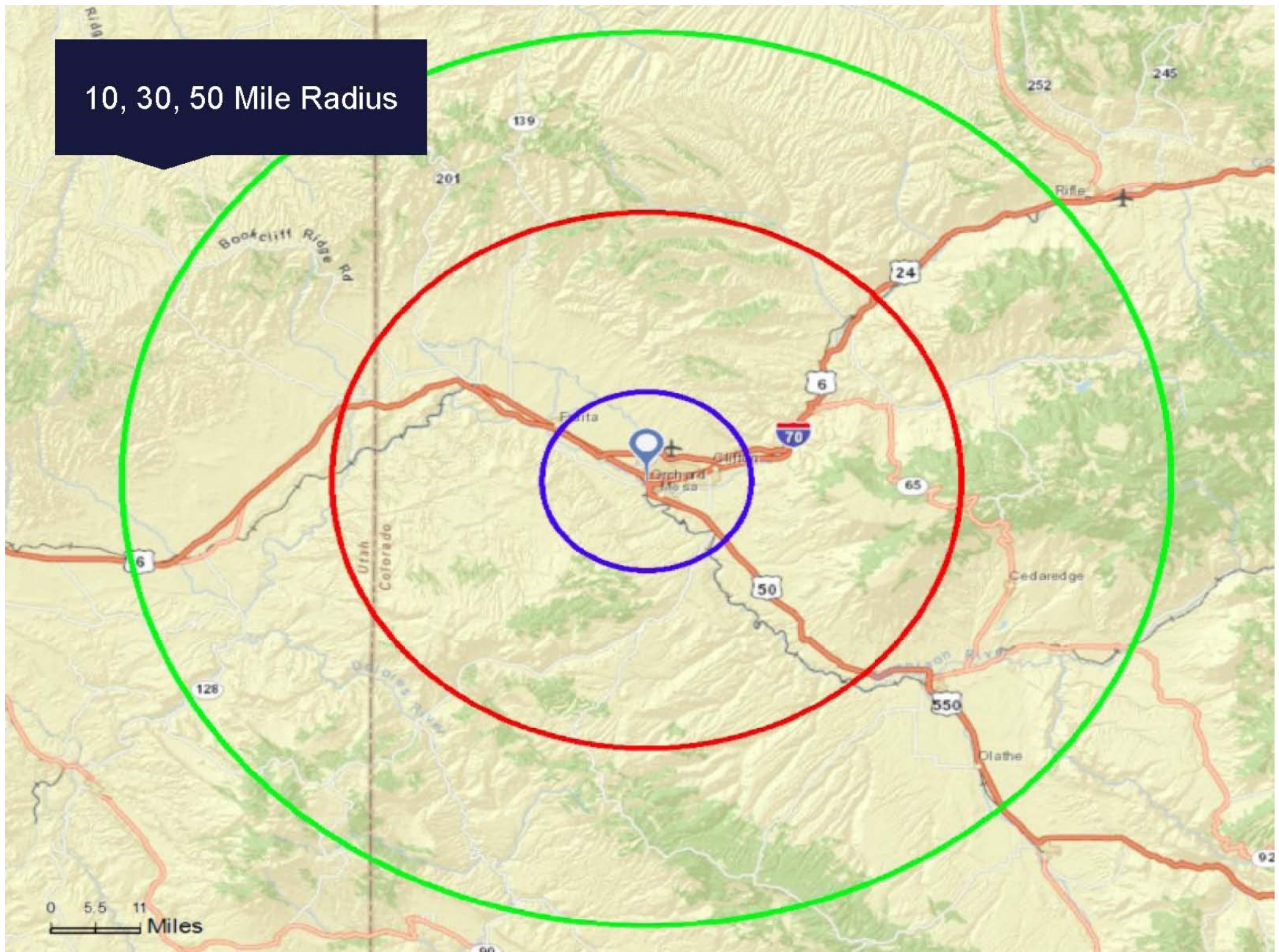
7

Media Market

- Grand Junction – Montrose is one of three television markets in the state of Colorado. 185th largest in US
- Population: 70,120 – Includes Mesa and Montrose Counties, but easy drive time is much larger area and population
- Features Fox, ABC, CBS, and NBC affiliates
 - Also features PBS, Telemundo, and My Network TV
- Grand Junction radio market covers all of Mesa County
 - Features six AM stations and 27 FM stations
- The Grand Junction Daily Sentinel newspaper is published daily

8





10, 30, 50 Mile Radius

Grand Junction Households by Income

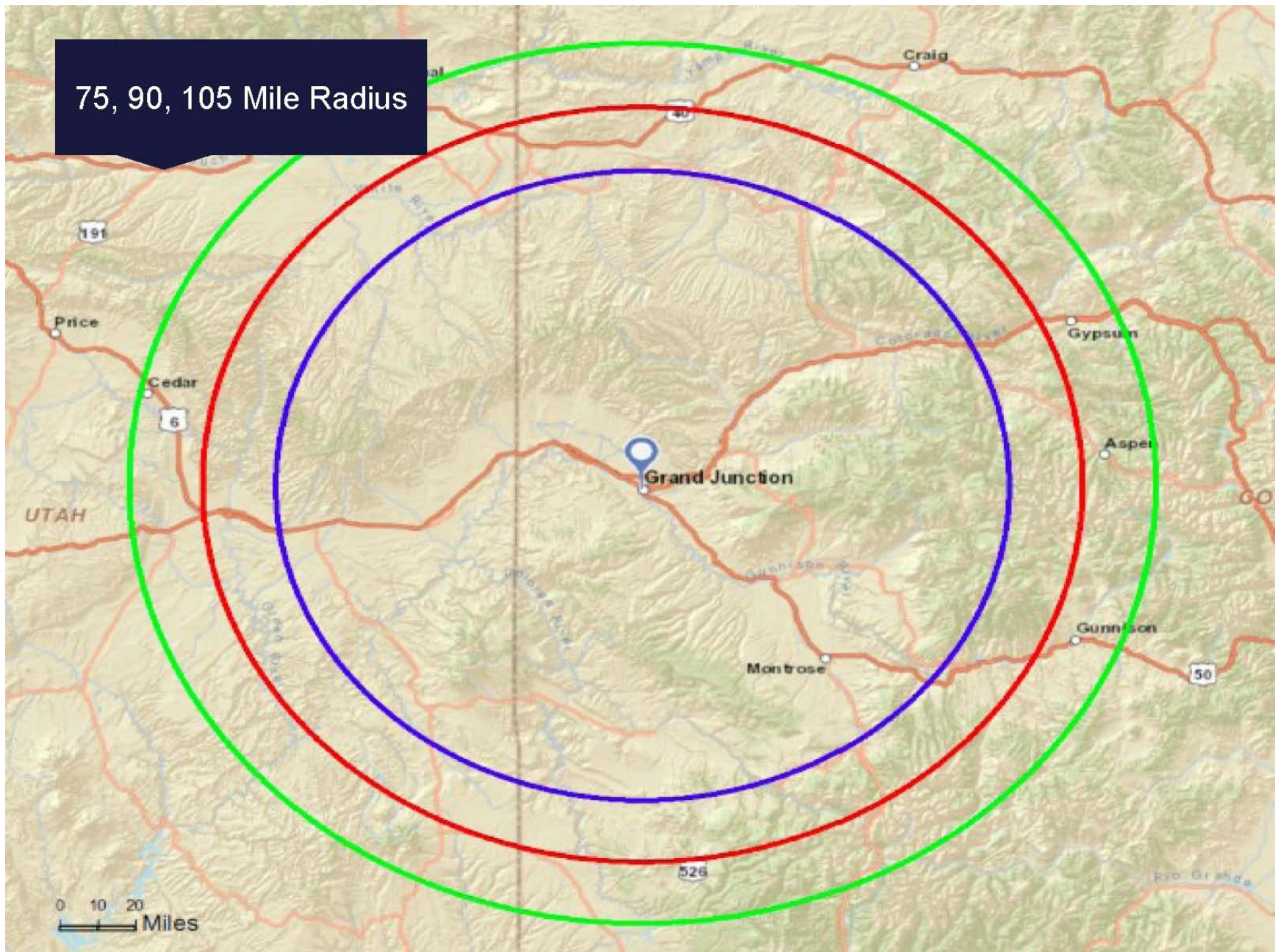
Category	10 miles	30 miles	50 miles
Population	123,983	149,239	190,580
Households	49,250	59,040	75,149

Source: Esri

Category	10 Mile Radius		30 Mile Radius		50 Mile Radius	
	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households
Total Households	49,250	--	59,040	--	75,149	--
< \$15k	5,635	11.4%	6,606	11.2%	8,508	11.3%
\$15k - \$25k	5,078	10.3%	5,945	10.1%	8,314	11.1%
\$25k - \$35k	6,591	13.4%	7,511	12.7%	9,682	12.9%
\$35k - \$50k	7,477	15.2%	8,783	14.9%	11,507	15.3%
\$50k - \$75k	9,073	18.4%	11,063	18.7%	13,725	18.3%
\$75k - \$100k	6,541	13.3%	8,035	13.6%	10,391	13.8%
\$100k - \$150k	5,305	10.8%	6,820	11.6%	8,252	11.0%
\$150k - \$200k	2,089	4.2%	2,481	4.2%	2,792	3.7%
\$200k+	1,461	3.0%	1,797	3.0%	1,978	2.6%
Median Household Income	\$49,577	--	\$51,015	--	\$49,234	--
Average Household Income	\$66,534	--	\$67,681	--	\$65,091	--
Per Capita Income	\$26,970	--	\$27,242	--	\$26,086	--

Source: Esri





**Grand Junction
Households by Income**

Grand Junction - Population by Radius			
Category	75 miles	90 miles	105 miles
Population	289,844	337,323	381,894
Households	114,136	133,347	151,203

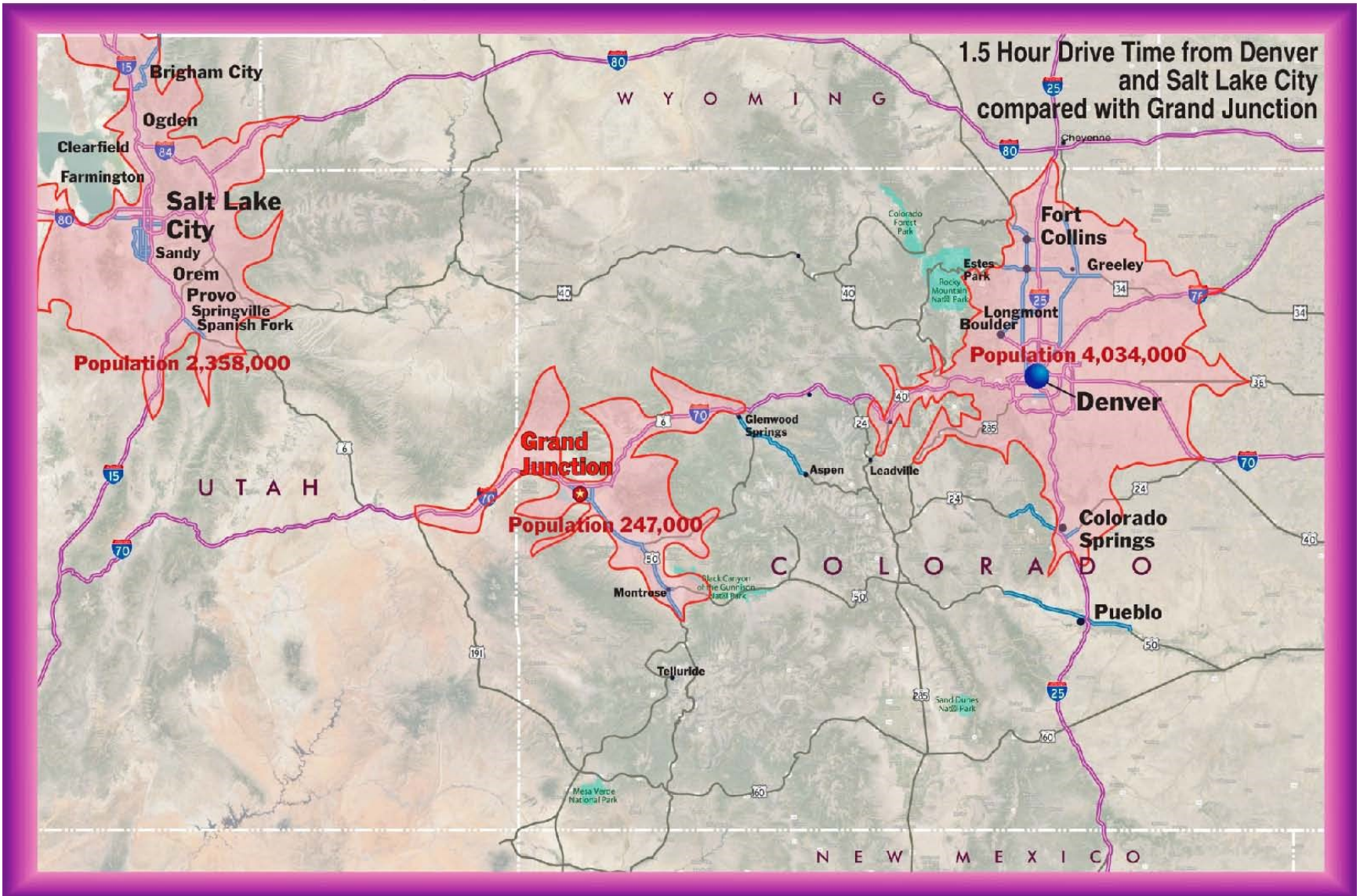
Source: Esri

2015 Grand Junction Households by Income						
Category	75 Mile Radius		90 Mile Radius		105 Mile Radius	
	# of Households	% of Households	# of Households	% of Households	# of Households	% of Households
Total Households	114,136	--	133,347	--	151,203	--
< \$15k	13,104	11.5%	14,808	11.1%	17,056	11.3%
\$15k - \$25k	12,432	10.9%	13,743	10.3%	15,284	10.1%
\$25k - \$35k	13,742	12.0%	15,620	11.7%	17,469	11.6%
\$35k - \$50k	17,758	15.6%	19,972	15.0%	22,114	14.6%
\$50k - \$75k	20,759	18.2%	25,112	18.8%	28,824	19.1%
\$75k - \$100k	16,336	14.3%	19,106	14.3%	21,133	14.0%
\$100k - \$150k	12,829	11.2%	15,389	11.5%	17,327	11.5%
\$150k - \$200k	4,290	3.8%	5,471	4.1%	6,413	4.2%
\$200k+	2,886	2.5%	4,126	3.1%	5,583	3.7%
Median Household Income	\$50,025	--	\$51,704	--	\$52,178	--
Average Household Income	\$65,228	--	\$67,864	--	\$69,677	--
Per Capita Income	\$26,007	--	\$27,119	--	\$27,867	--

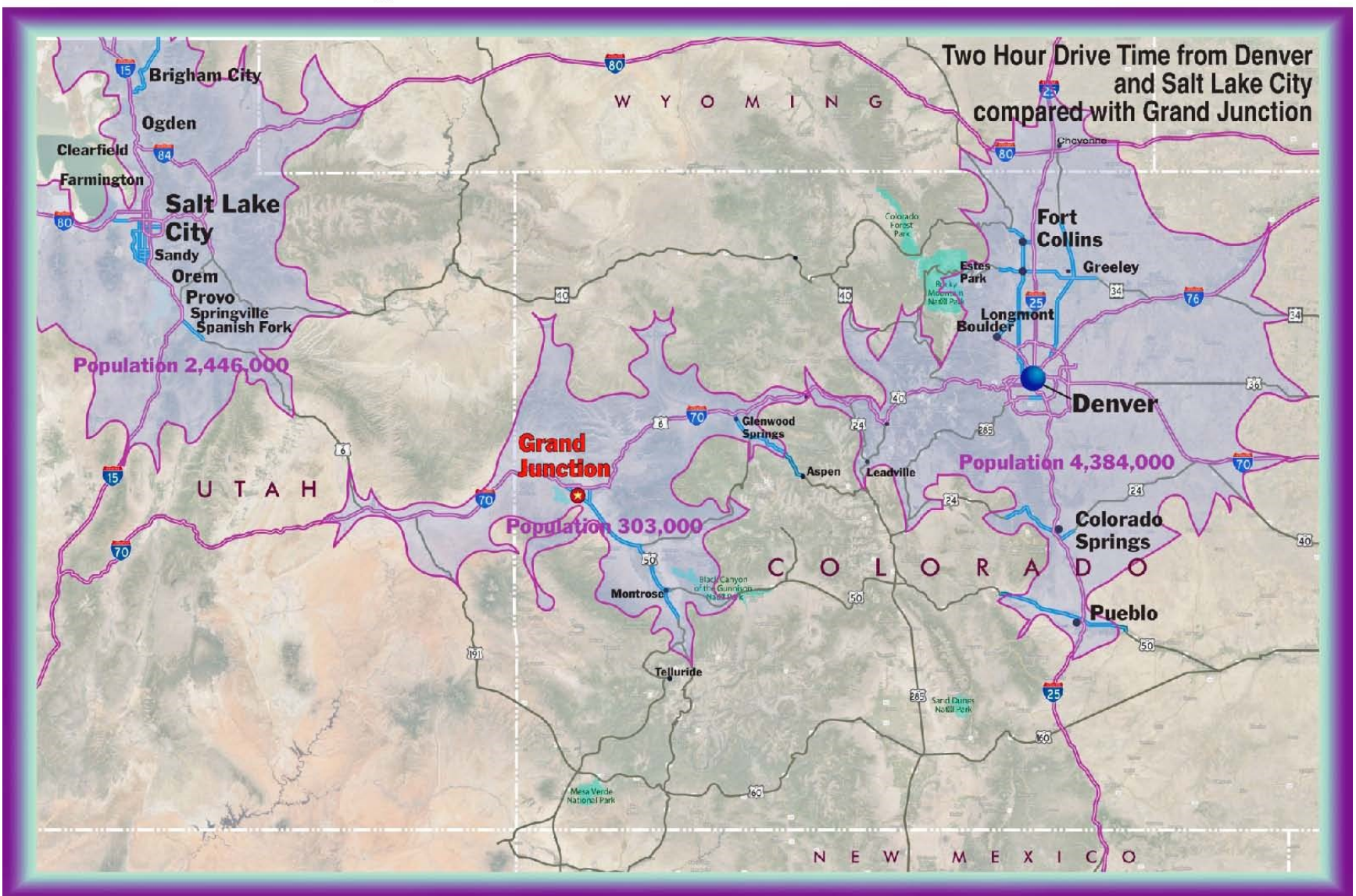
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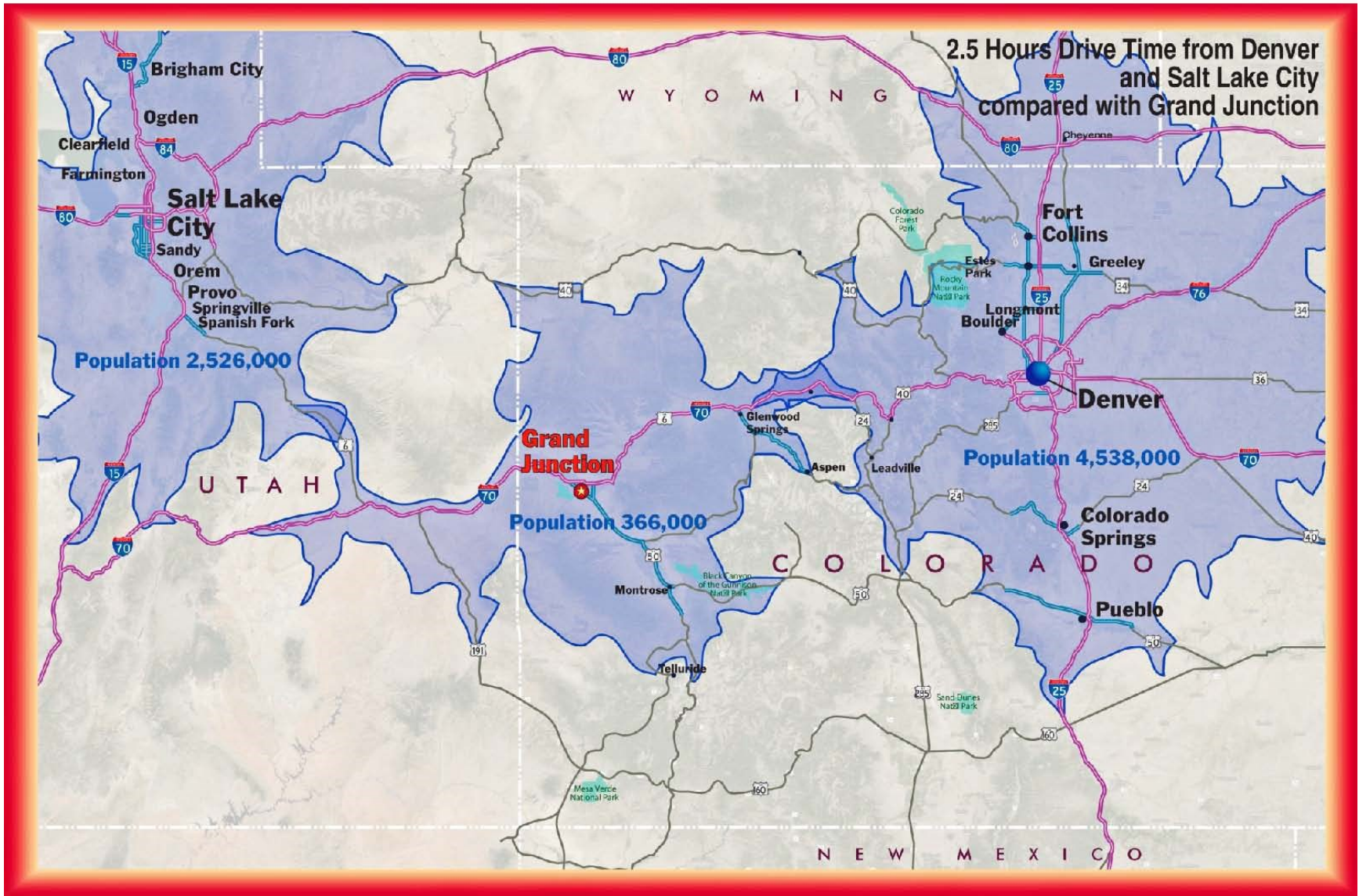
Drive Time



Drive Time

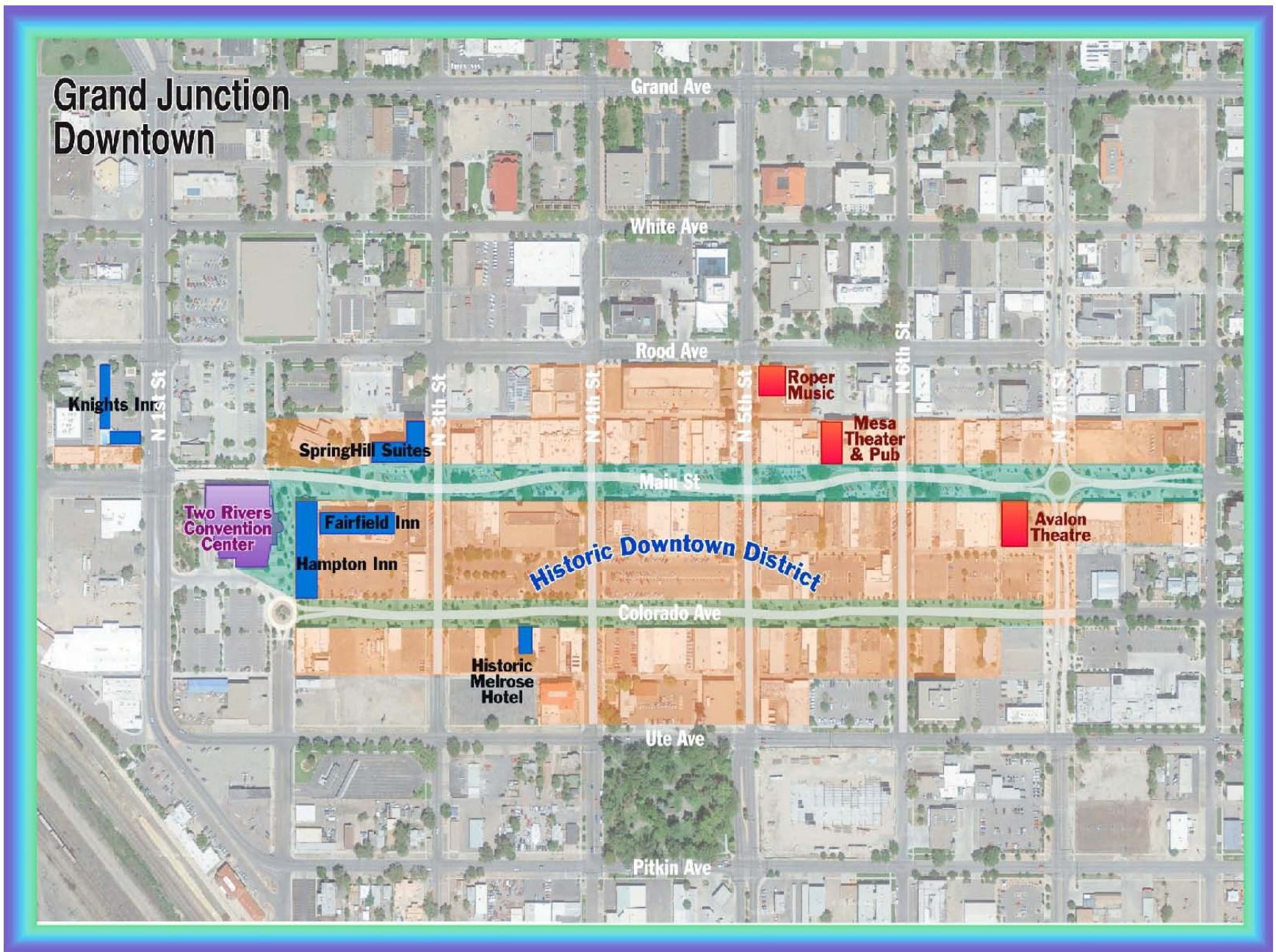


Drive Time



Two Rivers Convention Center and The Avalon Theatre Overview





Two Rivers Convention Center



- Opened in 1975, renovation and expansion completed in 2001.
- Largest meeting facility between Denver and Salt Lake City.
- West end anchor on Main Street downtown.



Two Rivers Convention Center: Function Space

Two Rivers Convention Center Function Space			
Facilities	Total (SF)	By Division (SF)	Divisions
Ballroom Facilities			
Two Rivers Ballroom	18,600		3
Colorado River Room		6,000	1
Colorado River Room II		6,000	1
Gunnison River Room		6,600	1
	18,600		3
Meeting Room Facilities			
Adobe Creek Room		400	1
Kannah Creek Room		1,360	1
Plateau Creek Room		400	1
Escalante Creek Room		400	1
Whitewater Creek Room		1,360	1
Dominguez Creek Room		400	1
	4,320		6
Hotel Rooms	0		
Total Ballroom Space	18,600		--
Total Meeting Room Space	4,320		--
Total Function Space	22,920		--
Ballroom Divisions	3		--
Meeting Room Divisions	6		--
Total Divisions (including Ballroom)	9		--

Source: Two Rivers Convention Center, Cvent, Hunden Strategic Partners

- Ballroom is more of a flex space.
- Limited number of breakout rooms.
- Five walkable hotels.

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Two River Convention Center Number of Events

Two Rivers Convention Center - Events					
Event	2011	2012	2013	2014	2015
Cater Out	39	65	38	27	28
Concert	7	2	2	4	--
Convention/Conference	22	28	30	34	25
Graduations	--	2	4	3	1
Meals	42	56	40	32	20
Meetings	47	90	52	30	21
Meetings w/ Meals	296	128	105	69	61
Service Club	--	146	143	136	143
Special Events	40	41	31	31	35
Sporting Events	--	2	6	3	5
Tradeshow	15	15	13	12	15
Weddings	4	5	3	--	2
Other	--	1	31	23	12
Total	512	582	498	404	368

Source: City of Grand Junction

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Two River Convention Center Attendance

Two Rivers Convention Center - Attendance					
Event	2011	2012	2013	2014	2015
Cater Out	1,956	3,391	2,068	1,698	1,639
Concert	8,035	2,204	1,801	4,345	--
Convention/Conference	5,650	5,206	4,863	8,978	7,016
Graduations	--	1,600	1,975	1,500	70
Meals	6,654	7,583	5,011	3,979	2,807
Meetings	2,012	4,277	2,037	1,795	761
Meetings w/ Meals	18,660	6,177	7,097	3,998	4,268
Service Club	--	10,158	8,917	7,761	9,268
Special Events	13,577	17,405	12,395	11,899	8,004
Sporting Events	--	200	5,440	3,823	5,200
Tradeshow	19,655	18,557	19,215	16,125	18,715
Weddings	403	580	446	--	245
Other	--	450	9,494	7,687	1,317
Total	76,602	77,856	80,759	73,588	59,310

Source: City of Grand Junction

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Two Rivers Convention Center Operating Revenues & Expenses					
Item	2011	2012	2013	2014	2015
Revenues					
Rental	\$339,707	\$361,485	\$345,902	\$417,951	\$312,100
Food & Beverage	\$1,240,508	\$1,220,096	\$1,106,014	\$1,161,963	\$886,399
Professional Services	\$258,617	\$260,729	\$238,673	\$245,162	\$184,385
Merchandise	\$47,377	\$54,631	\$46,003	\$24,197	\$15,319
Other	\$31,849	\$41,375	\$25,727	\$21,742	\$18,337
Total Revenues	\$1,918,058	\$1,938,317	\$1,762,319	\$1,871,015	\$1,416,540
Expenses					
Full-Time Wages	\$491,730	\$572,500	\$627,007	\$610,281	\$585,307
Part-Time Wages	\$373,046	\$399,727	\$347,051	\$350,678	\$302,091
Benefits	\$216,335	\$275,460	\$315,100	\$303,825	\$255,624
Food & Bar	\$401,804	\$366,443	\$311,093	\$335,619	\$290,707
Utilities	\$148,385	\$138,285	\$137,493	\$140,413	\$149,393
Contracted Services	\$85,082	\$87,737	\$85,834	\$92,323	\$50,365
Internal Services	\$150,530	\$151,683	\$153,039	\$177,958	\$183,879
Supplies	\$56,513	\$72,571	\$51,733	\$50,554	\$53,648
Repairs & Maintenance	\$44,443	\$34,443	\$29,554	\$35,300	\$32,601
Equipment & Rentals	\$23,607	\$51,379	\$49,317	\$30,438	\$5,458
Admin	\$18,253	\$21,044	\$12,667	\$10,830	\$11,422
Travel/Training	\$5,311	\$5,760	\$1,941	\$1,263	\$1,578
Advertising	\$3,816	\$6,380	\$4,630	\$7,835	\$2,747
Total Expenses	\$2,018,856	\$2,183,412	\$2,126,459	\$2,147,316	\$1,924,820
Net Operating Income/(Deficit)	(\$100,798)	(\$245,095)	(\$364,140)	(\$276,301)	(\$508,280)

Source: City of Grand Junction

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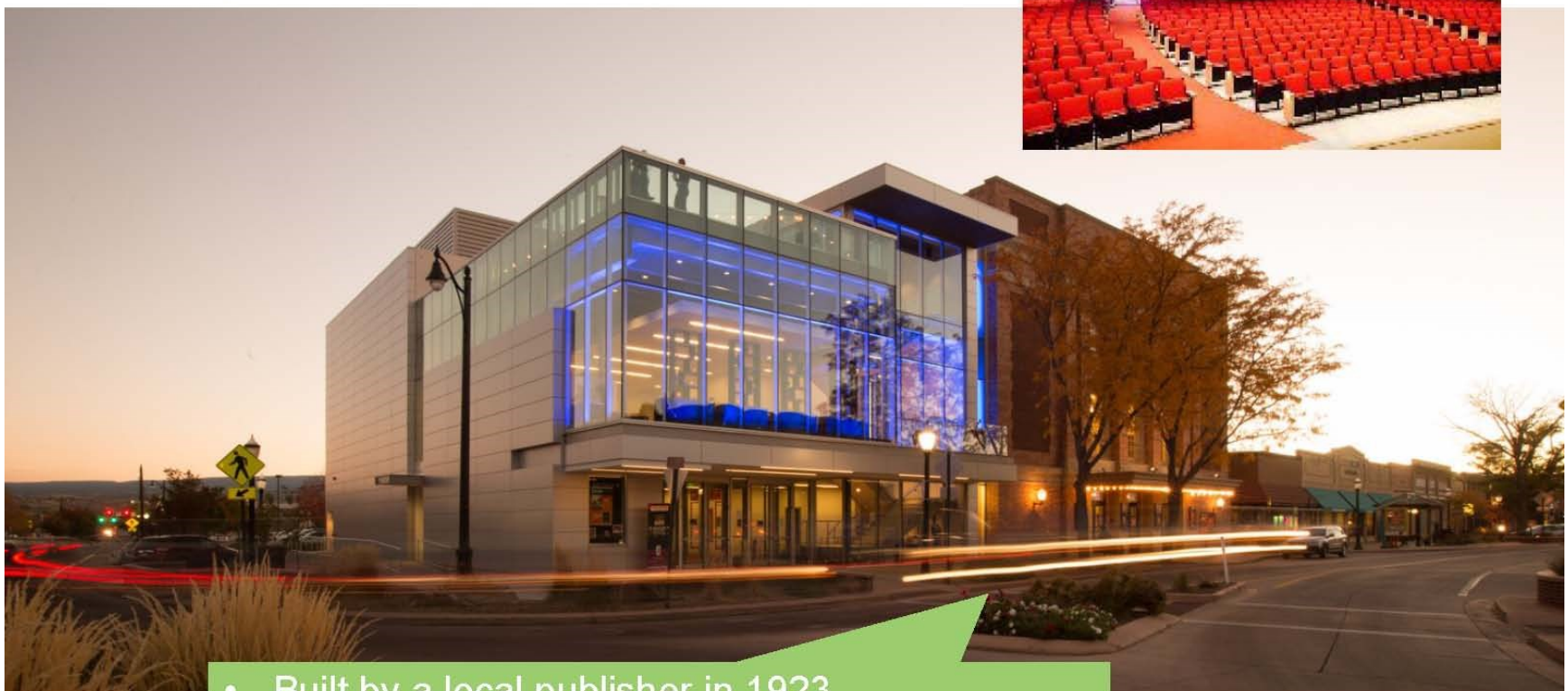
Overview

- Challenges in oil/gas industry have impacted performance.
- Lacks service corridor. Food service originates from hallway.
- True ballroom space and more breakout rooms needed.
- Additional pre-function space would help pre and post events.
- Cannot accommodate 500-person events.
- Improvements to exterior would improve street interaction.
- Lacks storage.

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The Avalon Theatre



- Built by a local publisher in 1923
- \$10+/- million renovation completed in 2014
- Seating capacity: expanded from 900 to 1,100
- Located ½-mile east of TRCC along Main Street

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Overview

- Completed renovation
 - Expanded seating capacity
 - Acoustic and digital/visual improvements
 - Addition of Encore Hall
 - New rooftop terrace
- Church services shifted over to TRCC.
- Hosts weekly movies that has been a success
- Does not host Broadway Series, has potential.
- Limited rigging capabilities.



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Avalon Theatre Number of Events

Avalon Theatre - Events					
Event	2011	2012	2013	2014	2015
Movies	309	298	115	27	112
Concert	22	29	10	8	28
Convention/Conference	1	2	3	-	2
Film	13	14	9	2	19
Graduations	2	--	1	--	1
Special Events	1	1	4	26	19
Meetings	1	5	--	5	14
Meetings w/ Meals	2	2	1	6	7
Service	54	56	21	28	48
Theatrical Performance	10	10	5	4	7
Other	--	--	--	3	57
Total	415	417	169	109	314

Source: City of Grand Junction

- Major increase in 2015 following renovations



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Avalon Theatre Event Days

Avalon Theatre - Event Days					
Event	2011	2012	2013	2014	2015
Movies	279	298	115	113	383
Concert	33	47	14	9	43
Convention/Conference	3	5	3	--	5
Film	10	15	10	2	20
Graduations	2	--	1	--	2
Special Events	1	1	4	26	72
Meetings	1	5	--	6	14
Meetings w/ Meals	2	2	1	12	7
Service	53	56	21	28	48
Theatrical Performance	17	19	5	6	9
Other	--	1	--	3	6
Total	401	449	174	205	609

Source: City of Grand Junction

- Almost three times as many events in 2015 compared with prior years

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Avalon Theatre Attendance

Avalon Theatre - Attendance					
Event	2011	2012	2013	2014	2015
Movies	13,418	13,868	5,714	4,224	15,326
Concert	14,646	20,724	5,525	4,698	20,611
Convention/Conference	213	1,150	572	--	545
Film	2,789	2,519	2,509	1,130	4,301
Graduations	1,250	--	250	--	300
Special Events	142	330	173	3,749	1,777
Meetings	50	445	--	174	863
Meetings w/ Meals	100	25	17	392	356
Service	16,300	20,780	8,794	9,321	13,960
Theatrical Performance	4,613	6,468	1,911	2,607	6,334
Other	--	--	--	400	6,615
Total	53,521	66,309	25,465	26,295	70,988

Source: City of Grand Junction

- Major increase since renovation
- Concerts and movies played a big role

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Avalon Theatre Attendance per Event

Event	2011	2012	2013	2014	2015
Movies	43	47	50	156	137
Concert	666	715	553	587	736
Convention/Conference	213	575	191	--	273
Film	215	180	279	565	226
Graduations	625	--	250	--	300
Special Events	142	330	43	144	94
Meetings	50	89	--	35	62
Meetings w/ Meals	50	13	17	65	51
Service	302	371	419	333	291
Theatrical Performance	461	647	382	652	905
Other	--	--	-	133	116
Average	129	159	151	241	226

Source: City of Grand Junction

- Films and theatrical performances were much larger in 2015

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Avalon Theatre

Item	2011	2012	2013	2014	2015
Revenues					
Rental	\$60,189	\$69,038	\$31,736	\$28,851	\$122,818
Food & Beverage	\$84,213	\$116,412	\$36,094	\$88,438	\$284,261
Admissions	\$61,140	\$59,706	\$24,105	\$14,976	\$60,498
Professional Services	\$6,734	\$21,261	\$3,663	\$15,688	\$42,586
Merchandise	\$2,055	\$5,543	\$1,693	\$1,841	\$6,826
Other	\$7,805	\$7,478	\$1,763	\$5,710	\$9,523
Total Revenues	\$222,136	\$279,439	\$99,054	\$155,505	\$526,512
Expenses					
Full-Time Wages	\$9,931	\$20,901	\$5,440	\$19,999	\$51,890
Part-Time Wages	\$64,751	\$74,118	\$23,766	\$32,706	\$109,270
Benefits	\$10,317	\$20,015	\$6,540	\$10,388	\$29,692
Food Stuffs	\$13,933	\$26,225	\$6,663	\$35,356	\$67,874
Utilities	\$39,419	\$39,252	\$22,380	\$38,045	\$78,551
Contracted Services	\$9,436	\$12,568	\$8,325	\$15,659	\$27,132
Internal Services	--	--	--	--	\$16,571
Supplies	\$7,962	\$17,505	\$444	\$16,394	\$9,203
Repairs & Maintenance	\$7,589	\$11,104	\$947	\$1,432	\$8,955
Equipment & Rentals	\$8,747	\$8,654	\$6,451	\$10,253	\$8,791
Admin	\$41,548	\$42,470	\$18,061	\$16,282	\$43,720
Advertising	\$8,463	\$13,963	\$2,086	\$1,529	\$5,809
Total Expenses	\$222,096	\$286,776	\$101,102	\$198,042	\$457,458
Net Operating Income/(Deficit)	\$41	(\$7,338)	(\$2,048)	(\$42,537)	\$69,054

Source: City of Grand Junction

- Avalon Theatre operates in black as of 2015.
- Performance impacted by renovation.
- Rentals are increasing after renovation

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What trends impact success of convention centers?

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Site Selection Factors & Trends

Event Site-Selection Trends Preferred Location

Location	Percentage
Suburban area	69%
Urban downtown area	31%
Airport area	8%
Ocean beach area	8%
Fairgrounds	8%

Source: Red 7 Media Research & Consulting

Important Factors when Selecting a U.S. Meeting Destination

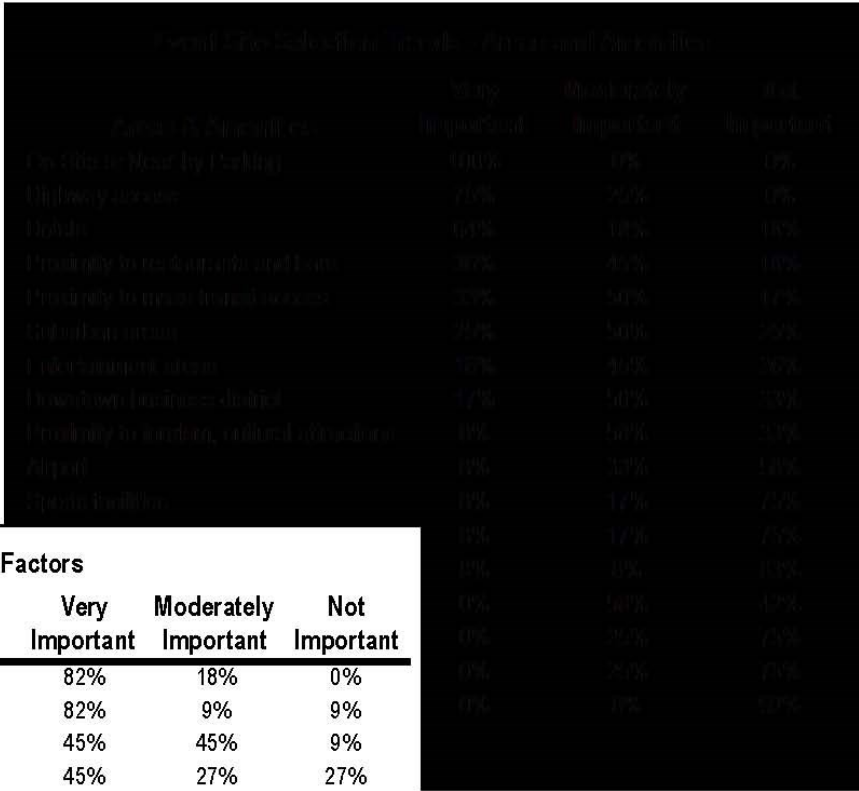
	Convention	Association Meeting	Corporate Meeting
Number, Size and Quality of Meeting Rooms	93%	69%	81%
Negotiable Food, Beverage and Room Rates	87%	80%	79%
Cost of Hotel or Meeting Facility	82%	80%	80%
Number, Size and Quality of Sleeping Rooms	79%	54%	72%
Quality of Food Service	70%	63%	70%

Source: Meetings Market Report



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Preferences



Event Site-Selection Trends - Host City Key Factors

Host City Factors	Very Important	Moderately Important	Not Important
Convention center and exhibition hall size and quality	82%	18%	0%
Total population, demographics	82%	9%	9%
Labor costs and service issues	45%	45%	9%
Road and highway access	45%	27%	27%
Facilities "under one roof"	40%	40%	20%
Hotel room prices and quality	36%	45%	18%
Hotel room availability and capacity	27%	36%	36%
Proximity of HQ hotel(s) to the convention center	27%	36%	36%
Destination appeal to attendees	27%	27%	45%
Concentration of our members, clients or industry professionals in the city and region	20%	60%	20%
Climate/weather	0%	55%	45%
Airport capacity and airfares	0%	27%	73%
Cultural and entertainment amenities	0%	27%	73%

Source: Red 7 Media Research & Consulting



Regional Supply

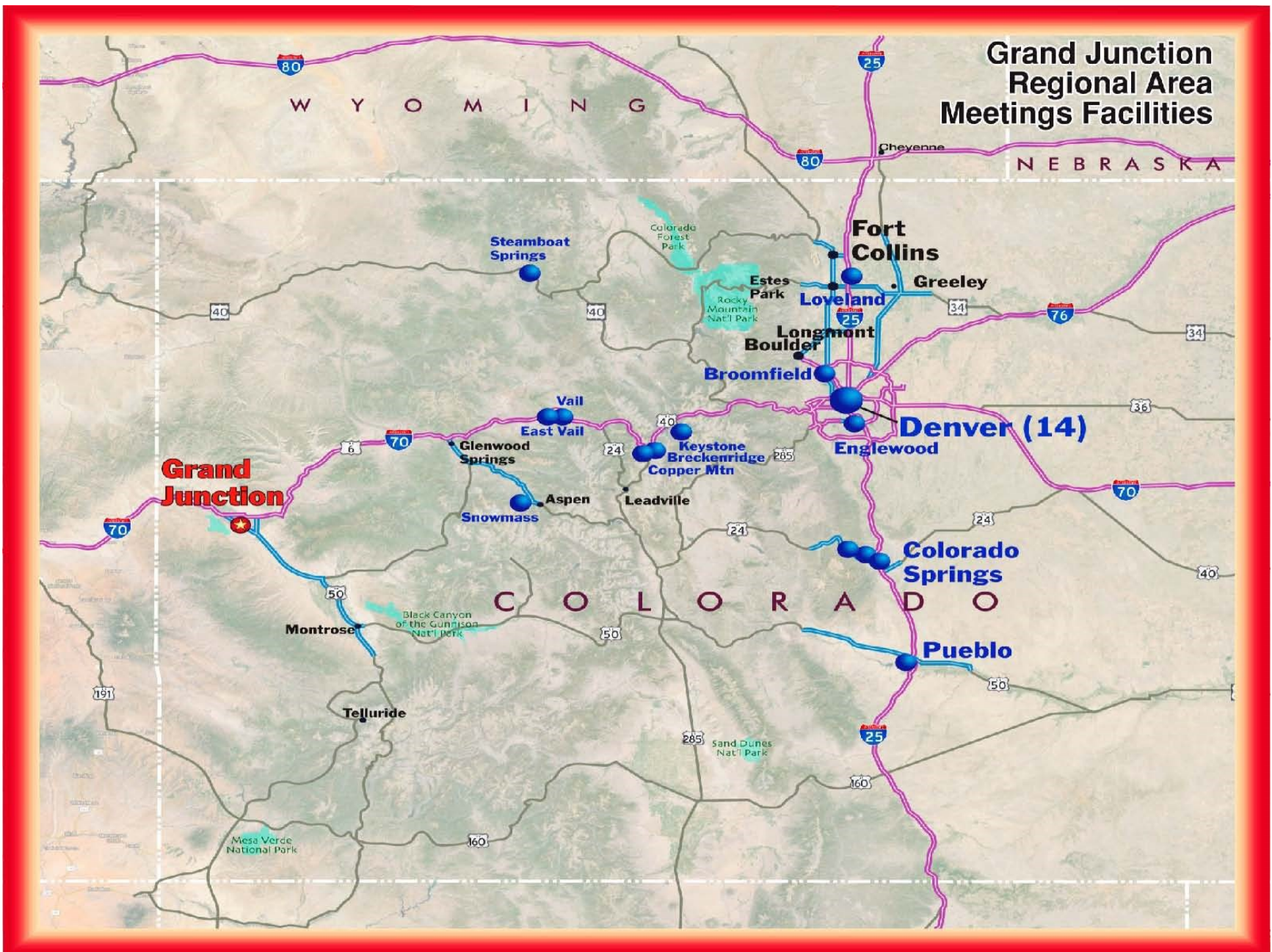
Grand Junction Regional Meeting Facilities							
Facility	Distance from GJ	City	Total Function Space	Exhibit Space	Ballroom Space	Meeting Room Space	Hotel Rooms
The Westin Snowmass	129	Snowmass	27,173	--	10,823	16,350	254
Vail Cascade Resort	147	Vail	22,154	--	11,392	10,762	292
Manor Vail Lodge	149	Vail	17,261	--	6,635	10,626	90
Copper Mountain Resort	169	Copper Mountain	27,250	--	7,776	19,474	600
Keystone Resort and Conference Center	184	Keystone	50,608	--	41,500	9,108	1,200
Beaver Run Resort and Conference Center	186	Breckenridge	24,486	--	15,378	9,108	525
Sheraton Steamboat Resort	200	Steamboat Springs	19,362	--	6,300	13,062	285
Omni Interlocken Hotel	251	Broomfield	28,766	--	13,216	15,550	390
The Inverness Hotel and Conference Center	259	Englewood	20,023	--	5,400	14,623	302
Pueblo Convention Center	285	Pueblo	21,100	16,200	--	4,900	--
Embassy Suites by Hilton Loveland Hotel	290	Loveland	75,600	--	36,000	39,600	263
The Broadmoor	291	Colorado Springs	116,569	--	88,647	27,922	779
Colorado Springs Event Center	293	Colorado Springs	42,000	42,000	--	--	--
Cheyenne Mountain Resort	293	Colorado Springs	33,953	--	--	33,953	316
Average	166	--	37,593	29,100	22,097	17,311	464
Two Rivers Convention Center		Grand Junction	22,920	--	18,600	4,320	--

Source: CVENT, Hunden Strategic Partners

- Primarily resort venues with combination of ballroom and meeting space



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Implications

- No large, significant event venues between Grand Junction and Salt Lake City
- Western Colorado consists of resorts and conference centers with limited ballroom space
- TRCC is the only regionally competitive property in the local market

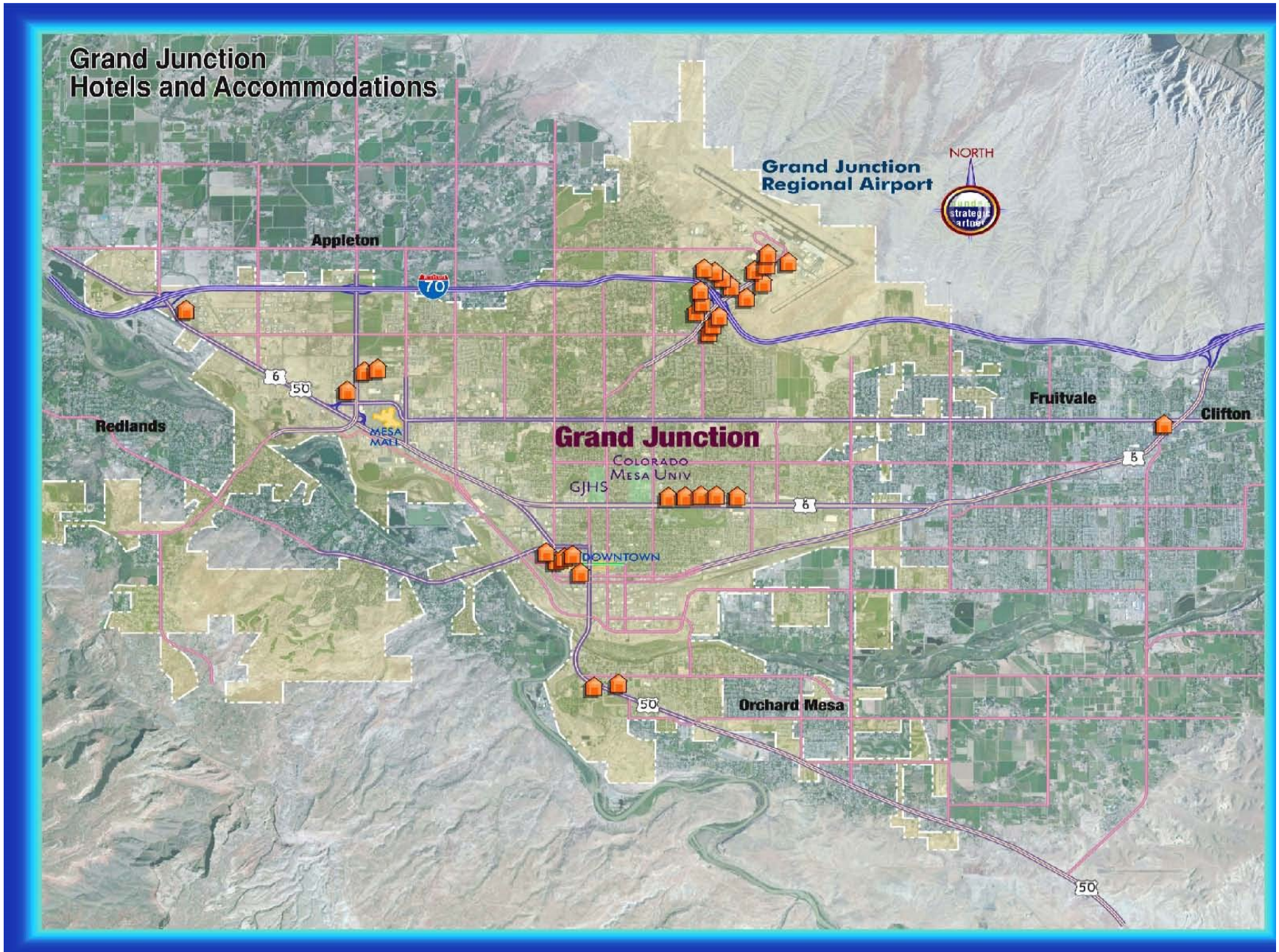
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What is the current hotel supply in the market? What are national trends? How are the properties performing?

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Competitive Set

Grand Junction Competitive Hotel Set				
Property Name	Distance from TR	Rooms	Chain Scale	Open Date
Hampton Inn Grand Junction	0	80	Upper Midscale	Jul-03
Fairfield Inn Grand Junction Downtown Historic Main Street	0.1	70	Upper Midscale	Jul-00
Springhill Suites Grand Junction Downtown Historic Main Street	0.1	100	Upscale	Jun-11
Holiday Inn Express & Suites Grand Junction	2.9	89	Upper Midscale	Jun-02
Candlewood Suites Grand Junction Northwest	3	97	Midscale	Jun-11
Doubletree Grand Junction	3.5	273	Upscale	Jun-83
Courtyard Grand Junction	3.9	136	Upscale	Jun-07
Residence Inn Grand Junction	3.9	104	Upscale	Feb-07
Total/Average	2.2	949	--	May-03

Source: STR

Hotel Summary Competitive Set Performance

Historical Supply, Demand, Occupancy, ADR, and RevPar for Competitive Hotels											
Year	Annual Avg. Available Rooms	Available Room Nights	% Change	Room Nights Sold	% Change	% Occ.	% Change	ADR	% Change	RevPar	% Change
2010	752	274,480	--	181,045	--	66.0	--	\$102.73	--	\$67.76	--
2011	868	316,638	15.4%	199,105	10.0%	62.9	-4.7%	\$101.06	-1.6%	\$63.55	-6.2%
2012	949	346,385	9.4%	228,080	14.6%	65.8	4.7%	\$101.63	0.6%	\$66.92	5.3%
2013	949	346,385	0.0%	227,060	-0.4%	65.6	-0.4%	\$101.76	0.1%	\$66.71	-0.3%
2014	949	346,385	0.0%	240,307	5.8%	69.4	5.8%	\$101.55	-0.2%	\$70.45	5.6%
2015 YTD (December)	949	346,385	0.0%	242,055	0.7%	69.9	0.7%	\$105.89	4.3%	\$74.00	10.2%
Projected 2016	949	346,385	0.0%	252,322	5.0%	72.8	5.0%	\$106.63	5.0%	\$77.68	10.3%
CAGR* (2010-2014)	6.5%	6.5%	--	8.2%	--	1.3%	--	-0.3%	--	1.0%	--

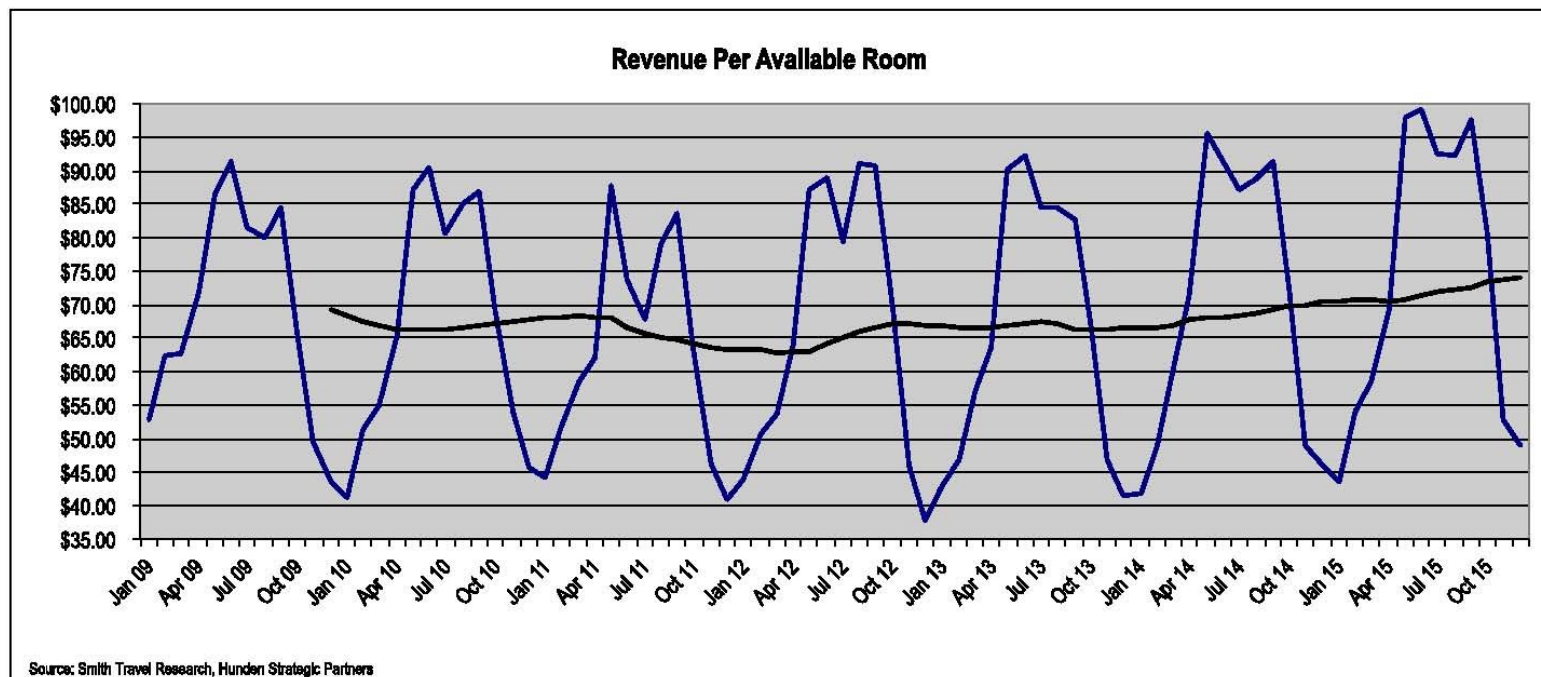
*Compound Annual Growth Rate
Sources: Smith Travel Research, Hunden Strategic Partners

- Performance improving due to demand/occupancy gains.
- ADR mostly flat until 2015, then improved.

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Competitive Set – Revenue Per Available Room



$$\text{RevPAR} = \text{Occupancy} \times \text{Rate}$$

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Competitive Set – Occupancy by Day of Week and Month

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Jan - 15	31.8%	49.7%	58.6%	57.5%	45.9%	42.5%	39.1%	46.5%
Feb - 15	34.3%	50.5%	65.5%	67.7%	61.6%	57.7%	53.3%	55.8%
Mar - 15	41.3%	60.0%	66.9%	67.1%	62.7%	68.6%	61.8%	61.2%
Apr - 15	43.9%	68.8%	77.9%	75.7%	72.5%	73.1%	64.0%	68.0%
May - 15	68.3%	81.9%	91.9%	91.7%	84.0%	88.4%	85.1%	84.5%
Jun - 15	78.2%	77.3%	83.8%	86.1%	86.6%	88.0%	93.6%	84.8%
Jul - 15	70.0%	86.6%	93.5%	88.6%	84.5%	82.9%	82.4%	84.1%
Aug - 15	66.2%	81.1%	88.5%	90.0%	86.6%	86.4%	89.8%	84.1%
Sep - 15	72.9%	79.5%	85.7%	88.3%	90.6%	93.3%	97.4%	86.8%
Oct - 15	57.8%	70.7%	79.8%	81.7%	77.0%	77.8%	72.7%	73.9%
Nov - 15	37.0%	58.4%	62.5%	62.9%	60.4%	60.7%	58.0%	57.1%
Dec - 15	36.8%	51.6%	56.7%	56.6%	57.9%	54.6%	53.2%	52.5%
Average	53.2%	68.0%	75.9%	76.2%	72.5%	72.8%	70.9%	

Sources: Smith Travel Research

	75-80
	80-90
	> 90

Warm months and weekdays busiest, suggesting strong corporate and leisure market.

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Competitive Set – ADR by Day of Week and Month

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Avg
Jan - 15	90.65	96.57	98.41	98.84	93.91	89.95	89.68	94.35
Feb - 15	92.40	96.40	99.94	99.63	96.85	93.69	95.02	96.69
Mar - 15	92.36	97.34	99.37	99.73	96.24	94.28	92.47	96.26
Apr - 15	94.65	99.67	104.90	103.30	101.24	100.49	100.73	101.23
May - 15	108.16	113.17	116.96	117.20	114.94	120.32	120.91	116.32
Jun - 15	112.84	111.15	115.98	118.49	121.10	120.71	120.74	117.25
Jul - 15	101.36	110.01	115.02	114.29	110.57	107.17	107.09	109.80
Aug - 15	102.18	109.05	116.42	115.23	111.64	108.01	110.37	110.47
Sep - 15	99.49	107.27	111.47	111.56	114.77	120.60	118.63	112.47
Oct - 15	98.47	107.58	109.73	109.25	107.35	112.39	111.65	108.62
Nov - 15	88.84	96.90	97.58	96.16	93.95	89.92	90.03	93.65
Dec - 15	88.33	92.77	94.65	94.82	93.45	89.04	90.44	92.37
Average	99.59	104.38	107.92	107.82	106.02	106.51	107.06	

Sources: Smith Travel Research

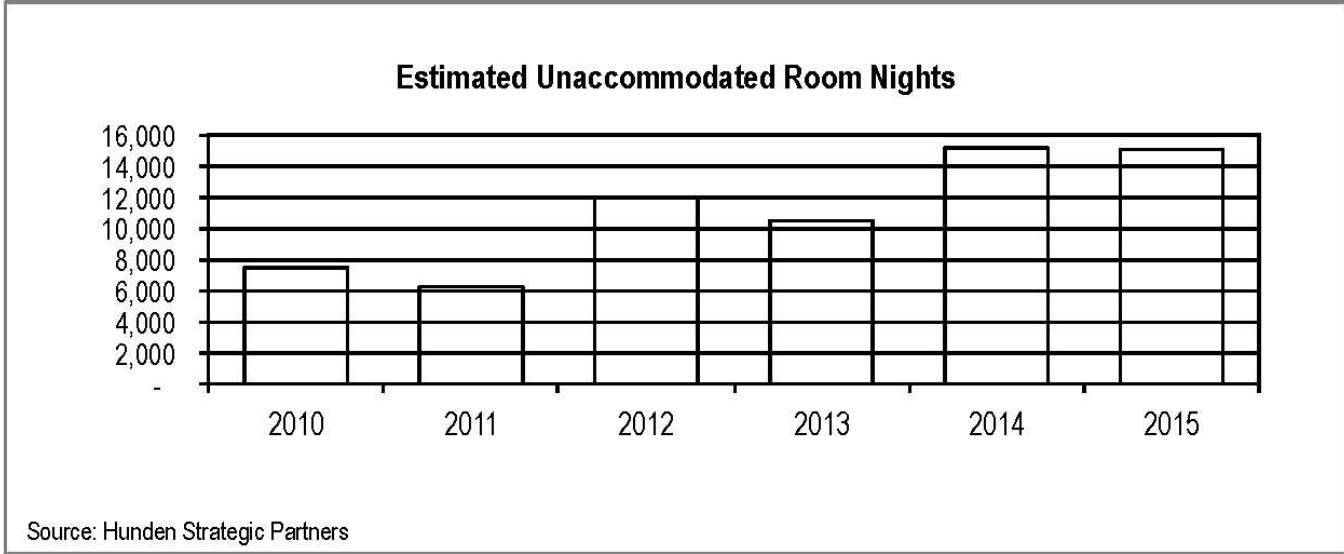
	100-105
	105-115
	> 115

Rate compressed by corporate and leisure transient during warm months and weekdays.

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Competitive Set – Unaccommodated Room Nights



Unaccommodated room night demand increasing. Addition demand from TRCC expansion would increase demand for hotel



What is the current competitive supply of sports and entertainment facilities in the market? What are industry trends?



Local Supply

Grand Junction Sports and Entertainment Facilities

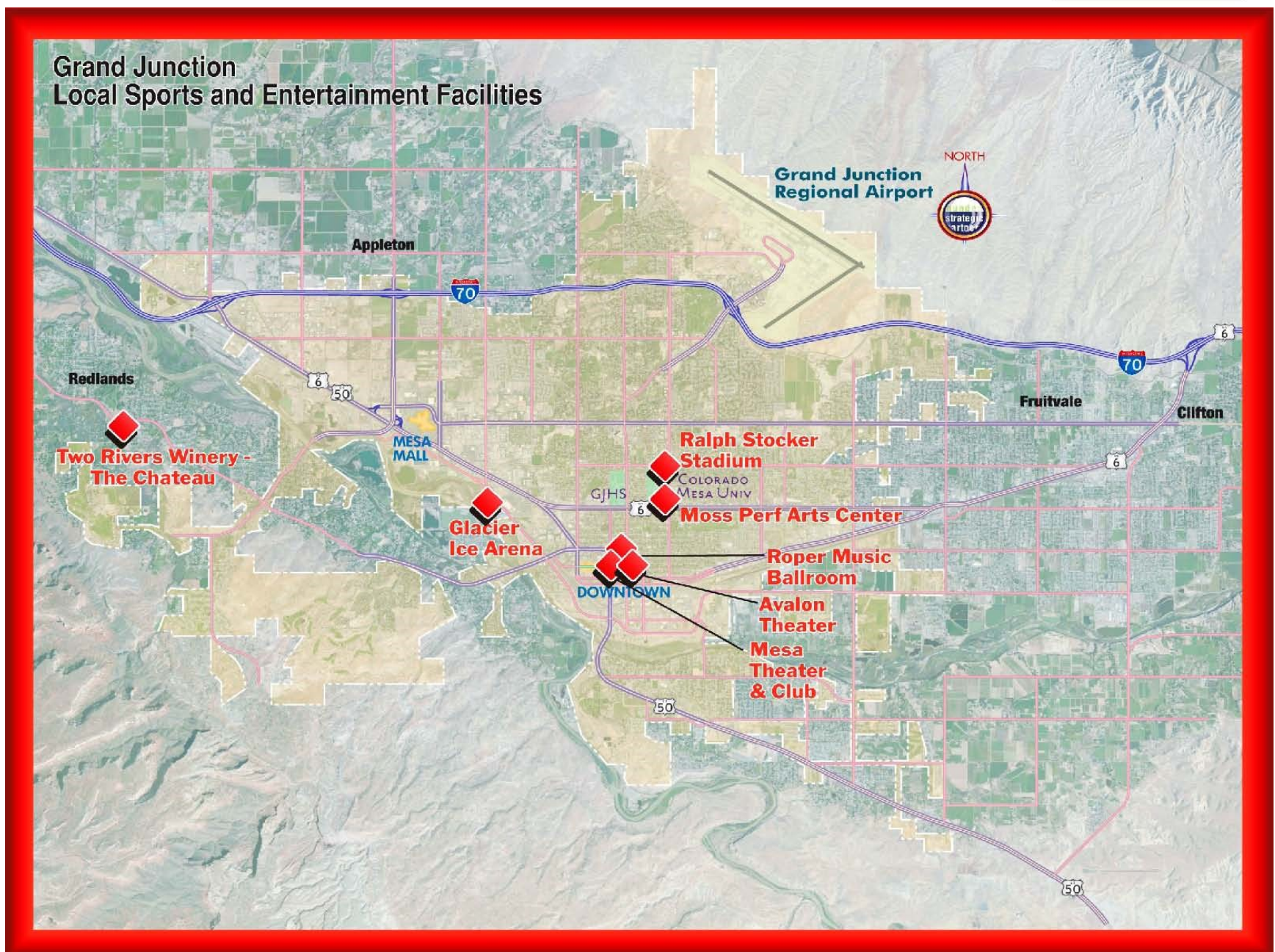
Facility	Location	Year Opened	Seats
Ralph Stocker Stadium / Suplizio Field	N 12th St	1949	8,000
Avalon Theater	645 Main St	1923	1,046
Glacier Ice Arena	2515 Riverside Pkwy	1999	750
Mesa Theater	538 Main St	1909	--
Robinson Theater - Moss Performing Arts Center	1100 North Ave	2012	600
Carolyn Love Recital Hall - Moss Performing Arts Center	1100 North Ave	2012	300
Average		1967	2,139

*Under renovation

Source: Various facilities, Hunden Strategic Partners

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Suplizio Field

- Opened in 1949 – 8,000 seats: Home to Grand Junction Rockies of Pioneer League
- Underwent renovation in 2011 that included:
 - Replaced original concrete bleachers along first base line
 - New state-of-the-art press box above first base line
 - Dugouts were expanded to major league specifications
- Has hosted Junior College World Series for 58 years and is also home to Colorado Mesa University Mavericks and local High School teams
- Field usage revenue averaged \$77,000 per year



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Rockies

- Currently only have one suite, but team has expressed desire for more. Host a variety of special events.

Grand Junction Rockies Attendance				
Category	2012	2013	2014	2015
Total Attendance	101,496	87,436	81,382	74,794
# of Games	38	37	37	35
Average	2,671	2,363	2,200	2,137

Source: MLB



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Regional Supply

Facility	City	Year Opened	Seating Capacity		
			Basketball	Hockey	Concert/Theater
Vivint Smart Home Arena	Salt Lake City	1991	19,911	14,000	20,000
Maverik Center	West Valley City	1997	12,500	10,100	12,000
Broadmoor World Arena	Colorado Springs	1998	8,099	7,750	9,000
Moby Arena	Fort Collins	1966	8,745	--	--
UCCU Events Center	Orem	1996	8,500	--	8,500
Budweiser Events Center	Loveland	2003	--	5,289	7,200
Peaks Ice Arena	Provo	1998	--	2,300	--
Pikes Peak Center	Colorado Springs	1982	--	--	1,989
Pueblo Memorial Hall	Pueblo	1919	--	--	1,600
Pueblo Plaza Ice Arena	Pueblo	1975	--	800	--
Main Performance Hall - Covey Center for the Arts	Provo	2007	--	--	670
Jeanne Wagner Theater - Rose Wagner Performing Arts Center	Salt Lake City	1997	--	--	501
Sangre de Cristo Arts Center Theater	Pueblo	1972	--	--	500
Main Stage - SCERA Center for the Arts	Orem	1941	--	--	453
Average		1982	11,551	6,707	5,674

Source: Various facilities, Hunden Strategic Partners

- Lack of of event venues in the region



Who are the likely key tenants/users of the facility and what is required to lure them?

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Western ECHL Arena Summary

Western ECHL Arena Summary

Facility	Location	MSA Population	Hockey Capacity	Year Opened	Cost (millions)	Suites
Budweiser Event Center	Loveland, CO	305,525	5,289	2003	\$28.0	24
CenuryLink Arena	Boise, ID	616,561	5,002	1997	\$50.0	39
Rushmore Plaza Civic Center	Rapid City, SD	135,193	5,132	1977	\$24.0	--
Maverik Center	West Valley City, UT	1,124,197	10,100	1997	\$54.1	--
Allen Event Center	Allen, TX	6,371,773	6,275	2009	\$52.6	--
Silverstein Eye Centers Arena	Independence, MO	2,411,635	5,800	2009	\$60.0	25
BOK Center	Tulsa, OK	946,962	17,096	2008	\$196.0	37
Intrust Bank Arena	Wichita, KS	625,526	13,450	2010	\$205.0	--
Average	--	1,567,172	8,518	2001	\$83.71	31.25

Source: Various Facilities, Pollstar, Hunden Strategic Partners

- Other than Rapid City, primarily larger markets
- Combination of facility and market sizes
- Minimum size for facility is 5,000 seats
- Drivable market over 150,000 is minimum

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ECHL Average Attendance

ECHL 2014 -2015 Attendance

Team	Location	Total Attendance	Games	Average Attendance
Ontario Reign*	Ontario, CA	280,866	36	7,802
Fort Wayne Komets	Fort Wayne, IN	261,976	36	7,277
Toledo Walleye	Toledo, OH	231,847	36	6,440
Orlando Solar Bears	Orlando, FL	223,518	36	6,209
Tulsa Oilers	Tulsa, OK	197,249	36	5,479
Missouri Mavericks	Independence, MO	191,427	36	5,317
Colorado Eagles	Windsor, CO	190,395	36	5,289
Florida Everblades	Esteros, FL	187,397	36	5,205
Evansville Icemen	Evansville, IN	180,688	36	5,019
Wichita Thunder	Wichita, KS	180,255	36	5,007
Gwinnett (Atlanta) Gladiators	Duluth, GA	177,365	36	4,927
Utah Grizzlies	West Valley City, UT	177,067	36	4,919
Bakersfield Condors*	Bakersfield, CA	172,777	36	4,799
Stockton Thunder*	Stockton, CA	166,368	36	4,621
Alaska Aces	Anchorage, AK	157,197	36	4,367
Cincinnati Cyclones	Cincinnati, OH	156,325	36	4,342
Reading Royals	Reading, PA	150,903	36	4,192
Allen Americans	Allen, TX	147,454	36	4,096
Idaho Steelheads	Boise, ID	15,067	36	4,030
South Carolina Stingrays	North Charleston, SC	143,240	36	3,979
Quad City Mallards	Moline, IL	140,885	36	3,913
Rapid City Rush	Rapid City, SD	138,826	36	3,856
Indy Fuel	Indianapolis, IN	133,921	36	3,720
Greenville Swamp Rabbits	Greenville, SC	130,299	36	3,619
Kalamazoo Wings	Kalamazoo, MI	97,302	36	2,703
Brampton Beast	Brampton, ON	92,578	36	2,572
Elmira Jackals	Elmira, NY	92,056	36	2,557
Wheeling Nailers	Wheeling, WV	89,953	36	2,499
League		4,505,201	1,008	4,598

*No longer in ECHL

Source: ECHL, Hunden Strategic Partners

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Larry Leasure (ECHL)

- Currently owns the license for a dormant franchise in Reno, could potentially relocate to Grand Junction. Other ECHL options available.
- ECHL interested in having team in Grand Junction market.
- Grand Junction is viewed as an attractive potential destination, ECHL is trying to expand further west. Travel distance benefits.
- A city does not need to have physical facility before deal is struck with team. Need a completed study and commitment from city leadership.

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ECHL Commissioner

- Geography, size, and demographics are the primary components that the ECHL evaluates
- Any new city/team would need to be approved by every other owner in league
- Necessary arena attributes include:
 - Minimum of 5,000 seats
 - Adequate dressing rooms
 - Luxury suites and premium seating
 - Modern audio/visual equipment and scoreboard
 - A safe and well lit parking/access environment
- Local radio/tv coverage is key

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Feld Entertainment

- A Grand Junction venue would be very attractive – there are few transition cities to get between east and west coasts and new facilities are attractive
- Likely would not be a money maker for Feld, but it would help to expose brand, fill market gap and route between Denver & SLC
- Advertising would be much cheaper compared to Denver and Salt Lake City
- Shows are typically Thursday – Sunday. Feld would likely bring two to three family shows and possibly a motor show. Circus would be difficult
- 59 ○ Would likely get more events first year (honeymoon)



Additional

- Great opportunity to host concerts. Capacity for smaller acts that can't fill larger arenas
- Would likely attract events that play in second and third tier markets
- Private management or well-connected manager can produce/co-promote additional shows, typical in mid-sizes arenas in smaller markets
- Limited opportunity to host university-related events. Would like to keep events on campus for students



Local Business Survey

- Respondents (42 to date) are primarily local organizations with less than 100 employees and annual revenue less than \$10 million
- Respondents are most interested in arena signage, club seats, and premium lounges
- 64 percent of respondents already have a relationship/partnership with a local sports, arts, or entertainment venue
- 45 percent of respondents would spend less than \$1,000, while 30 percent of respondents would spend more than \$5,000 in arena opportunities annually

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Can small markets support arenas of this size with hockey tenants?

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Market Metrics

Comparable Market Metrics

Arena Name	City	State	Country	City Limit Population	Metro Area Population	Media or Drive-In Market*	Hockey Tenant	Hockey League
Rushmore Plaza Civic Center	Rapid City	SD	USA	67,956	141,431	100,010	Rapid City Rush	ECHL
Floyd L Maines Veterans Memorial Arena	Binghamton	NY	USA	47,376	251,725	129,990	Binghamton Senators	AHL
WesBanco Arena	Wheeling	WV	USA	28,486	147,950	131,980	Wheeling Nailers	ECHL
Town Toyota Center	Wenatchee	WA	USA	31,925	113,438	232,300	Wenatchee Wild	NAHL
Scheels Arena	Fargo	ND	USA	105,549	223,490	248,030	Fargo Force	USHL
Essar Centre	Sault Ste Marie	ON	Canada	75,141	79,800	272,000	Sault Ste Marie Greyhounds	OHL
CN Centre	Prince George	BC	Canada	71,273	88,043	350,000	Prince George Cougars	WHL
Sandman Centre	Kamloops	BC	Canada	85,678	98,754	350,000	Kamloops Blazers	WHL
Barrie Molson Centre	Barrie	ON	Canada	136,063	187,013	484,000	Barrie Colts	OHL
Glens Falls Civic Center	Glens Falls	NY	USA	14,700	128,774	532,890	Adirondack Flames	AHL
Avg. w/o Grand Junction	--	--	--	66,415	146,042	283,120	--	--
Grand Junction Actuals or Implied	Grand Junction	CO	USA	59,899	147,083	303,000	--	--
				Actual	Actual	Actual		

* For Grand Junction, Area is Drive-In Market
Source: Hunden Partners



Market Metrics



Market Metrics

Comparable Market Metrics								
Arena Name	City	Year Opened	Seats - Hockey/Ice	Suites	Suite Seats	Other Premium Seats	Seats/100 Metro Area Population	Seats/100 Media Market or Drive-In Market
Rushmore Plaza Civic Center	Rapid City	1977	5,132	8	160	250	3.6	5.1
Floyd L. Maines Veterans Memorial Arena	Binghamton	1973	4,679	8	160	--	1.9	3.6
WesBanco Arena	Wheeling	1977	5,406	6	96	100	3.7	4.1
Town Toyota Center	Wenatchee	2008	4,300	40	552	1000	3.8	1.9
Scheels Arena	Fargo	2008	5,000	40	480	300	2.2	2.0
Essar Centre	Sault Ste Marie	2006	4,928	13	130	100	6.2	1.8
CN Centre	Prince George	1995	5,582	14	280	--	6.3	1.6
Sandman Centre	Kamloops	1992	5,464	2	45	--	5.5	1.6
Barrie Molson Centre	Barrie	1995	4,195	27	540	27	2.2	0.9
Glens Falls Civic Center	Glens Falls	1979	4,806	--	--	--	3.7	0.9
Avg. w/o Grand Junction	--	1991	4,949	18	271	296	3.9	2.3
Grand Junction Actuals or Implied	Grand Junction	--	--	--	--	--	5,765 Implied	7,099 Implied

* For Grand Junction, Area is Drive-In Market
Source: Hunden Partners

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Market Metrics

Comparable Market Metrics							
Arena Name	City	# of Firms > 500	# of Employment in MSA	Seats/100 Employed	Suites/100 Firms 500+	Suite Seats/100 Firms 500+	Other Premium Seats/100 Firms 500+
Rushmore Plaza Civic Center	Rapid City	291	51,652	9.9	2.7	55	86
Floyd L. Maines Veterans Memorial Arena	Binghamton	369	84,011	5.6	2.2	43	--
WesBanco Arena	Wheeling	295	58,001	9.3	2.0	33	34
Town Toyota Center	Wenatchee	176	30,962	13.9	22.7	314	568
Scheels Arena	Fargo	465	112,641	4.4	8.6	103	65
Essar Centre	Sault Ste Marie	n/a	31,135	n/a	n/a	n/a	n/a
CN Centre	Prince George	n/a	n/a	n/a	n/a	n/a	n/a
Sandman Centre	Kamloops	n/a	n/a	n/a	n/a	n/a	n/a
Barrie Molson Centre	Barrie	n/a	n/a	n/a	n/a	n/a	n/a
Glens Falls Civic Center	Glens Falls	230	41,552	11.6	n/a	n/a	n/a
Avg. w/o Grand Junction	--	304	58,565	9.1	7.7	110	188
Grand Junction Actuals or Implied	Grand Junction	371 Actual	49,883 Actual	4,549 Implied	28 Implied	406 Implied	698 Implied

* For Grand Junction, Area is Drive-In Market
Source: Hunden Partners

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What can be learned from comparable situations?

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Trends

Capacity, Attendance & Events at Surveyed Arenas

	All Facilities	Less than 7,500 Seats	7,500 to 12,000 Seats	More than 12,000 Seats
Maximum approved occupancy capacity	12,255	6,788	10,519	18,580
Annual number of attendees (000s)	501.7	172.8	313.0	1,109.3
Number of event days	111	102	114	138
Annual number of events/clients	61	76	53	59
Number of fixed seats, including suites	10,083	4,773	8,437	16,933
Number of accessible seats	486	263	199	291
Number of courtside seats	247	253	122	286
Total of number of suites	31	16	13	44
Premium seating is available	59%	43%	47%	83%
Standing room only is permitted	44%	52%	37%	42%

Source: IAVM Benchmarking Survey Report 2010

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National Comparable Arenas

Facility	Location	MSA Population	Comparable Arena Summary Seating Capacity			Year Opened/Renovated	Cost (millions, 2016 dollars)	Tenants
			Basketball	Ice Events	Concert			
Cross Insurance Arena	Portland, ME	413,521	7,800	6,795	8,795	2014	\$31.2	AHL, USLL
General Motors Centre	Oshawa, Ontario	356,177	--	5,180	7,300	2006	\$52.5	OHL, CLax
WFCU Center	Windsor, Ontario	319,246	--	6,450	6,500	2008	\$71.0	OHL, NBLC
Budweiser Events Center	Loveland, CO	270,382	5,400	5,350	7,200	2003	\$28.0	ECHL, IFL
Cross Insurance Center	Bangor, ME	152,923	5,800	--	8,500	2013	\$66	NCAA
Sanford Center	Bemidji, MN*	45,664	--	4,700	--	2010	\$38.1	NCAA, IFL
United Wireless Arena	Dodge City, KS*	34,795	5,300	4,373	5,300	2011	\$42.2	CPIFL
Average		227,530	6,075	5,475	7,266	2009	\$47.0	

* County population used
Source: Various Facilities, Pollstar, Hunden Strategic Partners

Smaller markets that have similarly sized and designed arenas. All arenas built or renovated in the last 15 years



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Implications

- Smaller market can support 5,000 – 6,000-seat arenas
- Stand-alone arena often have operating losses of up to \$600,000, but can also have net operating income of up to \$300,000
- By combining operations with existing TRCC and Avalon, only approximately 4-5 new full-time positions needed. Total personnel costs should be no more than \$1.5 million.
- Result: Net Loss not expected at arena if combined ops
- Third-party mgmt. can also reduce other costs and potentially increase revenues



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What are the recommendations for the project?



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Recommendations

- 5,100-seat arena (hockey capacity)
- Includes five 16-seat suites, twelve 12-seat suites, two party suites, 18 loge suites, and additional loge seating on each end
- Increase total meeting room square footage to 12,500 sf - includes modifying current banquet/meeting rooms and addition of an 8,000 sq. ft. junior ballroom with six divisible meeting rooms
- Increase pre-function space
- Clean up under-area parking (lighting/paint/wayfinding)
- Move office (currently taking up valuable space)



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Recommendations

- Convert the existing “ballroom” into a true ballroom (currently a dressed-up expo hall) with seven divisions– together, would offer 18,000 square feet
- Improve divisibility of ballroom by adding service corridor around the space and adding dividers - each will have 3 divisions
- Main Street reconfiguration
- If both projects are developed, it is highly likely that a full-service hotel will be built downtown



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Recommendations

Two Rivers Convention Center				
Space	Existing		Recommended	
	Divisions	Square Feet	Divisions	Square Feet
Existing Multipurpose Room	3	18,600	--	--
Grand Ballroom (Improved from Existing)	--	--	7	18,000
Junior Ballroom (Divisible to Meeting Rooms)	--	--	6	8,000
Dedicated Meeting Rooms	6	4,320	6	4,500
Total	9	22,920	19	30,500

Source: Hunden Partners, Sink Combs Dethlefs

- While total usable space will increase by approx. 25%, usability will increase substantially due to quality and flexibility.
- Will generate significantly more ballroom events and conferences.



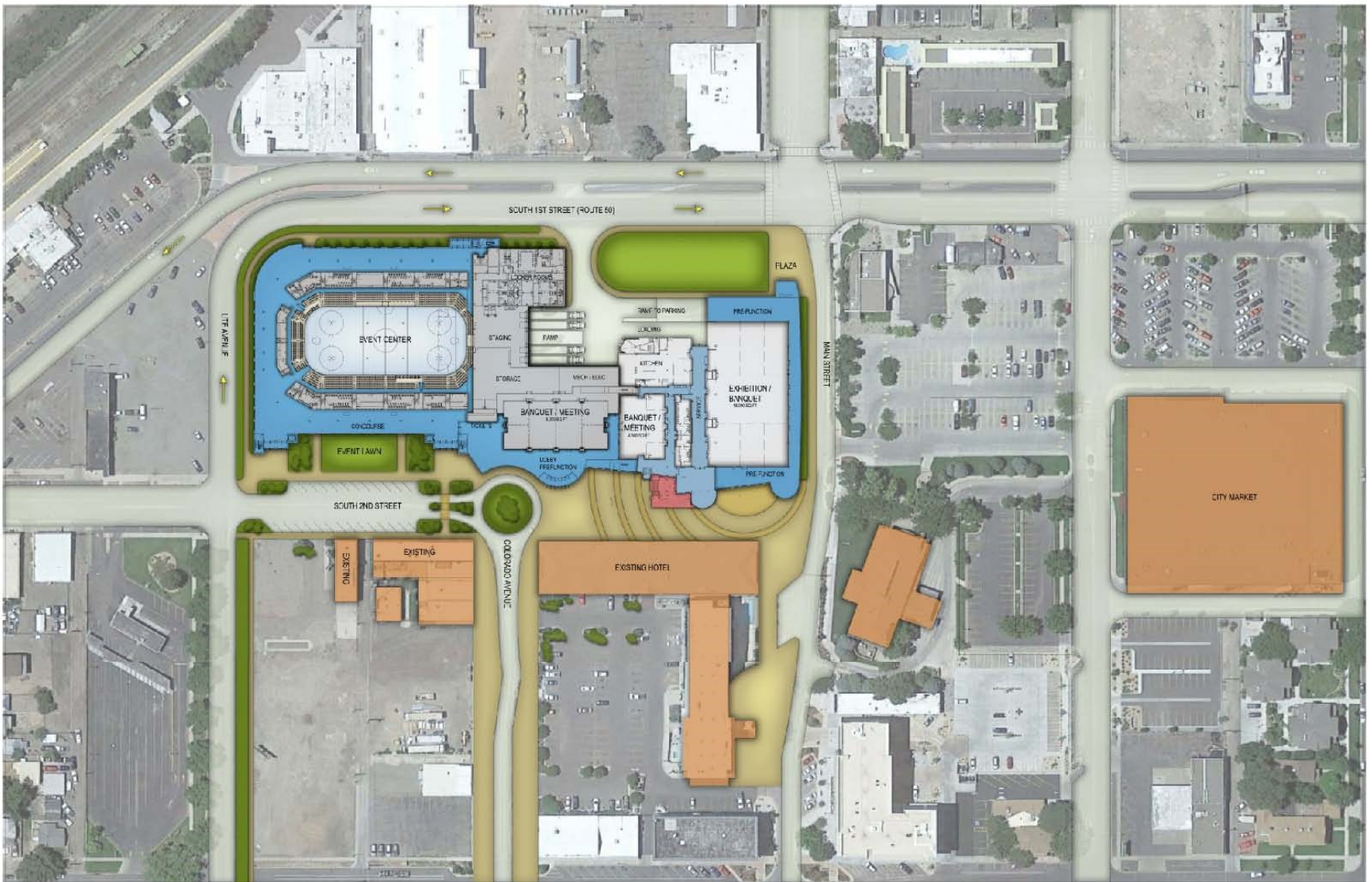
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Layouts

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Overall Site



Hockey



Hockey - 2



Tables



Trade Show



Basketball



Boxing



Center Stage



End Stage



Football



Rodeo



What is the projected cost? What are the funding options?

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Arena Cost

Grand Junction New Arena Project Cost Estimates	
Project	Cost
Arena: 5,100 "fixed" seats for hockey, 7,000 seats maximum capacity	\$46,500,000

Source: Sink Combs Dethlefs

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Convention Center Cost

Grand Junction Renovated Convention Center Project Cost Estimates	
Project	Cost
Mid Sized Banquet/Meeting Room (8,000sf net) & Pre-function	\$4,500,000
New Main Street Banquet Pre-function	\$3,000,000
Existing Two Rivers Renovation	\$7,500,000
Main Street Re-configuration	\$650,000
Total Project Cost (without land or financing)	\$15,650,000

Source: Sink Combs Dethlefs

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Funding

- COPs have been discussed but are not an option. Does not meet definition of “essentiality”
- TABOR Law: Cannot raise taxes without vote of people – spending limitation, cannot enter multiyear obligations
- Revenue bond is an option, potential revenue streams exist.
- P3 Options also exist.
- Another option is lodging tax, which is currently very low. Could increase
- There is currently debt on the riverside parkway, which will be paid off in three to four years

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How will it perform? What is the impact?

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Avalon Theatre

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Combined & Allocated Personnel

Grand Junction Event Complex Staffing Estimates & Allocations

Full-Time Labor	Annual	Arena %	Avalon %	TRCC %	Arena \$	Theatre \$	Conv Ctr \$
Executive Director	\$125,000	40%	20%	40%	\$50,000	\$25,000	\$50,000
Business Manager	\$72,000	50%	10%	40%	\$36,000	\$7,200	\$28,800
Accounting Assistant	\$50,000	50%	10%	40%	\$25,000	\$5,000	\$20,000
Box Office Manager	\$44,000	75%	15%	10%	\$33,000	\$6,600	\$4,400
Assistant Box Office Manager	\$39,000	75%	15%	10%	\$29,250	\$5,850	\$3,900
Executive Assistant	\$44,000	50%	20%	30%	\$22,000	\$8,800	\$13,200
Dir. Of Sales/Mktg	\$66,000	60%	10%	30%	\$39,600	\$6,600	\$19,800
Convention Sales Mgr	\$63,000	0%	0%	100%	\$0	\$0	\$63,000
Front of House Manager	\$44,000	90%	10%	0%	\$39,600	\$4,400	\$0
Director of Food & Beverage	\$55,000	20%	10%	70%	\$11,000	\$5,500	\$38,500
Executive Chef	\$55,000	10%	10%	80%	\$5,500	\$5,500	\$44,000
Building Engineer	\$55,000	50%	15%	35%	\$27,500	\$8,250	\$19,250
Concessions Manager	\$39,000	70%	30%	0%	\$27,300	\$11,700	\$0
Operations Manager	\$55,000	60%	15%	25%	\$33,000	\$8,250	\$13,750
Technical Director	\$50,000	65%	10%	25%	\$32,500	\$5,000	\$12,500
Custodial Manager	\$39,000	65%	5%	30%	\$25,350	\$1,950	\$11,700
Conversions Manager	\$39,000	70%	0%	30%	\$27,300	\$0	\$11,700
Bonus Pool	\$55,000	60%	10%	30%	\$33,000	\$5,500	\$16,500
Total Full-Time Labor	\$989,000	50%	12%	38%	\$496,900	\$121,100	\$371,000
Part-Time Staffing (Non-Event)	Annual						
Ticket Office	\$41,000	75%	20%	5%	\$30,750	\$8,200	\$2,050
Administrative	\$33,000	50%	10%	40%	\$16,500	\$3,300	\$13,200
Engineering	\$28,000	60%	10%	30%	\$16,800	\$2,800	\$8,400
Operations	\$55,000	60%	10%	30%	\$33,000	\$5,500	\$16,500
Environmental Services	\$44,000	60%	10%	30%	\$26,400	\$4,400	\$13,200
Other Floating Staff	\$120,000	45%	10%	45%	\$54,000	\$12,000	\$54,000
Guest Services	\$66,000	80%	10%	10%	\$52,800	\$6,600	\$6,600
Total Part-Time Labor (Non-Event)	\$387,000	59%	11%	29%	\$230,250	\$42,800	\$113,950
Total Personnel Expense before Benefits	\$1,376,000	53%	12%	35%	\$727,150	\$163,900	\$484,950

Source: Hunden Strategic Partners, VenuWorks

Avalon Theatre

Avalon Theatre Operating Revenues & Expenses

Item	2011	2012	2013	2014	2015	Stabilized Year
Revenues						
Rental	\$60,189	\$69,038	\$31,736	\$28,851	\$122,818	\$125,000
Food & Beverage	\$84,213	\$116,412	\$36,094	\$88,438	\$284,261	\$285,000
Admissions	\$61,140	\$59,706	\$24,105	\$14,976	\$60,498	\$63,000
Professional Services	\$6,734	\$21,261	\$3,663	\$15,688	\$42,586	\$45,000
Merchandise	\$2,055	\$5,543	\$1,693	\$1,841	\$6,826	\$8,000
Other	\$7,805	\$7,478	\$1,763	\$5,710	\$9,523	\$10,000
Total Revenues	\$222,136	\$279,439	\$99,054	\$155,505	\$526,512	\$536,000
Expenses						
Full-Time Wages	\$9,931	\$20,901	\$5,440	\$19,999	\$51,890	\$121,100
Part-Time Wages	\$64,751	\$74,118	\$23,766	\$32,706	\$109,270	\$43,000
Benefits	\$10,317	\$20,015	\$6,540	\$10,388	\$29,692	\$30,000
Food Stuffs	\$13,933	\$26,225	\$6,663	\$35,356	\$67,874	\$60,000
Utilities	\$39,419	\$39,252	\$22,380	\$38,045	\$78,551	\$80,000
Contracted Services	\$9,436	\$12,568	\$8,325	\$15,659	\$27,132	\$30,000
Internal Services	--	--	--	--	\$16,571	\$17,000
Supplies	\$7,962	\$17,505	\$444	\$16,394	\$9,203	\$10,000
Repairs & Maintenance	\$7,589	\$11,104	\$947	\$1,432	\$8,955	\$10,000
Equipment & Rentals	\$8,747	\$8,654	\$6,451	\$10,253	\$8,791	\$10,000
Admin	\$41,548	\$42,470	\$18,061	\$16,282	\$43,720	\$45,000
Advertising	\$8,463	\$13,963	\$2,086	\$1,529	\$5,809	\$6,000
Total Expenses	\$222,096	\$286,776	\$101,102	\$198,042	\$457,458	\$462,100
Net Operating Income/(Deficit)	\$41	(\$7,338)	(\$2,048)	(\$42,537)	\$69,054	\$73,900

Source: City of Grand Junction

Convention Center

Convention Center

Two Rivers Convention Center Operating Revenues & Expenses

Item	2011	2012	2013	2014	2015	Renovation/ Expansion & Reallocated Personnel Expenses
Revenues						
Rental				\$417,951	\$312,100	\$351,000
Food & Beverage				\$1,161,963	\$886,399	\$1,246,000
Professional Services					\$184,385	\$259,000
Merchandise				\$24,197	\$15,319	\$22,000
Other				\$21,742	\$18,337	\$26,000
Total Revenues				\$1,871,015	\$1,416,540	\$1,904,000
Expenses						
Full-Time Wages				\$610,281	\$585,307	\$371,000
Part-Time Wages				\$350,678	\$302,091	\$114,000
Benefits				\$303,825	\$255,624	\$140,000
Food & Bar	\$401,804	\$366,443	\$311,093	\$335,619	\$290,707	\$409,000
Utilities	\$148,385	\$138,285	\$137,493	\$140,413	\$149,393	\$159,000
Contracted Services	\$85,082	\$87,737	\$85,834	\$92,323	\$50,365	\$71,000
Internal Services	\$150,530	\$151,683	\$153,039	\$177,958	\$183,879	\$201,000
Supplies	\$56,513	\$72,571	\$51,733	\$50,554	\$53,648	\$75,000
Repairs & Maintenance	\$44,443	\$34,443	\$29,554	\$35,300	\$32,601	\$46,000
Equipment & Rentals	\$23,607	\$51,379	\$49,317	\$30,438	\$5,458	\$8,000
Admin	\$18,253	\$21,044	\$12,667	\$10,830	\$11,422	\$16,000
Travel/Training	\$5,311	\$5,760	\$1,941	\$1,263	\$1,578	\$2,000
Advertising	\$3,816	\$6,380	\$4,630	\$7,835	\$2,747	\$4,000
Total Expenses	\$2,018,856	\$2,183,412	\$2,126,459	\$2,147,316	\$1,924,820	\$1,616,000
Net Operating Income/(Deficit)	(\$100,798)	(\$245,095)	(\$364,140)	(\$276,301)	(\$508,280)	\$288,000

- Number of ballroom and catered events will increase substantially, boosting F&B revenue and some rent, as well as professional services.
- Expenses will increase accordingly, but not as fast as revenue due to fixed costs vs.

Summary of Impact (First 30 Years) - TRCC

Net New Spending	(millions)
Direct	\$990
Indirect	\$336
Induced	\$388
Total	\$1,713
Net New Earnings	(millions)
From Direct	\$311
From Indirect	\$107
From Induced	\$117
Total	\$535
Net New FTE Jobs	Actual
From Direct	204
From Indirect	69
From Induced	80
Total	353
Local Taxes Collected	(millions)
City Sales Tax (2.75%)	\$16.1
City Lodging Tax (3%)	\$10.9
Total	\$27.1
Construction Impact	(millions)
New Materials Spending	\$6.3
New Labor Spending	\$9.4
Job-Years, From Construction	173

Source: Hunden Strategic Partners

Convention Center



Arena Performance



Grand Junction Events Center Financial Projection (thousands of inflated dollars) - 5,100 Seats

Item	Fiscal Year									
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Operating Revenue										
Rent	\$402	\$455	\$510	\$525	\$541	\$557	\$574	\$591	\$609	\$627
Concessions	352	348	376	387	399	411	423	436	449	462
Merchandise	39	41	47	49	50	52	53	55	56	58
Catering	121	133	140	144	149	149	154	158	163	168
Parking	47	49	52	52	69	69	69	69	86	86
Premium Seating	263	258	285	293	301	336	344	352	361	369
Advertising and Sponsorship	187	193	198	204	210	217	223	230	237	244
Naming Rights	191	197	204	211	219	226	234	242	251	259
Facility Service Fee	310	310	327	327	327	327	327	327	327	327
Other Revenue	107	111	119	123	126	131	135	138	143	146
Total Revenue	\$2,018	\$2,094	\$2,259	\$2,316	\$2,391	\$2,475	\$2,537	\$2,599	\$2,682	\$2,747
Operating Expense										
Fixed										
Salary - Permanent Staff	\$497	\$512	\$527	\$543	\$559	\$576	\$593	\$611	\$629	\$648
Benefits - Permanent Staff	159	164	169	174	179	184	190	196	201	207
General and Administrative	220	227	233	240	248	255	263	271	279	287
Utilities	145	149	154	158	163	168	173	178	184	189
Repairs and Maintenance	125	129	133	137	141	145	149	154	158	163
Insurance	135	139	143	148	152	157	161	166	171	176
Communications	108	111	115	118	122	125	129	133	137	141
Advertising	60	62	64	66	66	58	60	61	63	65
Misc.	20	21	21	22	23	23	24	25	25	26
Variable										
Utilities	\$64	\$72	\$80	\$82	\$85	\$87	\$90	\$93	\$95	\$98
Hourly Salaries and Benefits	230	236	242	248	254	261	267	274	281	288
Deposit to Maintenance Reserve	\$61	\$63	\$68	\$69	\$72	\$74	\$76	\$78	\$80	\$82
Management Fee	\$150	\$155	\$159	\$164	\$169	\$174	\$179	\$184	\$190	\$196
Total Expenses	\$1,973	\$2,038	\$2,107	\$2,169	\$2,221	\$2,287	\$2,354	\$2,423	\$2,494	\$2,567
Net Operating Income	\$45	\$56	\$152	\$147	\$170	\$188	\$182	\$176	\$187	\$180

Source: Hunden Strategic Partners

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Arena

Projected Schedule of Events by Category and Year										
Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Minor League Hockey	37	37	37	37	37	37	37	37	37	37
Family Shows	0	0	0	0	0	0	0	0	0	0
Concerts	5	6	7	7	7	7	7	7	7	7
Other Sporting Events	9	10	11	11	11	11	11	11	11	11
Graduations	8	9	10	10	10	10	10	10	10	10
Flat-Floor Events (Conventions, Other)	2	3	4	4	4	4	4	4	4	4
Meetings/Banquets	8	10	12	12	12	12	12	12	12	12
Total	84	95	105	105	105	105	105	105	105	105

Source: Hunden Strategic Partners

Projected Paid Attendance by Category and Year										
Category	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Minor League Hockey	127,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800	116,800
Family Shows	22,500	27,000	31,500	31,500	31,500	31,500	31,500	31,500	31,500	31,500
Concerts	40,500	45,000	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500
Other Sporting Events	16,000	18,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Graduations	2,000	3,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Flat-Floor Events (Conventions, Other)	9,600	12,000	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400
Meetings/Banquets	2,300	3,000	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Total	220,700	224,800	239,800	239,800	239,800	239,800	239,800	239,800	239,800	239,800

Source: Hunden Strategic Partners



Impact on Downtown

- Other downtowns positively impacted by event centers/arenas
- Activity 9+ months of year keeps restaurants/bars active instead of just during warm months. Supports viability of downtown.
- These support downtown and near downtown residential, making total package more attractive to residents, visitors & employers
- Example: Boise has seen restaurants, hotels, retail and office increase in immediate surrounding area
- Many other examples where site was chosen correctly

Arena Daytripper & Overnighters

Metrics and Assumptions Used to Determine Net New Visitors to Grand Junction at the New Arena

	Percent of Visitors Non-Grand Junction	Percent of Non-GJ Visitors Who Stay Overnight	Percent of Total Visitors Staying Overnight	Percent of Non-Grand Junction Visitors Making a Daytrip	Number of Non-Grand Junction Visitors Staying Overnight	Visitors per Room Night	Room Nights Generated	Number of Non-Grand Junction Daytrips	% Net New to Grand Junction	Net New Room Nights to Grand Junction	Net New Day Trips to Grand Junction
Minor League Hockey	35%	10%	4%	90%	4,410	1.9	2,321	39,690	100%	2,321	39,690
Minor League Hockey - Preseason	35%	10%	4%	90%	61	1.9	32	551	100%	32	551
Family Shows	0%	0%	0%	100%	0	2.5	0	0	0%	0	0
Concerts	65%	35%	23%	65%	5,119	2.3	2,226	9,506	100%	2,226	9,506
Other Sporting Events	65%	35%	23%	65%	3,640	1.9	4,388	18,428	100%	4,388	18,428
Graduations	75%	60%	45%	40%	900	1.7	529	600	80%	424	480
Conventions, Expos & Large Flat Floor Events	70%	50%	35%	50%	3,360	1.5	2,240	3,360	70%	1,568	2,362
Meetings/Banquets	50%	40%	20%	60%	450	1.2	375	675	60%	225	405
Total	47%	16%	12%	88%	27,154	1.9	14,027	79,570	16%	13,099	78,172

Source: HSP

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Arena

Direct Net New Spending (000s) - Arena

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30	Total
Food & Beverage	\$2,309	\$2,517	\$2,821	\$2,906	\$2,993	\$3,469	\$4,663	\$6,266	\$125,933
Lodging	\$1,559	\$1,808	\$2,094	\$2,156	\$2,221	\$2,575	\$3,472	\$4,675	\$93,489
Retail	\$837	\$913	\$1,024	\$1,054	\$1,086	\$1,259	\$1,692	\$2,274	\$45,692
Transportation	\$747	\$815	\$914	\$941	\$970	\$1,124	\$1,511	\$2,030	\$40,804
Other Local Spending (Recreation, etc.)	\$658	\$717	\$804	\$828	\$852	\$988	\$1,328	\$1,785	\$35,872
Total	\$6,110	\$6,770	\$7,656	\$7,885	\$8,122	\$9,416	\$12,665	\$17,030	\$341,789

Source: Hunden Strategic Partners

Direct, Indirect & Induced Net New Spending (000s) - Arena

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30	Total
Net New Spending									
Direct	\$6,110	\$6,770	\$7,656	\$7,885	\$8,122	\$9,416	\$12,665	\$17,030	\$341,789
Indirect	\$2,084	\$2,307	\$2,608	\$2,686	\$2,767	\$3,207	\$4,314	\$5,801	\$116,425
Induced	\$2,452	\$2,715	\$3,069	\$3,161	\$3,256	\$3,775	\$5,077	\$6,827	\$137,024
Total	\$10,646	\$11,792	\$13,333	\$13,733	\$14,145	\$16,398	\$22,056	\$29,658	\$595,238

Source: Hunden Strategic Partners

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Arena

Net New Earnings from Direct, Indirect & Induced Spending (000s) - Arena

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30	Total
Net New Earnings									
From Direct	\$2,029	\$2,244	\$2,535	\$2,611	\$2,690	\$3,118	\$4,194	\$5,639	\$113,180
From Indirect	\$661	\$732	\$828	\$853	\$879	\$1,019	\$1,371	\$1,843	\$36,988
From Induced	\$730	\$808	\$914	\$941	\$969	\$1,124	\$1,512	\$2,033	\$40,798
Total	\$3,419	\$3,785	\$4,277	\$4,406	\$4,538	\$5,261	\$7,076	\$9,514	\$190,966

Source: Hunden Strategic Partners

Net New Full-Time Equivalent Jobs from Direct, Indirect & Induced Earnings - Arena

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30	Average
Net New FTE Jobs									
From Direct	118	126	138	138	138	138	138	138	137
From Indirect	40	43	47	47	47	47	47	47	47
From Induced	47	51	56	56	56	56	56	56	55
Total	205	220	241	241	241	241	241	241	239

Source: Hunden Strategic Partners

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Arena

Estimated Fiscal Impact - Tax Impacts from Net New Spending (000s) - Arena

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 20	Year 30	Total
Local Taxes Collected									
City Sales Tax (2.75%)	\$412	\$114	\$128	\$132	\$136	\$157	\$211	\$284	\$6,013
City Lodging Tax (3%)	\$94	\$54	\$63	\$65	\$67	\$77	\$104	\$140	\$2,851
Total	\$505	\$168	\$191	\$196	\$202	\$234	\$315	\$424	\$8,864

* First year includes construction period spending on the project

Source: Hunden Strategic Partners

Construction Impact

	Impact
Direct Materials Spending	\$ 18,600,000
Indirect Spending	\$ 5,210,000
Induced Spending	\$ 8,300,000
Total	\$ 32,110,000
Direct Labor Spending	\$ 27,900,000
Employment (Job Years)	515

Source: Hunden Strategic Partners

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Arena Impact

Summary of Impact (First 30 Years) - Arena	
Net New Spending	(millions)
Direct	\$342
Indirect	\$116
Induced	\$137
Total	\$595
Net New Earnings	(millions)
From Direct	\$113
From Indirect	\$37
From Induced	\$41
Total	\$191
Net New FTE Jobs	Actual
From Direct	138
From Indirect	47
From Induced	56
Total	241
Local Taxes Collected	(millions)
City Sales Tax (2.75%)	\$6.0
City Lodging Tax (3%)	\$2.9
Total	\$8.9
Construction Impact	(millions)
New Materials Spending	\$18.6
New Labor Spending	\$27.9
Job-Years, From Construction	515
Source: Hunden Strategic Partners	



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Combined



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Combined

**Proforma - Combined Facilities (000s)
Combined & Private Management
Personnel Adjusted for Allocations**

	2015 without Arena & TRCC Renovation	Stabilized Year with Arena & Combined Ops	Change from 2015
Arena Revenue	\$0	\$2,391	\$2,391
TRCC Revenue	\$1,417	\$1,904	\$487
Avalon Revenue	\$527	\$536	\$9
Total Revenue	\$1,943	\$4,831	\$2,888
Arena Non-Personnel Operating Expenses	\$0	\$1,229	\$1,229
TRCC Non-Personnel Operating Expenses	\$782	\$991	\$209
Avalon Non-Personnel Operating Expenses	\$267	\$268	\$1
Total Non-Personnel Expenses	\$1,048	\$2,488	\$1,440
Arena Additional Personnel Expenses	\$0	\$992	\$992
TRCC Personnel Expenses	\$1,143	\$625	(\$518)
Avalon Personnel Expenses	\$191	\$194	\$3
Total Personnel Expenses	\$1,334	\$1,811	\$478
Total Expenses, all facilities	\$2,382	\$4,300	\$1,917
Net Operating Income	(\$439)	\$532	\$971

Source: Hunden Strategic Partners

• Additional expenses minimized by existing staffing base, leading to reduced operating loss for combined facilities.



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Combined – Another Perspective

**Stabilized Year Revenue & Expense
Per Facility**

	Stabilized Year
Arena Revenue	\$2,391
Arena Expense	\$2,221
Net	\$170
TRCC Revenue	\$1,904
TRCC Expense	\$1,616
Net	\$288
Avalon Revenue	\$536
Avalon Expense	\$462
Net	\$74

Source: Hunden Strategic Partners

• Additional expenses minimized by existing staffing base, leading to potential operating net for each facility.*



* Potential upside due to reduced personnel expenses with private management.

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Combined Impact

Summary of Impact (First 30 Years) - Event Complex	
Net New Spending	(millions)
Direct	\$1,331
Indirect	\$453
Induced	\$525
Total	\$2,309
Net New Earnings	(millions)
From Direct	\$424
From Indirect	\$144
From Induced	\$158
Total	\$726
Net New FTE Jobs	Actual
From Direct	342
From Indirect	116
From Induced	135
Total	594
Local Taxes Collected	(millions)
City Sales Tax (2.75%)	\$22
City Lodging Tax (3%)	\$14
Total	\$36
Construction Impact	(millions)
New Materials Spending	\$25
New Labor Spending	\$37
Job-Years, From Construction	688

Source: Hunden Strategic Partners

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Estimated Debt Service for Combined Project

Estimated Cost for Project & Debt Service	
Total Costs	
Arena Total	\$46,500,000
Convention Center Total	\$15,650,000
	\$62,150,000
Debt Service Assumptions	
Funds Needed	\$62,150,000
Term in Years	30
Assumed Interest Rate	3.0%
Debt Service Reserve	\$7,062,500
Cost of Issuance Financed	\$1,412,500
Total Bonds Issued	\$70,625,000
Issuance Cost (portion not financed)	\$1,412,500
Gross Monthly Payment	\$297,758
Less Reserve Interest	\$17,656
Net Monthly Payment	\$280,102
Net Annual Payment (Total)	\$3,400,000
Net Annual Payment (Arena Only)	\$2,500,000

Source: HSP

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QUESTIONS?

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Other Support Slides

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Facility Sizing

Event Size (Gross Function Space)		
Function Space (SF)	Percent of Total	Cumulative Total
6,000 - 14,999	19%	19%
15,000 - 24,999	13%	32%
25,000 - 34,999	15%	47%
35,000 - 49,999	13%	60%
50,000 - 99,999	19%	79%
100,000 - 199,999	14%	93%
200,000+	7%	100%

Source: Center for Exhibition Industry Research

Most events can take place in facilities with 100,000 or fewer square feet of net space

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Where Meetings & Conventions Occur

Types of Facilities - U.S. Meetings and Conventions	
Facility Type	Percent of Total
Downtown Hotels	68%
Suburban Hotels	48%
Resort Hotels (excluding golf resorts)	42%
Airport Hotels	26%
Convention Centers	19%
Golf Resorts	16%
Suites Hotels	16%
Gaming Facilities	9%
Residential Conference Centers	9%
Nonresidential Conference Centers	6%
Cruise Ships	1%

Source: Meetings Market Report

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Potential for Attendance

North American Convention Centers - All Event Characteristics

Exhibit Space Size	Average Event Count	Average Total Attendance
Less than 100,000 square feet	291	205,400
100,000 to 500,000 square feet	276	486,800
More than 500,000 square feet	199	1,277,400

Source: PricewaterhouseCoopers

North American Convention Center - Annual Exhibit Event Attendance

Exhibit Space Size	Convention / Trade Shows	Consumer Shows	Subtotal
Less than 100,000 square feet	42,100	66,800	108,900
100,000 to 500,000 square feet	146,500	146,800	293,300
More than 500,000 square feet	567,600	447,100	1,014,700

Source: PricewaterhouseCoopers



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Potential for Room Nights

North American Convention Center - Average Attendance

Exhibit Space Size	Conventions / Trade Shows	Consumer Shows
Less than 100,000 square feet	1,600	4,100
100,000 to 500,000 square feet	4,300	10,500
More than 500,000 square feet	11,000	32,800

Source: PricewaterhouseCoopers

North American Convention Centers - Hotel Room Nights

Exhibit Space Size	Average Number of Room Nights
Less than 100,000 square feet	27,500
100,000 to 500,000 square feet	141,400
More than 500,000 square feet	807,600

Source: PricewaterhouseCoopers

Surveyed National Exhibit Halls - Average Number of Events

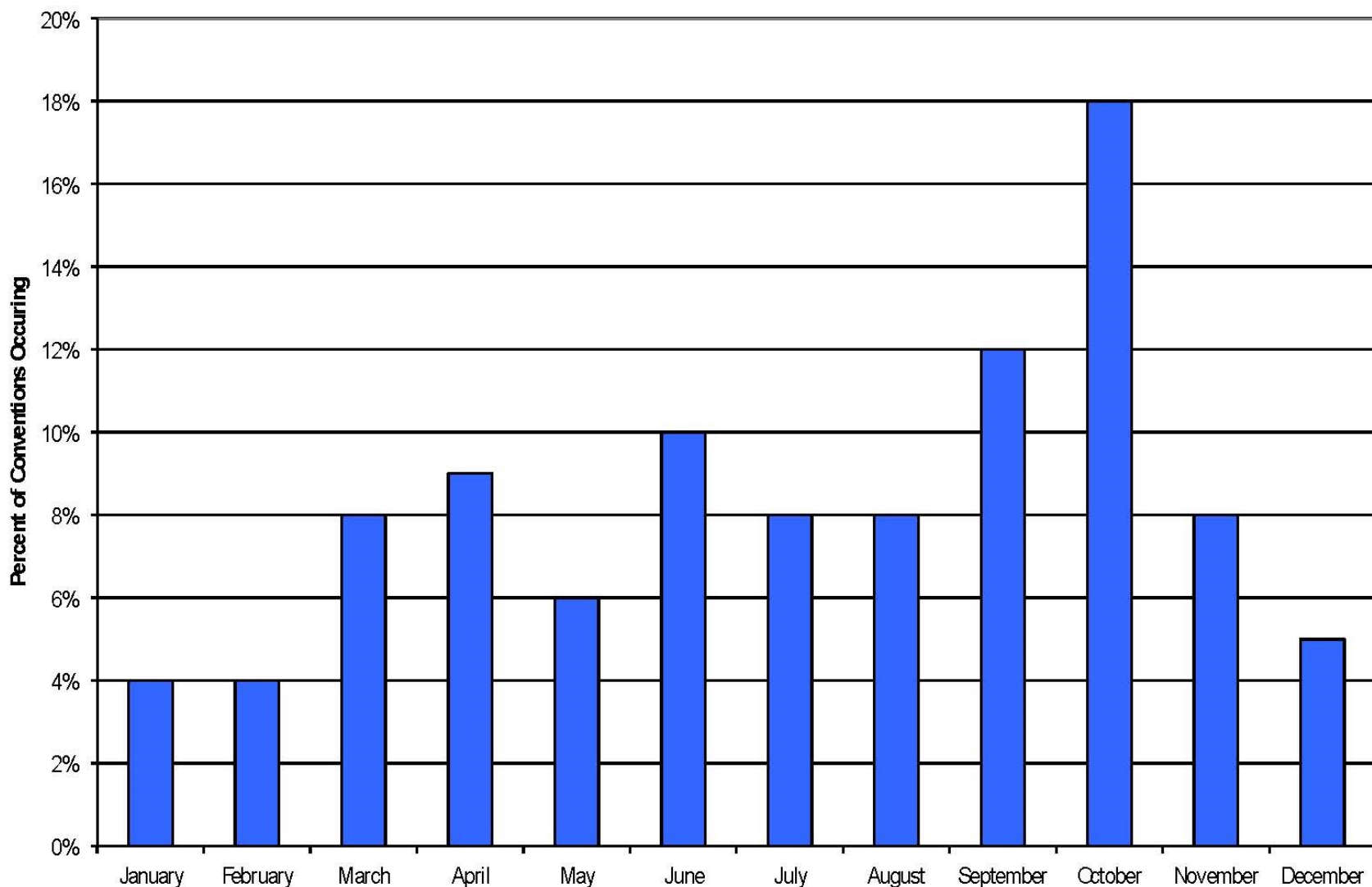
Exhibit Space Size	Conventions / Trade Shows	Consumer Shows	Total
Less than 100,000 square feet	27	19	46
100,000 to 500,000 square feet	36	18	54
More than 500,000 square feet	50	20	70

Source: PricewaterhouseCoopers



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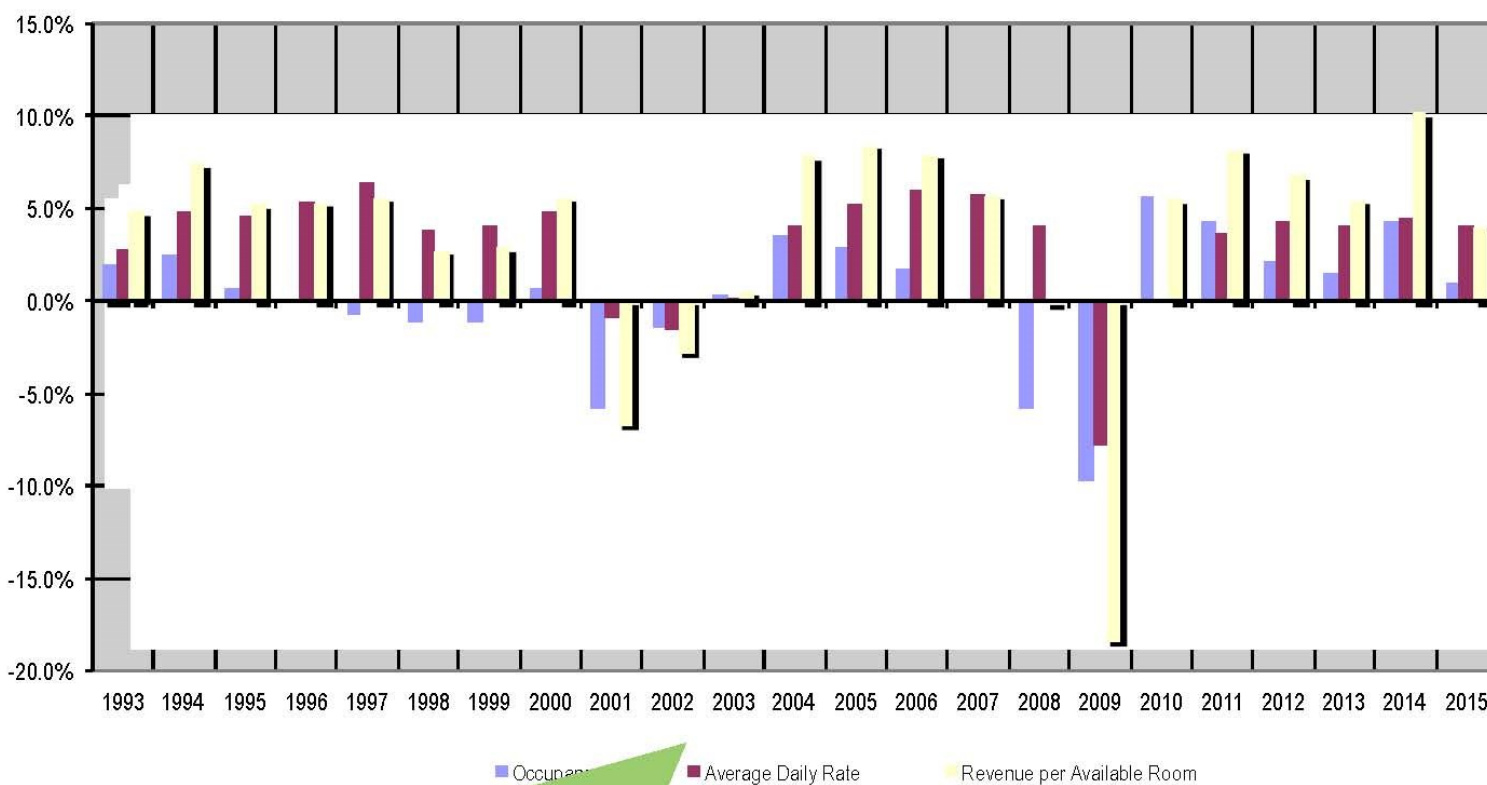
Seasonality of U.S. Conventions



Source: Meetings Market Report

Hotel Industry Trends

National Hotel Industry Performance Annual Change



Six years of growth

Hotel Industry Trends

National Lodging Industry Annual Summary

Year	Occupancy	Change	Average Daily Rate	Change	Revenue per Available Room	Change
1992	61.9%	--	\$59.62	--	\$36.90	--
1993	63.1%	1.9%	\$61.30	2.8%	\$38.68	4.8%
1994	64.7%	2.5%	\$64.24	4.8%	\$41.56	7.4%
1995	65.1%	0.6%	\$67.17	4.6%	\$43.73	5.2%
1996	65.0%	-0.2%	\$70.81	5.4%	\$46.03	5.3%
1997	64.5%	-0.8%	\$75.31	6.4%	\$48.57	5.5%
1998	63.8%	-1.1%	\$78.15	3.8%	\$49.86	2.7%
1999	63.1%	-1.1%	\$81.29	4.0%	\$51.29	2.9%
2000	63.5%	0.6%	\$85.24	4.9%	\$54.13	5.5%
2001	59.8%	-5.8%	\$84.45	-0.9%	\$50.50	-6.7%
2002	59.0%	-1.3%	\$83.20	-1.5%	\$49.09	-2.8%
2003	59.2%	0.3%	\$83.28	0.1%	\$49.30	0.4%
2004	61.3%	3.5%	\$86.70	4.1%	\$53.15	7.8%
2005	63.1%	2.9%	\$91.29	5.3%	\$57.61	8.4%
2006	64.2%	1.7%	\$96.77	6.0%	\$62.13	7.8%
2007	64.1%	-0.2%	\$102.38	5.8%	\$65.63	5.6%
2008	60.4%	-5.8%	\$106.55	4.1%	\$65.61	0.0%
2009	54.5%	-9.8%	\$98.20	-7.8%	\$53.55	-18.4%
2010	57.6%	5.7%	\$98.08	-0.1%	\$56.47	5.5%
2011	60.1%	4.3%	\$101.64	3.6%	\$61.06	8.1%
2012	61.4%	2.2%	\$106.10	4.4%	\$65.17	6.7%
2013	62.3%	1.5%	\$110.35	4.0%	\$68.69	5.4%
2014	65.0%	4.3%	\$115.26	4.4%	\$75.66	10.1%
2015	65.6%	0.9%	\$120.01	4.1%	\$78.67	4.0%
Avg. Annual Growth Rate		0.31%		3.14%		3.52%

121 Source: Smith Travel Research, HSP

Record occupancy and ADR

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Lodging Summary

Lodging Summary: Grand Junction

Class	Rooms	% of Total Rooms	Hotels	Rooms per Hotel	Avg. Opening Year	Avg. Age in Years
Upper Upscale	0	0%	0	0	--	--
Upscale	613	21%	4	153	May-02	13
Upper Midscale	654	23%	6	109	Feb-96	19
Midscale	412	14%	4	103	Aug-91	24
Economy / Independent	1,217	42%	16	76	Apr-84	31
Total / Average	2,896	100%	30	97	Dec-90	25

Source: Smith Travel Research, Hunden Strategic Partners

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Lodging Summary

Grand Junction Lodging Summary				
Property Name	Distance from TR	Rooms	Chain Scale	Open Date
Hampton Inn Grand Junction	0	80	Upper Midscale	Jul-03
Knights Inn Grand Junction	0.1	42	Economy	Jan-09
Fairfield Inn Grand Junction Downtown Historic Main Street	0.1	70	Upper Midscale	Jul-00
Springhill Suites Grand Junction Downtown Historic Main Street	0.1	100	Upscale	Jun-11
Prospector Motel	1.4	22	Indep	--
Timbers Motel	1.6	28	Indep	Jun-55
Frontier Motor Lodge	1.7	20	Indep	--
Ipswich Inn	1.8	28	Indep	--
El Palomino Motel	1.9	20	Indep	--
Holiday Inn Express & Suites Grand Junction	2.9	89	Upper Midscale	Jun-02
Value Place Grand Junction	3	124	Economy	Sep-14
Candlewood Suites Grand Junction Northwest	3	97	Midscale	Jun-11
Mesa Inn	3.1	123	Indep	Apr-84
Days Inn Grand Junction	3.2	80	Economy	Jun-74
Travelodge Grand Junction	3.2	140	Economy	Jun-68
Super 8 Grand Junction	3.3	130	Economy	Mar-82
Affordable Inn	3.3	55	Indep	Jun-72
Quality Inn Grand Junction	3.4	107	Midscale	Jun-81
Doubletree Grand Junction	3.5	273	Upscale	Jun-83
Econo Lodge Grand Junction	3.6	49	Economy	Jul-11
La Quinta Inns & Suites Grand Junction	3.6	108	Midscale	Feb-98
Ramada Grand Junction	3.6	100	Midscale	Jun-75
Clarion Inn Grand Junction	3.6	239	Upper Midscale	May-66
Comfort Inn Grand Junction	3.6	57	Upper Midscale	Jul-94
Holiday Inn & Suites Grand Junction Airport	3.7	119	Upper Midscale	Jun-09
Americas Best Value Inn Horizon Inn	3.8	98	Economy	Jun-78
Grand Vista Hotel	3.8	158	Indep	Jun-82
Courtyard Grand Junction	3.9	136	Upscale	Jun-07
Residence Inn Grand Junction	3.9	104	Upscale	Feb-07
Motel 6 Grand Junction	4	100	Economy	Sep-78

Source: STR

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Trends

2014 Family Events Productions			
Company	# of US Touring Units	# of US Shows	Average Ticket Price
AEG Themestar LLC	2	550	\$15.50
Monster X Tour	1	27	\$17.50
Feld Entertainment	11	5,000+	\$20-\$25
Harlem Globetrotters	2	278	\$29.00
HIT Entertainment	4	NA	\$10-\$39
Koba Entertainment	10	600	\$25.00
NETworks Presentations	7	650	\$40-\$240
Dreamworks Theatricals/Broadway Across America	30+	4,000	\$89.00
S2BN Entertainment	1	NA	\$40.00
Stars on Ice, an IMG Production	1	50	\$48.00
VEE Corporation	6	1,600	\$10-\$35
World Wrestling Entertainment	4	241	\$42.00

Source: Venues Today, Various Organizations

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Cross Insurance Arena –
Portland, ME



- Opened in 1977, Renovated in 2012
- Development Cost: \$8 million original build, \$33 million renovation
- Seating Capacity: 6,733
- Suites: N/A
- MSA Population: 413,521
- Tenants: AHL, USLL

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Cross Insurance Arena –
Portland, ME

- Athletic and graduation accounted for the most events
- 14 combined shows and concerts

Cross Insurance Arena Event Analysis - 2014		
Event Type	Event Count	Total Attendance
Athletic	17	61,372
Graduation/Commencement	10	43,651
Show	7	35,038
Concert	7	27,322
Expo	2	4,500
Convention	1	300
Private/Other	1	2,500
Motorsports	1	11,751
Home/Garden Show	1	10,000
Total	47	196,434

Source: Cross Insurance Center

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General Motors Centre—
Oshawa, Ontario



- Opened in 2006
- Development Cost: \$31.2 Million
- Seating Capacity: 5,180
- Suites: 27
- MSA Population: 356,177
- Tenants: OHL, Clax

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WFCU Center –
Windsor, Ontario



- Opened in 2008
- Development Cost: \$71 Million
- Seating Capacity: 6,500
- Suites: 31
- MSA Population: 319,246
- Tenants: OHL, NBLC

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Budweiser Event Center –
Loveland, CO



- Opened in 2003
- Development Cost: \$28 Million
- Seating Capacity: 5,289
- Suites: 24
- MSA Population: 270,382
- Tenants: ECHL, IFL

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Budweiser Event Center –
Loveland, CO

- Nearly two thirds of total events were athletic
- 17 combined shows and concerts

**Budweiser Event Center Event Analysis -
March 2014 - March 2015**

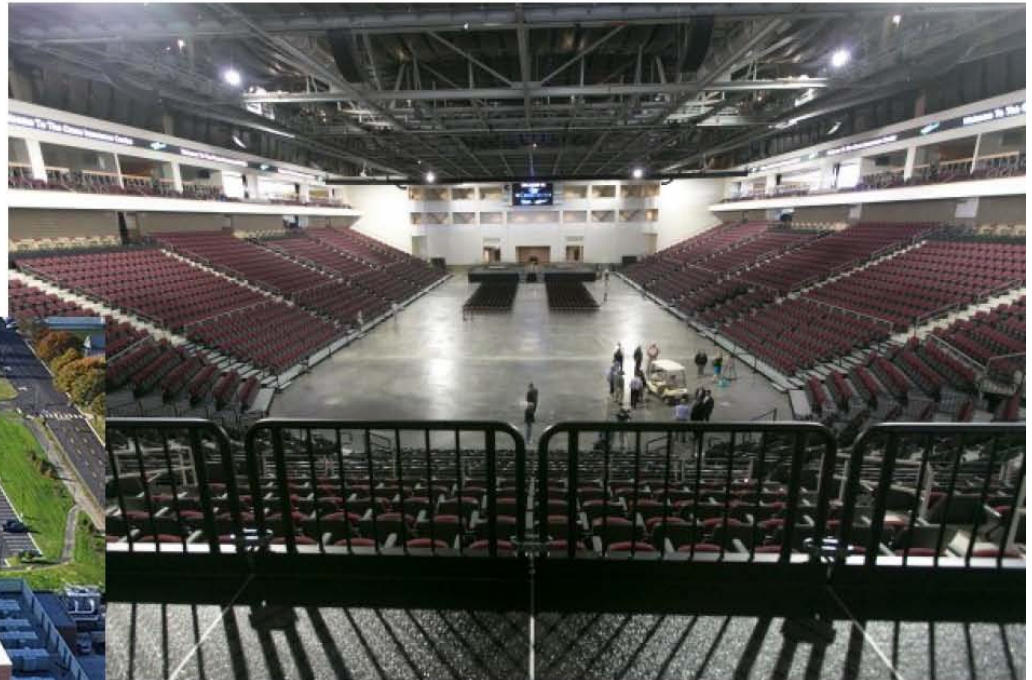
Event Type	Event Count
Athletic	67
Show	9
Concert	8
Graduation	7
Rodeo/Horse Show	5
Expo	3
Motorsports	2
Religious	1
Total	102

Source: Budweiser Event Center

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Cross Insurance Center –
Bangor, ME



- Opened in 2013
- Development Cost: \$65 Million
- Seating Capacity: 5,800
- Suites: NA
- MSA Population: 152,923
- Tenants: University of Maine



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Cross Insurance Center –
Bangor, ME

- Athletic events accounted for nearly 75 percent of total events in 2015

Cross Insurance Center Event Analysis -
2015

Event Type	Event Count
Athletic	55
Show	5
Expo	4
Home/Garden Show	2
Convention	2
Boat/RV Show	1
Gameshow	1
Private/Other Event	1
Concert	1
Motorsports	1
Religious	1
Total	74

Source: Cross Insurance Center



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Sanford Center – Bemidji, MN



- Opened in 2010
- Development Cost: \$35 Million
- Seating Capacity: 4,700
- Suites: 25
- Beltrami County Population: 45,670
- Tenants: Bemidji State Beavers (NCAA), Minnesota Axemen (IHL)

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Sanford Center Financial Performance

- 2014 Operating deficit: \$342,960
- Facility reported positive net income due to nearly \$350,000 of city subsidy.

Sanford Center Profit & Loss Report		
Item	2014 Actual	2014 Budget
Ordinary Income/Expense		
Income		
Building Rent - Arena	106,396	86,330
Building Rent - Meeting Rooms	75,000	52,290
Facility Lease	197,877	234,340
Suite Leases	17,961	8,000
In-House Equipment	42,391	29,681
Reimbursed Event Labor	322,220	260,952
Reimbursed Expenses Other	125,430	82,748
Box Office Fees	33,208	5,434
Facility Fees	108,734	204,611
Co-Promotional Revenue	14,002	37,500
Merchandise	19,908	20,118
Reimbursed Credit Card Fees	14,038	17,166
Reimbursed Event Advertising	46,652	44,569
Ticket Rebate Revenue	34,974	25,267
Parking Revenue	149,827	122,016
Vending & Pouring Revenues	0	804
Interest Income	328	600
Signage & Sponsorships	444,740	480,984
Food & Beverage Sales	1,225,690	999,420
Total Income	2,979,377	2,712,830
Cost of Goods Sold	343,919	286,356
Gross Profit	2,635,458	2,426,474
Expense		
Personnel Services	1,677,924	1,610,380
General and Administrative	35,929	46,012
Occupancy	483,151	498,616
Travel and Motor Vehicle	47,902	23,602
F&B Expenses	78,089	48,450
Services / Operations	325,784	394,601
Event Expenses	326,914	154,117
Cash Over / (Short)	2,725	0
Total Expense	2,978,418	2,775,778
Net Ordinary Income	(342,960)	(349,304)
Total Other Income	349,288	349,320
Net Income	6,328	16

Source: Sanford Center

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United Wireless Arena Dodge City, KS



- Opened in 2011
- Development Cost: \$40 Million
- Seating Capacity: 4,373 (hockey)
- Suites: 13
- MSA Population: 127,345
- Tenants: Dodge City Law

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United Wireless Arena Financial Performance

- FY 2015 Operating deficit of \$760,000 before city subsidy.
- Lower income and higher expenses than expected increased deficit \$165k beyond budget.

United Wireless Arena Profit & Loss Report		
Item	FY 2015 Actual	FY 2015 Budget
Ordinary Income/Expense		
Income		
Facility Rent Revenue	273,300	195,314
Ticket Revenue/Co-Pro Revenue	674,600	866,136
Facility Fee/Ticket Rebate	170,875	162,428
Ticket Office Revenue	4,250	1,851
Concession Revenue	299,940	316,030
Merchandise Revenue	15,800	13,516
Catering Revenue	585,150	528,078
Reimbursed Event Labor	14,400	39,781
Reimbursed Contract Labor	91,100	104,885
Reimbursed Expenses	125,800	144,833
In-House Equipment Revenue	18,200	19,860
Reimbursed Insurance Revenue	10,200	6,078
Vending Income	0	1,500
ATM Revenue	720	881
Contractual Income	480,438	480,438
Interest Income	60	111
Ice Revenue	26,000	16,000
Room Change Charge Revenue	0	125
Total Income	2,790,833	2,897,844
Cost of Goods Sold	281,573	320,761
Gross Profit	2,509,260	2,577,083
Expense		
Personnel Services	1,183,653	1,200,653
General & Administrative	104,740	90,000
Occupancy	641,759	593,865
Travel and Motor Vehicle	24,300	20,000
Event Expenses	900,515	925,651
Food & Beverage Expense	56,100	42,342
Services/Operations	358,193	300,000
Total Expense	3,269,260	3,172,510
Net Ordinary Income	(760,000)	(595,427)
Total Other Income	760,000	760,000
Net Income	0	164,573

Source: United Wireless Center

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CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 02/17/16

Citizen's Name: Richard Swingle

Address: 443 Mediterranean Way

Phone Number: _____

Subject: Feedback Broadband Master Plan

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

City of Grand Junction City Council Meeting February 17, 2016

Feedback Broadband Master Plan

Prepared by: Richard Swingle

Feedback Broadband Master Plan Community Meetings – February 3-4, 2016

- ✓ Business industry
 - Healthcare industry
 - Education industry
 - E-gov industry
 - Internet providers
 - Real estate/contractor industry
- ✓ Technology industry
 - Lodging industry
- ✓ General community

Feedback Broadband Master Plan Highlights

- Costs in GJ for high speed Internet are very expensive
 - City pays \$2,000 per month for symmetric (200/200 Mbps) service
 - School District 51 pays \$80,000 per month
- Small business
 - Reliability was hot-button issue
 - Fastest broadly available speed is Spectrum Business offering 100/7 Mbps
 - Video product company taking 12+ hours to upload
 - Video uploads need symmetric service – travelling to Montrose for some uploads
- Cloud based run your business applications need high upload speeds
 - St. Mary’s
 - Abbey Carpets

Feedback Broadband Master Plan Attendance by City Councilmember

This page was amended by the presenter and submitted after the meeting so this is not the original page of the slide show that was displayed at the meeting.

	Business	Healthcare	Education	E-gov	ISPs	Real estate	Technology	Lodging	General
Mayer Phyllis Norris									
Mayer Pro Tem Marty Chazen									
Barbara Taylor Smith									
Bennet Boeschstein									
Duncan McArthur									
Chris Kennedy		X			X		X		
Rick Taggart									