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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 6, 2016
250 NORTH 5TH STREET
6:15 P.M. – ADMINISTRATION CONFERENCE ROOM
7:00 P.M. – REGULAR MEETING – CITY HALL AUDITORIUM**

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

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

Pledge of Allegiance
Moment of Silence

Proclamations

Proclaiming April 16, 2016 as “National Health Care Decisions Day” in the City of Grand Junction [Attachment](#)

Proclaiming April, 2016 as “Fair Housing Month” in the City of Grand Junction [Attachment](#)

Proclaiming April, 2016 as “National Autism Awareness Month” in the City of Grand Junction [Attachment](#)

Proclaiming April, 2016 as “Child Abuse Prevention Month” in the City of Grand Junction [Attachment](#)

Proclaiming April, 2016 as “Month of the Young Child” in the City of Grand Junction [Attachment](#)

Revised April 7, 2016

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

Certificates of Appointment

To the Grand Junction Housing Authority

To the Commission on Arts and Culture

Citizen Comments

[Supplemental Documents](#)

Council Comments

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

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

Action: Approve the Summary of the March 14, 2016 Workshop, the Minutes of the March 16, 2016 Regular Meeting, the Summary of the March 21, 2016 Workshop, and the Minutes of the March 23, 2016 Special Session

2. **Setting a Hearing to Amend the Grand Junction Municipal Code to Allow for an Additional Alternate on the Forestry Board** [Attach 2](#)

The request is to amend the Grand Junction Municipal Code to be consistent with the proposed Forestry Board bylaws. The bylaws will be presented for formal adoption at the second reading of this ordinance.

Proposed Ordinance Amending Chapter 2.36, Forestry Board, of the Grand Junction Municipal Code by Amending Section 2.36.010 (a) Concerning Composition of the Board

Action: Introduce Proposed Ordinance on First Reading and Set a Public Hearing for April 20, 2016

Presentation: Kamie Long, Forestry Board Chair

3. **Purchase a Rubber Tire Backhoe for the Water Services Division** [Attach 3](#)

The rubber tire backhoe is a resource needed to provide ongoing operation and maintenance in the Water Services Division. This equipment is used for the repair and installation of water distribution pipes, water valves, fire hydrants,

meter pits, sewer manholes, water supply ditches, water supply reservoirs, and other critical drinking water and irrigation infrastructure.

Action: Authorize the City Purchasing Division to Purchase a Rubber Tire Backhoe for \$99,408 from Wagner Equipment Co.

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

4. **Replacement of Rough Mower at Lincoln Park Golf Course** [Attach 4](#)

The current rough mower being used at Lincoln Park is past its life expectancy and needs to be replaced. It is used on a daily basis during growing season and it's on schedule for replacement as part of the fleet replacement program.

Action: Authorize the City Purchasing Division to Purchase a Rough Mower from Potestio Brothers in the Amount of \$55,103.99

Staff presentation: Rob Schoeber, Parks and Recreation Director
Jay Valentine, Internal Services Manager

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

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

5. **Public Hearing - Setting the City Manager's Salary and Ratifying an Employment Agreement with Greg Caton** [Attach 5](#)

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. On March 16, 2016, the City Council adopted a resolution appointing Mr. Caton as City Manager. This required step in the employment process is to adopt an ordinance setting his salary. The employment agreement negotiated with Mr. Caton will also be considered for final ratification.

Ordinance No. 4692 – An Ordinance Concerning the Salary of the City Manager

®Action: Adopt Ordinance No. 4692 on Final Passage and Order Final Publication in Pamphlet Form and Ratify the Employment Agreement as Presented

Staff presentation: Claudia Hazelhurst, Human Resources Director
John Shaver, City Attorney

6. **Public Hearing - Christian Living Services, Outline Development Plan, Located at 628 26 ½ Road** [Attach 6 Supplemental Document](#)

The applicants request approval of an Outline Development Plan (ODP) to develop a 58,000 square foot Assisted Living Facility for Christian Living Services, under a Planned Development (PD) zone district with default zone of R-O (Residential Office), located at 628 26 ½ Road.

Ordinance No. 4693 – An Ordinance to Zone the Christian Living Services Development to a PD (Planned Development) Zone, by Approving an Outline Development Plan with a Default Zone of R-O (Residential Office), Located at 628 26 ½ Road

®Action: Adopt Ordinance No. 4693 on Final Passage and Order Final Publication in Pamphlet Form

Staff presentation: Brian Rusche, Senior Planner

7. **Sole Source Purchase of Sternberg Lighting LED Pedestrian Lights for the Horizon Drive Roundabouts Project** [Attach 7](#)

This request is to authorize the City Purchasing Division to sole source purchase 38 Light Emitting Diode (LED) pedestrian lights from Sternberg Lighting for the Horizon Drive Roundabouts Project.

Action: Authorize the City Purchasing Division to Sole Source the Purchase of Sternberg Lighting LED Pedestrian Lights in the Amount of \$144,982 for the Horizon Drive Roundabouts Project

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

8. **TIGER VIII Grant Application for the North Avenue Complete Streets Project, Phase II** [Attach 8](#)

In July of 2012, the City was awarded a Federal Transportation, Community, and System Preservation Program (TCSP) Grant in the amount of \$1,190,099 for the North Avenue (US Highway 6) Complete Streets Project which will construct a ¾ mile segment from 12th Street to 23rd Street. This federal TIGER VIII grant

request for \$10 million would fund a second phase that proposes to transform the balance of the four mile thoroughfare by constructing ADA compliant active (bike/pedestrian) transportation alternatives to the disadvantaged corridor and provide for future expansion of technological upgrades.

Resolution No. 10-16 – A Resolution Authorizing the Interim City Manager to Apply for a Federal Transportation Infrastructure Generating Economic Recovery (TIGER) VIII Grant for Construction Work on the North Avenue (US Highway 6) Complete Streets Project, Phase II

®Action: *Adopt Resolution No. 10-16*

Staff presentation: Trent Prall, Engineering Manager

9. **FASTLANE Grant Application for the 22 Road/River Road/Railroad Crossing Improvement Project** [Attach 9](#)

In 2013 and 2014 the City of Grand Junction and CDOT constructed improvements in the area of I-70 and Exit 26 that realigned 22 Road and reconstructed the interchange to the diverging diamond configuration. This federal FASTLANE request for \$5.0 million would partially fund a new crossing of the Union Pacific Railroad just south of the 22 Road signal on Highway 6&50; eliminate the G Road railroad crossing about 8/10 of a mile to the east; and widen River Road between 22 Road and 24 Road to allow for left turns.

Resolution No. 11-16 – A Resolution Authorizing the Interim City Manager to Apply for a Federal Fostering Advancement in Shipping and Transportation for the Long-Term Achievement of National Efficiencies (FASTLANE) Grant for Construction Work on the 22 Road/River Road/Railroad Crossing Improvement Project

®Action: *Adopt Resolution No. 11-16*

Staff presentation: Trent Prall, Engineering Manager

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

11. **Other Business**

12. **Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, *Advance Care Planning is the act of making decisions about the medical care you want to receive if you become unable to speak for yourself. These decisions are based on personal values, preferences, and discussions with loved ones; and*

WHEREAS, *heightening awareness in the 18-30 year old age group around the need for young people to create advance medical directives is critical; and*

WHEREAS, *it is estimated that only about 20 percent of people in Colorado have executed an advance directive. Moreover, it is estimated that less than 50 percent of severely or terminally ill patients have an advance directive; and*

WHEREAS, *it is likely that a significant reason for these low percentages is that there is both a lack of knowledge and considerable confusion in the public about advance directives; and*

WHEREAS, *one of the principal goals of Health Care Decisions Day is to encourage medical professionals and others who are knowledgeable to volunteer their time and efforts to improve public knowledge and increase the number of Mesa County citizens with advance directives; and*

WHEREAS, *communicating end-of-life wishes involves introducing the conversation, exploring personal beliefs and choices, and defining and documenting these wishes; and*

WHEREAS, *the Advance Care Planning Task Force and other organizations throughout Mesa County, Colorado, endorse this event, and are committed to educating the public about the importance of discussing health care choices and executing advance directives.*

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 16, 2016 as

"National Health Care Decisions Day"

in Mesa County, and encourage citizens to create medical advance care directives that align with each individual's personal beliefs and preferences, and which will guide the individual's medical professionals during a time of medical need. To assist in raising awareness, the Mesa County Advance Care Planning Task Force is sponsoring three events: a movie and panel discussion – Consider the Conversation – on Monday, April 11th at the Mesa County Public Library at 6 p.m.; Holistic Decision Making on Wednesday, April 13th at St. Mary's Hospital at 6:30 p.m.; and Writing a Good Ending: Your Decisions Matter on Thursday, April 14th at St. Mary's Hospital from 8:30-11:30 a.m. and again from 1-3 p.m.

IN WITNESS WHEREOF, I hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of April, 2016.

Mayor

Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, the year 2016 marks the 48th anniversary of the passage of the Federal Fair Housing Act: Title VIII of the Civil Rights Act of 1968, as amended; and

WHEREAS, the Civil Rights Act of 1968 guarantees that housing throughout the City of Grand Junction and the United States of America should be made available to all citizens without regard to race, color, religion, national origin, gender, age, sexual orientation, familial status, gender, or disability; and

WHEREAS, illegal barriers to equal opportunity in housing, no matter how subtle, diminish the rights of all and only with the cooperation, commitment, and support of the City of Grand Junction, can barriers to the enjoyment of housing choice be removed.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April, 2016 as

“FAIR HOUSING MONTH”

in the City of Grand Junction and hereby recognizes the Grand Junction Housing Authority, Housing Resources of Western Colorado, STRiVE, and other community housing providers for their work to promote fair housing choices and to eliminate barriers to housing opportunities for all. The Grand Junction City Council encourages everyone to share the vision for equal housing opportunities of all residents in Grand Junction.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of April, 2016.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, autism is a pervasive developmental disorder affecting the social, communication, and behavioral skills of those affected by it; and

WHEREAS, as more health professionals become proficient in diagnosing autism, more children are being diagnosed on the autism spectrum, resulting in rates as high as 1 in 68 children nationally; and

WHEREAS, while there is no cure for autism, it is well-documented that if individuals with autism receive early and intensive treatment throughout their lives, they lead significantly improved lives; and

WHEREAS, individuals with autism often require a lifetime of specialized and community support services to ensure their health and safety and to support families' resilience as they manage the psychological and financial burdens autism can present; and

WHEREAS, Audyssey (STRiVE's autism program) is spearheading an awareness effort in order to educate parents, professionals, and the general public about autism and its effects.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April 2016 as

"National Autism Awareness Month"

in the City of Grand Junction and urge all employees and residents to participate in our municipality's National Autism Awareness Month activities, in order to become better educated about autism, and create a better community for individuals with autism.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of April, 2016.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, preventing child abuse and neglect is a community problem that depends on involvement among people throughout the community; and

WHEREAS, child maltreatment occurs when people find themselves in stressful situations, without community resources, and don't know how to cope; and

WHEREAS, the majority of child abuse cases stem from situations and conditions that are preventable in an engaged and supportive community; and

WHEREAS, child abuse and neglect can be reduced by making sure each family has the support they need to raise their children in a healthy environment; and

WHEREAS, child abuse and neglect not only directly harms children, but also increases the likelihood of criminal behavior, and drug and alcohol abuse; and

WHEREAS, all citizens should become involved in supporting families in raising their children in a safe, nurturing environment; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships created among social service agencies, schools, faith communities, civic organizations, law enforcement agencies, and the business community.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April, 2016 as

"CHILD ABUSE PREVENTION MONTH"

in the City of Grand Junction and call upon all citizens, community agencies, religious organizations, medical facilities, and businesses to increase their participation in our efforts to prevent child abuse, thereby strengthening the communities in which we live.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of April, 2016.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, the Partnership for Children and Families along with other local organizations in conjunction with the National Association for the Education of Young Children, are celebrating April as the Month of the Young Child; and

WHEREAS, these organizations are working to improve early learning opportunities, which are crucial to the growth and development of young children and to building better futures for everyone in this Community; and

WHEREAS, all young children and their families across the country, state, in Mesa County, and the City of Grand Junction deserve access to high-quality early education and care; and

WHEREAS, in recognizing and supporting the people, programs and policies that are committed to high-quality early childhood education as the right choice for children.

NOW, THEREFORE, I, Phyllis Norris, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of April, 2016 as

“MONTH OF THE YOUNG CHILD”

in the City of Grand Junction and urge all citizens to recognize and support the needs of young children in our community and work toward high-quality early childhood education for all children.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 6th day of April, 2016.

Mayor



Attach1

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 14, 2016 – Noticed Agenda Attached

Meeting Convened: 5:04 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:53 p.m.

City Council Members present: All except Councilmember Traylor Smith

Staff present: Moore, Shaver, Camper, Hockins, Finlayson, Kovalik, Coleman, Valentine, Dackonish, Lanning, Schoeber, Watkins (arrived at 5:52 p.m.) and Tuin

Also: Kamie Long, Kirk Granum, Allison Blevins, Les Miller, Diane Kruse, Richard Swingle, Jason Farrington, Brian Watson, and Josh Hudnell

Council President Norris opened the meeting and noted Agenda Topic 2, Update on Chronic Homelessness, will be addressed at a later date when more information is available. Interim City Manager (ICM) Moore then introduced Rob Schoeber, Parks and Recreation Director.

Agenda Topic 1. Forestry Board Bylaws and Code Changes

Mr. Schoeber said the Forestry Board has been operating without adopted bylaws but have used bylaws drafted in 2006. He introduced Randy Coleman, Parks Maintenance Supervisor, and Kamie Long, Forestry Board Chair. Ms. Long explained since the bylaws had not been adopted, the Forestry Board decided to review and update them (included in handout) before requesting Council's consent to adopt them. It was noted the Board chose not to have a city residency requirement to allow a larger pool for the needed expertise.

Councilmember Taggart suggested requiring one Alternate be a professional in the industry so when a member seat became available, the Board would still have the required number of professionals.

Council President Norris asked how Board Alternates become members. City Attorney Shaver said typically Alternates are appointed to the next available seat which provides continuity to the Board and rewards their service.

Council President Norris asked for this item to be added to an agenda for adoption after the clarifications on the points mentioned are updated.

Agenda Topic 2. Update on Chronic Homelessness

To be addressed at a later date.

Agenda Topic 3. Broadband Master Plan Update

Diane Kruse, NEOfiber Consultant, updated Council on the RFP (request for proposal) responses regarding a public/private partnership, public survey responses and comments, and Community Outreach Meeting feedback. Additional material was made available.

Survey Update - Ms. Kruse said the surveys targeted the residential market, the business community (one specifically for the Downtown Development Authority (DDA)), and one was general for all businesses and institutions within the City. The surveys were advertised through various media (not mailed) allowing respondents to find the online surveys and participate. Speed rates were defined. The key findings, listed in order of rated importance, were: service reliability (it is insufficient), price (a barrier to higher speeds), upload and download broadband speed (it is asymmetrical, although higher than many other areas in the state), telecommuting is in place and important (stressing the need for valley wide infrastructure), and local infrastructure is in place. Ms. Kruse encouraged Council to watch the Outreach Meetings highlight video.

Ms. Kruse explained consumers are trending toward symmetrical internet services (entertainment sites having the highest demand) and away from bundled services. Local companies have plans to implement fiber to the premise, but not increase upload speeds. She noted most respondents would like the City to build and administer these services; it is seen as a utility.

RFP Update - Ms. Kruse said good options are available for the DDA Broadband Pilot Project (but all wanted a larger service area than just downtown) that supports Council's goals: ubiquitous, symmetrical gigabit service, for both residential and business, pricing similar to Google, and fiber network for City and business use. Eleven companies responded to the RFP and will be given Council's feedback regarding how much ownership (does not have to mean operating) the City would like and how much capital they would like to contribute. She explained the terms of the RFP (initial coverage would be for the downtown area and then expansion to encompass the entire city for both residential and business), that other cities with similar projects were interviewed regarding their models, and that the RFP respondents were interviewed. The RFP response types were: a Google-like service and pricing, lease/payback models – two different structures (revenue neutral), incumbent providers with no real changes (Century Link and Charter), a joint capital project, and a city owned model. She outlined the findings for each type, pros and cons of increased City involvement (capital, ownership, and operation), highlighted various municipal models in use, reviewed financing options, and how "take rates" (percentage of those with interest) affect capital costs. Ms. Kruse noted locally there is a substantial amount of fiber in place which could be leased or purchased. She advised "take rates" have increased when municipalities become involved.

Ms. Kruse asked Council for input specifically regarding how much capital and ownership they would like so an RFP addendum can be issued with their refined goals, desires, and direction. Questions were raised regarding how large an area outside the City limits should be considered (up to the Persigo 201 Boundary), "take rates" (no guaranteed level), overtaking consumer choice (other cities, using various models, have had competing providers step up their service in response; a competitive atmosphere can be maintained with most of these models), why Google-like companies have not already come to the area (they prefer larger cities), why other providers have not approached the City (many US cities want public/private partnerships and providers are being approached by many cities), and how quickly a system/network would become obsolete.

Paul Jagim, Engineering Program Supervisor, said he is hesitant to endorse the City becoming a service provider, but would like to look at all the options.

Council agreed they do not want the City to become a service provider. Questions arose regarding funding for the Westminster, MD model since this would be an enterprise model. An enterprise model would be exempt from TABOR (taxpayer bill of rights) and would not require a vote of the people.

Council agreed they would like a committee to look into the Westminster, MD model (infrastructure built by municipality and operation run by a private company).

Agenda Topic 4. Other Business

Capital Project Priorities - ICM Moore followed up on the February 29th workshop discussion regarding capital project priorities and handed out a list of capital projects in order of cost. Various suggestions were put forward regarding what parameters and categories should be used to better organize the list. Staff will reorganize the list for the March 21st workshop.

Council President Norris noted a committee is looking into selling some of the undeveloped City properties designated for parks. Those proceeds could be used for projects like the ones listed.

Project and Committee Worksheet - ICM Moore asked Council to email him feedback.

Contributions to Homeless and Vagrancy Projects – There was discussion regarding setting submission deadlines for agencies requesting assistance, what budget line item should be used for these requests, if a nonprofit rate should be established to repay enterprise funds for such fees, if nonprofit agencies should be given discounts or deferrals for fees and how much. The Economic Development (ED) Fund has been used for these requests in the past.

It was suggested to better define ED and split the budget line item for direct and indirect expenses.

Performance Reviews by Council - Questions were raised on how best to evaluate positions that do not have a direct supervisor or reports. A peer evaluation process that would include surveys and relationship information was suggested. Council will review a drafted ordinance from 2009 regarding this process and will continue working toward establishing a review process.

Agenda Topic 5. Board Reports

There were none.

With no further business, the meeting was adjourned.

GRAND JUNCTION CITY COUNCIL
MONDAY, MARCH 14, 2016

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

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

1. **Forestry Board Bylaws and Code Changes:** The Forestry Board is proposing adoption of bylaws that govern the actions of this volunteer board. The Forestry Board is a reviewing body for the purpose of determining professional qualifications and competence to engage in the business of cutting, trimming, pruning, spraying or removing trees. [Attachment](#)

2. **Update on Chronic Homelessness**

3. **Broadband Master Plan Update:** For the City's broadband master plan, Diane Kruse with NEOfiber will give a presentation to update City Council and the Downtown Development Authority (DDA) Board on the work to-date, and will discuss next steps for expanding and enhancing the broadband capacity in the City. [Attachment](#)

4. **Other Business**

5. **Board Reports**

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING

March 16, 2016

The City Council of the City of Grand Junction convened into regular session on the 16th day of March, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Martin Chazen, Chris Kennedy, Duncan McArthur, and Council President Phyllis Norris. Absent were Councilmembers Rick Taggart and Barbara Traylor Smith. 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. Councilmember Kennedy introduced Eagle Scout from Troop 328 Justin Gumone who led the Pledge of Allegiance which was followed by a moment of silence.

Council President Norris welcomed students from a Colorado Mesa University (CMU) from the Social Policy class.

Presentations

Brian Watson and Josh Hudnall, LAUNCH West CO, an organization that exists to foster tech-focused entrepreneurship within Western Colorado, presented information on their organization and their upcoming event, Go Code Colorado.

Mr. Hudnall explained what the group does and that it focuses on high tech entrepreneurship. He has been doing software development for about 20 years. He teamed up with Mr. Watson.

Mr. Watson introduced himself and said that he works for Hoptocopter Films and they started LAUNCH West CO about one year ago at the Business Incubator which helps the entrepreneurial community grow and develop.

Mr. Hudnell said that they work with a lot of organizations in the region and he listed all the groups they work with. They carry out their mission by creating digital density and providing the tools to connect, empower, and equip entrepreneurs with resources to thrive. They bring people together to implement an idea. They have 300 members, hold monthly meetings, have semi-monthly code trainings, and collect information about all of the startup activity.

Mr. Watson then showed some pictures from some of their events. They are excited about hosting Go Code Colorado 2016; it is a statewide app development competition. They will work all weekend on their ideas and then pitch their ideas on Sunday (like

Shark Tank). They invited the City Council to tour the event on Saturday, April 2nd at 4:00 p.m. to see all of the projects. The event will be held April 1st through 3rd at the Business Incubator. The Sunday night pitch event is open to the community.

Council President Norris said that she judged the young entrepreneurs the previous evening and they had some great ideas. Mr. Watson said that the event is free and the top three teams will go on to compete at the State level.

The Council thanked them for coming and encouraged their efforts. Councilmember Kennedy talked about the middle schools having "Code Day" and asked if they might help prime the pump for that age to help them. Mr. Watson said it would be a great conversation to have with the Secretary of State. Mr. Hudnell said that with Go Code, there is no age limit. Go Code could be used to light a spark and give them the tools to go further with their ideas.

Appointments

To the Grand Junction Housing Authority

Councilmember Chazen moved to appoint John Howe to the Grand Junction Housing Authority for a five year term expiring October, 2020. Councilmember Boeschstein seconded the motion. The motion carried by roll call vote.

To the Riverview Technology Corporation

Councilmember Boeschstein moved to ratify the reappointment of Craig Little and Derek Wagner to the Riverview Technology Corporation for additional two year terms expiring February 2018. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

To the Commission on Arts and Culture

Councilmember Boeschstein moved to reappoint Darcy Johnson and Jeremy Franklin and appoint Thea Arandjelovic to the Commission on Arts and Culture for three year terms expiring February 2019. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Citizens Comments

Bruce Lohmiller, 536 29 Road, addressed the Council regarding the global warming conference and he was glad that there is a group of people willing to work with entrepreneurial endeavors. Mr. Lohmiller has talked to people who are trying to get their comments printed in the Daily Sentinel and he suggested they attend a City

Council Meeting and talk to City Council during Citizens Comments. He asked about Whitman Park and night patrols.

Richard Swingle, 443 Mediterranean Way, addressed the City Council regarding the Broadband Master Plan. He reviewed his interest in the community issues. He summarized the presentation on the Broadband Master Plan that was presented at City Council Workshop on March 14, 2016 for the rest of the community. He noted that a private network is being strung up in the Redlands to the tune of \$1 million that is going to be run by United Communications. He described the business model options that Council is considering. Obtaining rights-of-way is a critical path and is slowing down the process in other communities. He referred the audience to and displayed a web address for a 16 minute video from the community engagement meetings. He believes this is a valuable video.

Council Comments

Councilmember Kennedy went to the Community Hospital Grand Opening and the Bray Realty forecast meeting for realtors in Mesa County which showed some growth and a positive outlook for 2016. He is headed for Greece with middle school kids to do an Athens Aegean tour the following week.

Councilmember McArthur attended the Community Hospital Grand Opening. On March 5th through the 9th, he and the Mayor attended the National League of Cities (NLC) in Washington, D.C. He attended the Energy Environmental Natural Resources Committee meeting there that addressed issues on water quality and stormwater; he went to a briefing at the Small Business Administration (SBA) and he forwarded some possible programs and contact information onto the Business Incubator (BIC) and Grand Junction Economic Partnership (GJEP). He attended a breakfast meeting with representatives from Colorado where there was a list of items accomplished. Senator Gardner had previously paid tribute to Mesa County Deputy Geer on the Senate floor and Councilmember McArthur presented his blue ribbon from Deputy Geer's funeral to Senator Gardner. He attended the Chamber of Commerce Energy meeting earlier that day where a current status of the oil and gas industry was presented. It is obvious that it will be awhile before the industry comes back.

Councilmember Boeschenstein attended interviews for the Arts and Culture Commission and the BIC board meeting. He went to the CMU Theatre and saw "The Mystery of Edwin Drood". He attended the Urban Trails Committee meeting and the Downtown Development Authority (DDA) meeting. He noted that the Dinner and a Movie at the Avalon Theatre is a very successful program. He went to the STRiVE new building open house and he attended the Horizon Drive Association Business Improvement District (HDABID) meeting.

Councilmember Chazen went to the Community Hospital Grand Opening and the Chamber legislative update; he encouraged other Chamber members to attend. He attended the Grand Junction Police Department (GJPD) Annual Awards Ceremony and it was a very nice ceremony and well represented by other law enforcement agencies. He went to the DDA/BID meeting and another step was taken for the grant sponsorship for the railroad depot; the DDA will sponsor the grant if the building is purchased and approved for the grant. He went to a Vagrancy Committee meeting and there was a supportive housing discussion and a review of the homeless coalition meeting. He provided information from the Step 13 program created by Bob Coté which is a program for men to overcome addictions. Councilmember Chazen said he will visit the facility in Denver in the next couple of weeks. He attended a Permanent Supportive Housing meeting and he went to a Public Land Access Association (PLAA) meeting where a program that governs access to public lands was presented.

Council President Norris went to a Department of Local Affairs (DOLA) presentation for the Las Colonias amphitheater grant. At the (NLC) Conference, she went to a Department of Transportation presentation and was able to gather some information on grants that are available. She was a judge for the young entrepreneurs and it was hard to choose the winner. A 6th grade student won with a portable fishing tackle pouch manufacturing and sales idea. He will be going on to the national competition.

Consent Agenda

Councilmember Kennedy read the Consent Calendar items #1 through #6 and moved to adopt the Consent Calendar. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meetings**

Action: Approve the Summary of the February 29, 2016 Workshop and the Minutes of the March 2, 2016 Regular Meeting

2. **Setting a Hearing on a Proposed Ordinance Setting the City Manager's Salary**

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. This required step in the employment process is to adopt an ordinance setting his salary.

Proposed Ordinance Concerning the Salary of the City Manager

Action: Introduce a Proposed Ordinance Concerning the City Manager's Salary and Set a Public Hearing for April 6, 2016

3. **Setting a Hearing for the Christian Living Services Outline Development Plan, Located at 628 26 ½ Road**

The applicants request approval of an Outline Development Plan (ODP) to develop a 58,000 square foot Assisted Living Facility for Christian Living Services, under a Planned Development (PD) zone district with default zone of R-O (Residential Office), located at 628 26 ½ Road.

Proposed Ordinance to Zone the Christian Living Services Development to a PD (Planned Development) Zone, by Approving an Outline Development Plan with a Default Zone of R-O (Residential Office), Located at 628 26 ½ Road

Action: Introduce a Proposed PD (Planned Development) Zoning Ordinance and Set a Public Hearing for April 6, 2016

4. **Setting a Hearing on the Marquis Annexation, Located at 2245 ½ Broadway**

A request to annex 0.54 acres, located at 2245 ½ Broadway. The Marquis Annexation consists of one parcel of land and no public right-of-way.

Resolution No. 08-16 – A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, and Exercising Land Use Control, Marquis Annexation, Located at 2245 ½ Broadway

Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Marquis Annexation, Consisting of One Parcel of 0.54 Acres, Located at 2245 ½ Broadway

Action: Adopt Resolution No. 08-16, Introduce a Proposed Annexation Ordinance, and Set a Hearing for May 4, 2016

5. **Purchase Hot Mix Asphalt for Streets Division for 2016**

This request is for the purchase of approximately 900 tons of hot mix asphalt for the Streets Division to be used for road work and repairs in 2016.

Action: Authorize the Purchasing Division to Enter into a Contract to Purchase Approximately 900 Tons of Hot Mix Asphalt, on Behalf of the Streets Division, from Elam Construction, Inc. as the "Primary Contractor" and Oldcastle SW Group, Inc. dba United Companies of Mesa County as an "Alternate Contractor", for an Amount Not to Exceed \$84,818

6. **Motor Control Center Replacement for Persigo Wastewater Treatment Plant (WWTP)**

The Persigo Wastewater Treatment Facility is 30 years old and many of the electrical components have exceeded their useful life expectancy. This request is to authorize the Purchasing Division to enter into a contract with C.A.M. Electric, Inc. to provide a new replacement motor control center for the Sludge Processing Building.

Action: Authorize the Purchasing Division to Enter into a Contract with C.A.M. Electric to Provide a New Replacement Motor Control Center for the Sludge Processing Unit at Persigo in the Amount of \$236,000

ITEMS FOR INDIVIDUAL CONSIDERATION

Appointment of Greg Caton as City Manager

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. The next step in the process is to formally appoint Mr. Caton as City Manager.

City Attorney Shaver introduced this item and Mr. Caton. He said if the resolution is adopted, the ordinance for his salary will go to hearing on April 6, 2016 for the second reading as well as the final adoption of the proposed employment agreement.

Claudia Hazelhurst, Human Resources Director, reviewed the process that had taken place to find a new City Manager.

Councilmember Boeschstein agreed it was an extensive process. He thanked Ms. Hazlehurst, City Staff, and especially Interim City Manager Tim Moore for stepping in as Interim City Manager all this time.

Councilmember McArthur said he was looking forward to Mr. Caton getting started and said that all the groups that met with Mr. Caton were unanimously supportive of going forward to hire him.

Councilmember Kennedy reiterated what Councilmember McArthur said and said that there was overwhelming community involvement and support for Mr. Caton.

Council President Norris agreed that it is fortunate to have Mr. Caton coming to Grand Junction and she thanked Interim City Manager Tim Moore for all his hard work and for keeping things going during the entire process.

Greg Caton said that he is a Colorado native and flying in felt like coming home. Growing up in Colorado, Grand Junction always had a wonderful reputation and said it will be an

honor to be the City Manager. He was asked a lot of questions during the interview process and lauded the phenomenal Staff and the community. He wants to spend the remainder of his career in Grand Junction and is looking forward to serving this community.

Resolution No. 09-16 – A Resolution Appointing Greg Caton as City Manager

Councilmember Kennedy moved to adopt Resolution No. 09-16 and read the resolution in its entirety (attached). Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Roll-Off Trucks and Containers Service and Dump Truck Rentals for the City Spring Cleanup Program 2016

This request is for the approval for the award of roll-off trucks and containers service, and for the rental of 16 dump trucks with drivers to haul debris and refuse to designated collection sites. Both of these actions are for the City's Annual Spring Cleanup Program for 2016.

Greg Lanning, Public Works Director, presented this item and reviewed the history of the program. He said that each year the City's Streets Division conducts its Annual Spring Cleanup Program for the citizens within the City of Grand Junction. The budget is the same as last year and the request is for roll-off trucks and containers as well as the dump trucks and drivers that are required to complete the two week cleanup, which runs from April 11, 2016 to April 23, 2016.

Councilmember Boeschstein said it is a great program even though cutting it out of the budget was considered. He asked Mr. Lanning if they have considered asking people to separate green waste. Mr. Lanning said it has been discussed but it would be difficult and Staff would probably end up sorting the waste at the curb and the program would take longer than two weeks.

Council President Norris asked if citizens could take green waste somewhere else instead of putting it out at the curb. Mr. Lanning said there are excellent programs at the landfill for compost, hazardous waste, large appliances, and tires.

Councilmember McArthur asked if some green waste is necessary at the landfill to help deteriorate the waste that is there. Mr. Lanning said that compost itself has a recipe to decompose so if green waste could be diverted to compost, there would be a recipe to decompose the green waste. Mr. Lanning said that since landfills are being covered daily these days, it is best to avoid making it biologically active to keep down the methane and the moisture. Councilmember McArthur expressed concern that the residents did not get the word that Council did not adopt a fee for the Spring Cleanup Program and asked if

Mr. Lanning can get the word out. Mr. Lanning confirmed that this program is free for all residents of the City. He said he is not sure what the marketing plan is to let residents know it is still a free service.

Councilmember Chazen said that Mesa County has an effective compost facility and people can not only drop off green waste for compost but they can also buy the compost. He encouraged residents to use that facility.

Councilmember Kennedy stated that the problem with the compost facility is the residents have to load the waste and take it to the landfill. He believes there has been talk about making that facility a little more accessible to residents in a more passive capacity. The Spring Cleanup is not free; it is paid for through taxes. He asked about the decision making process of the selection of the trucks since the bids were equal. Mr. Lanning replied that the selection was split evenly between the two companies because neither company could provide the number of containers needed.

Council President Norris said that when a fee for service was discussed, there was a lot of feedback from citizens stating that they pay taxes to have this program. She is pleased to be able to provide this service to the citizens as it helps keep the community clean. Many people don't have the ability to go to the dump.

Councilmember Boeschstein moved to authorize the Purchasing Division to enter into contracts with Rocky Mountain Sanitation and Western Colorado Waste, Inc. to provide roll-off service for an estimated amount of \$55,000 and authorize the Purchasing Division to enter into a contract with Upland Companies to provide sixteen dump trucks with drivers for an estimated amount of \$80,000 for the duration of the two week City Spring Cleanup Program. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Purchase of a Wildland Fire Engine

This request is to authorize the City Purchasing Division to Sole Source purchase a HME Wildland Fire Engine for \$278,400. This purchase will replace two aged and limited use apparatus (1997 Incident Support Unit and 1999 Brush Fire Engine).

Ken Watkins, Fire Chief, introduced this item. He said this additional unit has been requested for the last several years. This year they adjusted their fleet in order to allow the acquisition of the unit. It was with the help of the Purchasing Division and his Staff in working with the budget to come up with a way to purchase the fire engine. He explained the reasons for the sole source request.

Bill Roth, Deputy Fire Chief, provided additional detail as well as how the national deployment process works. He described the vehicle being requested and the reason it

performs so well in wildland fires; it has the ability to pump and roll which means it can fight the fire while moving. Mr. Roth advised which vehicles will not be replaced in order to purchase the wildland vehicle. A third vehicle will be relocated to Fire Station #5 and remain as a local resource. He then described the wildland team which partners with the State Forest Service. There is an agreement in place for reimbursement if called to an incident outside of the County.

Councilmember Boeschstein said that he is aware that there is a State Statute that requires a Sheriff to respond to fires in unincorporated areas of Mesa County and he asked how the decision will be made for the equipment when there is also the County, the BLM, and the Forest Service. Mr. Roth said they have a mutual aid agreement with the Sheriff's Department and explained how the response to fires would work. Chief Watkins said it is important to get the Sheriff involved if the fire exceeds the City Fire Department capability which then opens up the reimbursement via State Funds.

Councilmember Chazen asked if the equipment needed for this fire engine request will be transferred from another fire engine. Mr. Roth said that the equipment will be transferred from the other fire engines; an additional fire hose will be needed that will be covered in the operating fund.

Councilmember Kennedy asked if the trade-in value of both of the other vehicles was substantial. Jay Valentine, Internal Services Manager, replied that they will not be trading in those two vehicles. In the past, they have had better luck with an online auction or negotiating with other fire departments. Councilmember Kennedy asked if there is potential to repurpose those vehicles to be used for training purposes at a regional training center or use them for educational purposes at schools. Mr. Valentine said that they are looking to reduce the number of vehicles in the fleet. It's more attractive to eliminate two specialty high maintenance vehicles for one vehicle as it frees up Staff to work on other vehicles. Chief Watkins said that the two specific vehicles being exchanged do not have a lot of value for training capability. They are looking for the opportunity to keep a type one fire engine for training when they get the training center.

Councilmember Kennedy asked if this is the right time to purchase the wildland fire engine because there is one available. Mr. Roth said that is correct.

Councilmember McArthur asked what the life expectancy will be on this fire engine. Mr. Roth said 12 to 15 years. Councilmember McArthur asked if it is a gas engine. Mr. Roth said it is diesel. Councilmember McArthur asked if CNG (compressed natural gas) is feasible. Mr. Roth replied that CNG is restricted due to CNG fuel stations availability in fire areas.

Council President Norris asked about the water capacity and how often they would need to refill the water. Mr. Roth said that with wildland fires, short water applications with a smaller hose are necessary so the water lasts a long time.

Council President Norris asked about other agencies within the valley having wildland fire engines. Mr. Roth said that there are several agencies that have the smaller vehicle for field fires, ditch fires, and such. Agencies that do have this type of equipment are the Bureau of Land Management (BLM) and the Forest Service.

Councilmember McArthur moved to authorize the City Purchasing Division to award a contract for the purchase of a 2016 wildland fire engine to HME, Incorporated of Wyoming, Michigan in the amount of \$278,400. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Fire Chief Watkins introduced Captain Josh Evans who is the manager of the Wildland Fire Team and said that he has put a lot of work into this project and organizing the team over the years. Fire Chief Watkins thanked Mr. Evans for all of his efforts.

Contract for Reclamation Services for the Riverside Parkway Borrow Pit

This request is to authorize the sole source contract for the reclamation of 18.63 acres known as the Riverside Parkway Borrow Pit. This work shall include, but may not be limited to, application of weed abatement, tillage, soil amendment/fertilization, and drill seeding to achieve the final reclamation of 18.63 acres.

Greg Lanning, Public Works Director, presented this item. He provided the background on the borrow pit. He advised that the permit that was issued by the Colorado Division of Reclamation Mining and Safety (CDRMS) requires reclamation of the site. The first attempt was unsuccessful due to the abundance of nitrates in the soil. The companies being considered did test sites and the company being recommended had success and was the most cost effective. Staff is asking for a sole source award to this company as they have had good success with this type of reclamation. He said that there is consideration to make the area a dog park or parkland in the future.

Councilmember Kennedy said he understands there is a short time line on this project and asked him to provide a brief history on this. Mr. Lanning said that the initial permit was for five years in 2007 with certain terms and conditions. The Division allowed two five year extensions which ends November 2017, so there is only one growing season left to be successful. Councilmember Kennedy said that if the City does not move forward with reclamation, the CDRMS may hire their own contractor and bill the City for the cost of reclamation if they are not satisfied with the reclamation effort. Mr. Lanning concurred and said that there could either be a fine or they would do the reclamation themselves.

Councilmember Chazen said that this seems to be part of the Riverside Parkway Project and asked if there was any money set aside for this. Mr. Valentine responded that the

area was reseeded during the Riverside Parkway Project however, it didn't grow. Councilmember Chazen asked if an effort had been made to go back to the contractor to let them know that it wasn't good. Mr. Valentine said that the contractor was not held liable. City Attorney Shaver said to his recollection, the contract disclaimed the condition of the soil; it was presumed that the grass would come up but he recollects that it was not a performance based contract.

Councilmember Chazen asked if there is anything else like this from old projects that need to be dealt with during the budget process. Mr. Valentine said that he is not aware of anything. He said anytime there is a known risk, it is disclosed in the Comprehensive Annual Financial Report (CAFR).

City Attorney Shaver explained that there were some legal complications that were dealt with during the Project. Councilmember Chazen asked that the records be looked over to see if there is anything else like this that needs to be dealt with and particularly if the City is under the gun by a regulatory agency.

Councilmember Boeschstein asked if they tried to obtain any local contractors. Mr. Lanning responded local contractors tried a couple of times to get things to grow but nothing grew so they looked for a company with the science to be able to get something to grow.

Councilmember Boeschstein said that it is a good location for a park and suggested that, for future land use, it be considered as a future park overlooking the Gunnison River.

Council President Norris said she likes the idea of a dog park. She asked if the funding should come out of the Riverside Parkway funds since it was part of that project. Mr. Valentine said it is up to Council but funds are now for the retirement of that debt and he isn't sure if the expense would fall in line with that. City Attorney Shaver said that he concurred with Mr. Valentine as to the funding set aside for the Riverside Parkway is for purposes of the debt obligations.

Councilmember Boeschstein said there are parcels along the Riverside Parkway that are surplus and haven't been sold; when they are sold, the proceeds could be set aside for this type of expense. He asked if the City is trying to sell the parcels. City Attorney Shaver responded that some of those parcels have been sold, however, with the current real estate market, Council had asked that the other parcels not be marketed. It is up to the Property Committee and Council to decide when those properties need to be marketed. Councilmember Boeschstein said that now may be a good time to consider selling those since the market is improving.

Councilmember Kennedy asked if Council wants to approve the contract now and consider where the funding will come from later. Interim City Manager Tim Moore said

that might be a good idea to get the project underway now and address where to take the funding from the budget later.

Councilmember Chazen asked if there was any guarantee with this contractor. Mr. Lanning said there is no guarantee, just hoping that the science works. He said that the bid was a great value and was mostly for labor; a guarantee would double the price. Councilmember Chazen said he is opposed to using the money set aside to defease the Riverside Parkway debt.

Councilmember Boeschstein asked if the property will be irrigated. Mr. Lanning said that it will be entirely a dryland mix and will rely on natural moisture.

Councilmember Boeschstein moved to authorize the City Purchasing Division to enter into a Sole Source contract with Western States Reclamation, Inc. of Fredrick, Colorado for the reclamation of the Riverside Parkway Borrow Pit in the amount of \$109,750.04. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Councilmember Boeschstein moved to have the Parks and Recreation Department look at the property to be a future park.

Councilmember Kennedy suggested that there may be other properties that need to be looked at prior to this property and felt that this would be best looked at during a workshop.

Councilmember Boeschstein withdrew the motion.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 9:05 p.m.

Stephanie Tuin, MMC
City Clerk

CITY OF GRAND JUNCTION

RESOLUTION NO. 09-16

A RESOLUTION APPOINTING GREG CATON AS CITY MANAGER

RECITALS:

Pursuant to §56 of the Grand Junction City Charter, the City Council shall appoint a City Manager, who shall be the Chief Executive Officer of the City. The City Manager shall have demonstrated that he possesses experience in city management as required by the Charter. With this resolution the City Council affirms that Greg Caton possesses the requisite experience and is hereby confirmed, selected and appointed as City Manager conditioned upon the City Council adopting an ordinance approving his salary and fully and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Mr. Caton most recently served as Town Manager in Oro Valley, Arizona. He has been with Oro Valley in the roles of Assistant Town manager, Interim Town Manager and Town Manager since November 2010 to the present. From August 2002 to November 2010 he served as Assistant City Manager in Durango, Colorado.

Mr. Caton is a International City and County Management (ICMA) credentialed manager. Mr. Caton holds a Masters degree in Public Administration from the University of Colorado at Denver and a Bachelors of Arts degree from Fort Lewis College.

Mr. Caton has had successful experience in city management and possesses a depth and breadth of beneficial experience that will serve the City of Grand Junction well.


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

Greg Caton is appointed as City Manager for the City of Grand Junction, Colorado conditioned upon the City Council adopting an ordinance approving his salary and fully and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Passed and adopted this 16th day of March, 2016.

Attest/

 Stephanie Yum
City Clerk



President of the Council

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 21, 2016 – Noticed Agenda Attached

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

Meeting Adjourned: 6:49 p.m.

City Council Members present: All except Councilmember Boeschstein

Staff present: Moore, Shaver, Camper, Watkins, Schoeber, Romero, Valentine, Lanning, Kovalik, Prall, Hazelhurst, and Tuin

Also: Richard Swingle

Council President Norris opened the meeting and deferred to Interim City Manager (ICM) Moore.

Agenda Topic 1. Budget Policy and Spending Priorities

ICM Moore said the Capital Projects handout was updated based on Council's input from March 14th workshop. Finance Director Jodi Romero reviewed the handout highlighting the following: based on the 10 year average growth rate and the projected TABOR (taxpayer bill of rights) excess, a 3% growth rate was used; the Sales Tax CIP (capital improvement project) fund is the largest source of funds; the other revenue sources listed are project specific; and grant funds were not included.

Councilmember Chazen asked if any cash flow from Operations Capital was included and if so, how much is available; he expressed concern a deficit budget was being projected. Ms. Romero said it was not included because in previous years those funds had been spread out over many line items, the amount varies each year, and the funds can be dedicated or transferred based on policy direction. Based on the 2016 Budget, there is an estimated carry forward of \$700,000.

Councilmember Taggart suggested determining how much debt the City could carry (about \$93 million), how much the citizens would accept, and then propose a ballot issue(s) based on the findings. The Riverside Parkway debt, TABOR excess, and TIF (tax increment financing) payments shouldn't be considered in these calculations since they are, can, or will become uncommitted payments.

Council President Norris encouraged looking at all funding sources including various options that could go to the voters, such as a sunset sales tax.

Councilmember McArthur asked why some facility improvements were listed in the capital list and not under specific department budgets or other categories. Councilmember Chazen had similar questions regarding the Chip and Seal program and projects that use TCP (transportation capacity payments) noting many of the TCP projects could have matching grant funds. ICM Moore explained many projects have components listed in multiple areas; for example the material for the Chip and Seal Program is a capital expense and the labor and vehicle use are operational expenses.

Internal Services Manager Jay Valentine explained the facility capital improvements listed are based on a Facility Inventory/Assessment replacement schedule and a Facilities Condition Index can be used to determine building maintenance and repair costs. Councilmember Taggart asked how much all capital

improvement projects would cost to get caught up and up to standard so a ballot measure could be considered for funding; ongoing maintenance could then be budgeted annually. Public Works (PW) Director Greg Lanning said for all PW projects the cost would be \$18 million and it would take five years to complete. Mr. Lanning proposed implementing an annual 1 to 2% investment in the budget to provide for building maintenance which is how street maintenance is budgeted.

Suggestions put forward to help prioritize the projects were to separate ongoing versus one time projects, note funding amounts from other sources, exclude annual maintenance projects, add Economic Development information and projected cash flow, and identify needs versus wants.

Discussions will be continued at the next workshop scheduled on April 4th.

Agenda Topic 2. Other Business

Grand Junction Fire Department - Fire Chief Ken Watkins said a Colorado Firefighter Safety and Disease Prevention Grant was awarded to the Grand Junction Fire Department in the amount of \$22,400 to be used for Wildland Safety Gear which will help equip the Wildland Fire Engine Council just authorized to be purchased. Chief Watkins updated Council on the Heroes "Behind the Badges" Blood Drive (the Police Department is leading). He also announced a candlelight vigil would be held that evening at Lincoln Park in remembrance of Delaney Clements who passed away from cancer that morning.

Denver Housing First Project - Councilmember McArthur said he will meet with Housing First Project contractor and builder Michael McDermott and visit one of his Denver building sites. Mr. McDermott made a local presentation proposing a similar project in Grand Junction and would like a local partner.

Broadband – Councilmember Chazen said there had been little discussion at the last workshop on the Google model and asked that all options be given a fair representation. He expressed concern regarding the expense of partnership options and would like to ensure the final analysis be unbiased.

Councilmember Kennedy said the majority of Council was more interested in a public/private partnership and less interested in a fully private model. He noted the amended RFP (request for proposal), which is open to all the initial RFP respondents, reflects Council's direction for symmetrical gigabyte service not on how it should be provided allowing for different approaches.

Councilmember Taggart said he felt the "TING" model would be good only if the company had resources to make up a difference in "take rates" for multiple years. He was uncomfortable thinking the "take rate" would be as high as proposed and was concerned the survey results were biased.

Council President Norris said no options were "off the table"; the amended RFP will provide more information needed for Council to make a decision.

Agenda Topic 3. Board Reports

Grand Junction Regional Airport Authority – Councilmember Taggart reviewed the RFP point system used to award the Airport bar, food, and concession services and explained why the award went to Tailwind, LLC.

Council President Norris reminded Council of the employee evaluations scheduled on March 23rd and distributed ICM Moore's work plan.

With no further business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, MARCH 21, 2016**

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

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

1. Budget Policy and Spending Priorities

[Attachment](#)

2. Other Business

3. Board Report

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

March 23, 2016

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, March 23, 2016 at 1:30 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Bennett Boeschenstein, Marty Chazen, Chris Kennedy, Duncan McArthur, Rick Taggart, and President of the Council Phyllis Norris. Absent was Councilmember Barbara Traylor Smith. Interim City Manager Tim Moore, City Attorney John Shaver, and Municipal Judge Caré McInnis entered the meeting at their scheduled times.

Councilmember Taggart moved to go into Executive Session for discussion of personnel matters under Colorado Revised Statute 24-6-402 (4)(f)(I) of the Open Meetings Law relative to City Council employees specifically the Interim City Manager, the City Attorney, and the Municipal Judge and will not be returning to open meeting. Councilmember Kennedy seconded the motion. Motion carried.

The City Council convened into executive session at 1:32 p.m.

Stephanie Tuin, MMC
City Clerk



Date: March 22, 2016
 Author: Stephanie Tuin/Kamie Long
 Title/ Phone Ext: City Clerk ext 1511
 Proposed Schedule: 1st reading April 6, 2016
 2nd Reading (if applicable): 2nd reading April 20, 2016
 File # (if applicable): NA

Attach2

CITY COUNCIL AGENDA ITEM

Subject: Amend the Grand Junction Municipal Code to Allow for an Additional Alternate on the Forestry Board
Action Requested/Recommendation: Introduce Proposed Ordinance on First Reading and Set a Public Hearing for April 20, 2016
Presenter(s) Name & Title: Kamie Long, Forestry Board Chair

Executive Summary:

The request is to amend the Grand Junction Municipal Code to be consistent with the proposed Forestry Board bylaws. The bylaws will be presented for formal adoption at the second reading of this ordinance.

Background, Analysis and Options:

The Forestry Board is a reviewing body for the purpose of determining professional qualifications and competence to engage in the business of cutting, trimming, pruning, spraying or removing trees.

The Forestry Board was created in 1981 and has five regular members. In 2008, a provision was adopted by City Council to allow for an alternate member. The Board is an active board being involved in several events throughout the year besides their responsibility of licensing tree contractors. The board is asking for an additional alternate in their proposed bylaws. The Municipal Code will need to be amended to allow for the second alternate before the bylaws can be adopted.

In addition to allowing for another alternate member, the bylaws provide rules and guidance to the board where none currently exists. Some of the provisions include ethical standards, majority recommendation for the removal of any member, and the requirement for regular meetings. It allows for participation of members via telephone or video conference, and requires compliance with the Open Meeting and Open Records laws. It has been the preference of the City that all of the City's volunteer boards and commissions have bylaws in place.

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

The Forestry Board supports Goal 8 of the Comprehensive Plan and Section 1.6 of the Economic Development Plan by creating and maintaining attractive public spaces through its involvement with the urban forest.

Board or Committee Recommendation:

The Forestry Board met and reviewed the proposed bylaws and corresponding Code changes on January 8 and January 20, 2016 and recommends and asks for approval.

Financial Impact/Budget:

There is no financial impact with the exception of the minimal cost of publishing the ordinance (in pamphlet form) in the newspaper.

Legal issues:

The City Attorney has reviewed the proposed bylaws and Code changes and has approved the format.

Other issues:

There are no other issues.

Previously presented or discussed:

The City Council reviewed the proposed Code changes and bylaws at their March 14, 2016 workshop.

Attachments:

Proposed Ordinance to Amend the Municipal Code

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____
AN ORDINANCE AMENDING CHAPTER 2.36, FORESTRY BOARD, OF
THE GRAND JUNCTION MUNICIPAL CODE BY AMENDING SECTION 2.36.010 (a)
CONCERNING COMPOSITION OF THE BOARD

Recitals.

The Grand Junction Forestry Board ("Board") was established in 1981 to act as a reviewing body for the purpose of determining professional qualifications and competence to engage in the business of cutting, trimming, pruning, spraying or removing trees by giving written, oral and practical license examinations. The Board also recommends to the City Council adoption of rules and regulations pertaining to the tree service business in the city, and it may hear complaints from any citizen of the city, including any of its own members, relating to the tree service business.

The Board was comprised of five members until 2008 when the City Council amended the Grand Junction Municipal Code to allow for an alternate position.

During the establishment of bylaws for the Board, Board members asked the City Council to amend the Code to allow for two alternates. The Board is a small Board in number and has asked for an additional alternate to better assist them in carrying out their duties and responsibilities.

NOW THEREFORE, BE IT ORDAINED THAT:

Chapter 2.36, Section 010 (a) of the Grand Junction Municipal Code shall be amended to read [strikeouts are deletions, letters in red are additions]:

(a) There is hereby created a board to be known as the Forestry Board. The Board shall be composed of five members and one up to two alternate members who shall be appointed by the City Council. The Board shall include three persons selected from the following categories: a-professional arborist, a-nursery professional person, a-landscape designer, a-pesticide applicator, otherwise trained or certified in a plant health industry and include a representative of the State Forest Service if possible. The other two members of the board may be lay persons. The alternate members shall otherwise have the qualifications of other members of the Board and at least one of the alternates shall be selected from the categories listed: professional arborist, nursery professional, landscape designer, pesticide applicator, or otherwise trained or certified in a plant health industry. Each alternate member shall attend all meetings and shall serve during the temporary unavailability, including recusal, of any regular Board member as may be necessary or required. The alternate member, in addition to other duties prescribed by this code, shall be allowed to vote in the absence of a regular member. Terms of service shall be three years. When a regular member resigns, is removed, or is no longer eligible to hold a seat on the Board, the City Council may or may not select an alternate to may fill the vacancy if the alternate meets the same qualifications as the member to be replaced. If an alternate fills a seat of a regular member, then tThe City Council shall then name a replacement alternate. A chairperson and a vice-chairperson

shall be elected each year and vacancies owing to death or resignation shall be filled by appointment for the unexpired term.

All other provisions in Chapter 2.36 shall remain in full force and effect.

Introduced on first reading this _____ day of _____, 2016 and authorized the publication in pamphlet form.

Passed and adopted on second reading the _____ day of _____, 2016 and authorized the publication in pamphlet form.

President of the City Council

ATTEST:

City Clerk



Date: March 11, 2016
 Author: Rick Brinkman
 Title/ Phone Ext: Water Services
 Manager, ext. 1429
 Proposed Schedule: April 4, 2016
 Bid # : IFB-4186-16-NJ

Attach3

CITY COUNCIL AGENDA ITEM

Subject: Purchase a Rubber Tire Backhoe for the Water Services Division
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase a Rubber Tire Backhoe for \$99,408 from Wagner Equipment Co.
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

The rubber tire backhoe is a resource needed to provide ongoing operation and maintenance in the Water Services Division. This equipment is used for the repair and installation of water distribution pipes, water valves, fire hydrants, meter pits, sewer manholes, water supply ditches, water supply reservoirs, and other critical drinking water and irrigation infrastructure.

Background, Analysis and Options:

A formal solicitation was advertised on Rocky Mountain E-Purchasing System and in the Daily Sentinel, and sent to a source list of manufacturers and dealers capable of providing a backhoe per specifications. Three companies submitted four formal bids, Bid amounts are as follows:

FIRM	LOCATION	COST
Wagner Equipment 2016 CAT 430F2	Grand Junction Colorado	\$99,408.00
Century Equipment-2016 Case 590SN	Clifton Colorado	\$101,481.70
Honnen Equipment-2016 John Deere 310 HL Did not meet bid specs	Grand Junction Colorado	\$101,720.00
Honnen Equipment John Deere 410 L	Grand Junction Colorado	\$111,929.00

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

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

Public infrastructure is the foundation for economic development. Access to roads, water, sewer, communication technologies, and electricity are all essential to the economy. Investment in both the infrastructure, equipment, and the operation and maintenance of these structures can expand the productive capacity of an economy.

How this item relates to the Economic Development Plan:

Policy 1.4 Providing Infrastructure that Enables and Supports Private Investment

This purchase relates to the Economic Development Plan by continuing to provide customers with safe and reliable drinking water at a reasonable cost.

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee and Fleet Services.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

If authorized the form of the contract will be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This purchase was part of the annual budget review process.

Attachments:

None.



Attach4

CITY COUNCIL AGENDA ITEM

Date: 3/14/2016
 Author: Jay Valentine; Doug Jones
 Title/ Phone Ext: Golf
 Superintendent, 3839
 Proposed Schedule: April 6, 2016
 Bid #: IFB-4185-16-NJ

Subject: Replacement of Rough Mower at Lincoln Park Golf Course
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase a Rough Mower from Potestio Brothers in the Amount of \$55,103.99
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Internal Services Manager

Executive Summary:

The current rough mower being used at Lincoln Park is past its life expectancy and needs to be replaced. It is used on a daily basis during growing season and it's on schedule for replacement as part of the fleet replacement program.

Background, Analysis and Options:

The rough mower is in need of extensive deck repairs and will most likely need engine repair if used as part of the regular mowing schedule at Lincoln Park. It is on schedule for replacement as part of the fleet replacement program.

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. Two vendors who met the bid specifications responded to the solicitation.

Company	Location	Amount
Potestio Brothers Equip.	Parker, CO	\$55,103.99
C&M Golf & Grounds Equip.	Commerce City, CO	\$55,124.00

The recommendation is to award to the bidder, Potestio Brothers Equipment out of Parker, Colorado in the amount of \$55,103.99. Potestio Brothers Equipment's response was deemed the lowest bid that fully met specifications.

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

Being a regional provider of goods and services, this purchase will facilitate the playing condition and visual appeal of Lincoln Park Golf Course, one of two City golf courses offering a variety of formats and games for citizens and visitors of all skill levels.

How this item relates to the Economic Development Plan:

Opening in 1926, Lincoln Park Golf Course has been attracting residents and visitors to the heart of Grand Junction for 90 years. This purchase will ensure Lincoln Park Golf Course, known for its affordability and excellent playing conditions, will continue to be one of the top amenities in the City.

Board or Committee Recommendation:

This purchase was evaluated and approved by the Fleet Replacement Committee.

Financial Impact/Budget:

Funds for this purchase have been budgeted in the Fleet Management fund.

Legal issues:

If authorized the form of the contract will be reviewed and approved by the City Attorney.

Other issues:

None.

Previously presented or discussed:

This purchase was part of the annual budget review process.

Attachments:

None.



Attach5

CITY COUNCIL AGENDA ITEM

Date: March 7, 2016
 Author: Stephanie Tuin, Claudia Hazelhurst, John Shaver
 Title/ Phone Ext: City Clerk, 1511/ HR Director, 1551/ City Attorney, 1506
 Proposed Schedule: March 16, 2016
 2nd Reading (if applicable): April 6, 2016
 File # (if applicable): NA

Subject: Setting the City Manager’s Salary and Ratifying an Employment Agreement with Greg Caton
Action Requested/Recommendation: Adopt the Proposed Ordinance on Final Passage and Order Final Publication in Pamphlet Form and Ratify the Employment Agreement as Presented
Presenter(s) Name & Title: Claudia Hazelhurst, Human Resources Director John Shaver, City Attorney

Executive Summary:

At the City Council meeting on March 2, 2016, the City Council authorized an offer of employment to Greg Caton to be the City Manager. The agreement was sent to Mr. Caton and he accepted the offer. On March 16, 2016, the City Council adopted a resolution appointing Mr. Caton as City Manager. This required step in the employment process is to adopt an ordinance setting his salary. The employment agreement negotiated with Mr. Caton will also be considered for final ratification.

Background, Analysis and Options:

The City Council through Waters & Company performed an executive search for a City Manager for the City of Grand Junction. A rigorous selection and interview process took place and the City Council determined that Greg Caton would be extended an offer of employment. A contract was negotiated and accepted by Mr. Caton. Section 57 of the City Charter requires that the City Manager’s salary be set by ordinance. Therefore a proposed ordinance is being presented setting Mr. Caton’s salary.

The final form of the employment agreement also needs ratification.

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

Hiring a new City Manager is an important goal of the City Council and will aid in the progress toward meeting the goals and policies of the Comprehensive Plan.

How this item relates to the Economic Development Plan:

A new City Manager will be able to guide the City in working on the guiding areas of emphasis.

Board or Committee Recommendation:

There is no board or committee recommendation.

Financial Impact/Budget:

The City Manager’s labor costs are budgeted in the General Fund as follows:

Budgeted Sources

City Manager Budgeted Salary and Benefits	\$206,798
Moving Expense Budget	<u>7,500</u>
Total City Manager Labor Budget	\$214,298

Projected Expenditures

2016 Salary and Benefits (May – December)	\$139,985
Moving Expenses	<u>7,500</u>
Total Projected Expenditures	\$147,485

Remaining Budget **\$ 66,813**

Legal issues:

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

Other issues:

There are no other issues.

Previously presented or discussed:

The City Council authorized the offer of employment at the March 2, 2016 City Council meeting. The City Council appointed Mr. Caton as City Manager on March 16, 2016 as well as introduced on first reading the ordinance setting his salary.

Attachments:

Proposed Ordinance
Employment Agreement

**CITY OF GRAND JUNCTION
ORDINANCE NO.**

AN ORDINANCE CONCERNING THE SALARY OF THE CITY MANAGER

RECITALS.

On March 16, 2016 the City Council adopted Resolution 09-16 appointing Greg Caton as City Manager. A copy of that resolution is attached and incorporated by this reference as if fully set forth.

Pursuant to the City Charter the salary of the City Manager is set by ordinance.

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

That the salary of the City Manager, Greg Caton, is and shall be set at \$180,000.00 per year and as customarily prorated for any period of less than one year, to compensate him for his service to the City of Grand Junction in accordance with the Charter, ordinances, and his employment agreement, if the same is ratified by the City Council at the meeting on April 6, 2016.

The City Council does authorize the President of the Council to take such action as is necessary or required, consistent with this Ordinance, to affect the same upon second reading and final passage if that occurs by action of the Council on the date appointed for the same.

Introduced on first reading this 16th day of March, 2016.

PASSED AND ADOPTED this _____ day of _____,
2016.

President of the Council Pro Tem and Mayor Pro Tem

Attest:

City Clerk

Attachment

**CITY OF GRAND JUNCTION
RESOLUTION NO. 09 -16**

A RESOLUTION APPOINTING GREG CATON AS CITY MANAGER

RECITALS:

Pursuant to §56 of the Grand Junction City Charter, the City Council shall appoint a City Manager, who shall be the Chief Executive Officer of the City. The City Manager shall have demonstrated that he possesses experience in city management as required by the Charter. With this resolution the City Council affirms that Greg Caton possesses the requisite experience and is hereby confirmed, selected and appointed as City Manager conditioned upon the City Council adopting an ordinance approving his salary and fully and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Mr. Caton most recently served as Town Manager in Oro Valley, Arizona. He has been with Oro Valley in the roles of Assistant Town manager, Interim Town Manager and Town Manager since November 2010 to the present. From August 2002 to November 2010 he served as Assistant City Manager in Durango, Colorado.

Mr. Caton is a International City and County Management (ICMA) credentialed manager. Mr. Caton holds a Masters degree in Public Administration from the University of Colorado at Denver and a Bachelors of Arts degree from Fort Lewis College.

Mr. Caton has had successful experience in city management and possesses a depth and breadth of beneficial experience that will serve the City of Grand Junction well.

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

Greg Caton is appointed as City Manager for the City of Grand Junction, Colorado conditioned upon the City Council adopting an ordinance approving his salary and fully

and finally ratifying an employment agreement at the regular City Council meeting scheduled for April 6, 2016.

Passed and adopted this _____ day of _____, 2016.

President of the Council and Mayor

Attest:

City Clerk

CITY MANAGER EMPLOYMENT AGREEMENT CITY OF GRAND JUNCTION, COLORADO

Recitals:

This Agreement, made and entered into this __ day of _____ 2016, by and between the City of Grand Junction, a Colorado municipal corporation, (hereinafter called "Employer" or "City") and Greg Caton (hereinafter called "Employee" or "City Manager") a person who has the education, training and experience in local government management and who, as a credentialed member of ICMA, is subject to the ICMA Code of Ethics, agree as follows:

Section 1: Term

This agreement shall remain in full force in effect from no later than July 11, 2016 until ended by the Employer or Employee as provided in Section 9 or 11 hereof.

Section 2: Duties and Authority

Employer agrees to employ Greg Caton as City Manager to perform the functions and duties specified in the U.S. and Colorado Constitutions, Charter and Code of Ordinances for the City of Grand Junction and to perform other legally permissible and proper duties and functions on the City's behalf. Employee shall devote full time to City business and shall neither accept nor engage in any activity(ies), whether paid, unpaid or otherwise compensated, which interfere or may in the judgment of a majority of the City Council, interfere with the Employee's responsibilities to Employer.

Section 3: Compensation

Employer agrees to pay Employee an annual base salary of \$180,000.00. This agreement shall be amended, without need of a new agreement, to reflect any salary and/or benefit adjustments that are provided by the Employer.

Consideration shall be given on an annual basis to adjust direct and indirect compensation and severance benefits in accordance with the City's adopted salary survey methodology.

Section 4: Health, Disability and Life Insurance Benefits

The Employer agrees to provide and to pay the premiums for comprehensive health insurance for the Employee and dependents in a type and quality that is provided to all other employees of the City and 100% of the premium for dental insurance for the Employee and dependents.

The Employer agrees to provide and to pay 100% of the premiums for short term and long term disability coverage for the Employee in a type and quality that is provided to all other employees of the City.

The Employer shall pay the amount of premium due for term life insurance in the amount of one (1) times the Employee's annual total compensation, including all increases in the base salary during the life of this agreement. The Employee shall name the beneficiary of the life insurance policy.

Section 5: Leave

The Employee shall be credited with 80 hours of PTO from the effective date of the agreement. The Employee shall thereafter accrue PTO leave at the rate provided in the City Personnel Policy in effect as of the date of this agreement. The Employee shall for purposes of leave accrual be deemed to be a four year employee as of the effective date hereof.

The Employee is entitled to accrue all unused leave and in the event the Employee's employment is terminated, either voluntarily or involuntarily, the Employee shall be compensated, in addition to severance as defined herein, for all accrued leave time, all paid holidays and other benefits to the date of termination at a one for one rate. The Employee's accruals less usage shall not exceed 3x his annual accrual.

Section 6: Automobile

The Employer agrees to pay to the Employee, during the term of this Agreement and in addition to other salary and benefits herein provided, the sum of \$500.00 per month.

The Employee shall be responsible for maintaining a driver's license, paying for liability, property damage and comprehensive insurance coverage and shall further be responsible for all expenses attendant to the purchase, operation, maintenance and repair of his vehicle.

Section 7: Retirement

The Employee is enrolled in the ICMA Retirement Corporation ("ICMA-RC") Executive retirement plan. The City agrees to contribute 9 (nine) % of the Employee's base salary to the Employee's 401.

In addition to the Employer's payment to the retirement plan referenced above, the Employer agrees to execute all necessary agreements to enroll the Employee in the ICMA-RC Section 457 deferred compensation plan and the Employer agrees to pay an amount equal to 3 (three) % of Employee's base salary into the designated plan on the Employee's behalf, in equal proportionate amount each pay period.

The foregoing contributions are in addition to the Employers payment of Social Security/FICA for the Employee.

Section 8: Other Financial Consideration

Employer will pay, on a reimbursement basis without markup, a total moving allowance of up to \$7500.00 for the Employee to a) relocate to Colorado and b) become a resident of the City in accordance with the Charter and Section 15 of this Agreement.

Employer agrees to consider and as approved by Council budget for and to pay for professional dues and subscriptions of the Employee necessary for continuation and full participation in national, regional, state, and local associations, service club(s) and organizations necessary and desirable for the Employee's continued professional participation, growth, and advancement, and for the good of the Employer.

Employer agrees to consider and as approved by Council annually budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings and occasions to adequately continue the professional development of Employee and to pursue necessary official functions for Employer, including but not limited to, the Colorado Municipal League, International City Management Association (ICMA) and such other national, regional, state and local groups and committees in which Employee is a member. Other continuing education, professional development and/or professional membership(s) or affiliations shall be requested by the Employee and considered and approved by Council in advance on a case by case basis.

The Employer shall provide Employee with office equipment such as a tablet computer and software, a cell phone stipend or City issued cell phone in accordance with City policy as well as an office computer the same or similar to that issued to other employees.

Section 9: Termination

For the purpose of this agreement, termination shall occur when:

The majority of the governing body votes to terminate the Employee at a duly authorized public meeting; or,

If the citizens act to amend any provisions of the Charter pertaining to the role, powers, duties, authority, responsibilities of the Employee's position that substantially changes the form of government, the Employee shall have the right to declare that such amendments constitute termination; or,

If the Employer reduces the base salary or any other financial benefit of the Employee, unless it is applied in no greater percentage than the average reduction of all City employees, such action shall constitute a breach of this agreement and will be regarded as a termination; or,

If the Employee resigns following an offer to accept resignation in lieu of termination, whether formal or informal, by the Employer as representative of the majority of the governing body, then the Employee may declare a termination as of the date of the suggestion or offer to accept his resignation; or,

A breach of contract occurs, declared by either party and the breach is not cured within a 15 day cure period for either Employee or Employer. Written notice of a breach of contract shall be provided in accordance with the provisions of Section 16.

If the Employee is charged and convicted of a felony and/or class I misdemeanor the Employer shall terminate this agreement and severance shall not be payable to the Employee.

If the Employee is charged with a felony and/or class I misdemeanor the Employer may terminate this agreement and severance shall not be payable to the Employee if as a result of the Employee being charged the City has been cast in a negative light and/or the actions of the Employee have brought the City and/or the City Council into disrepute.

If the Employee is credibly alleged by any person(s) in writing to have committed an act(s) of malfeasance and/or nonfeasance, willful breach or habitual neglect of duty(ies) within the scope of the Employees' employment the Employer may terminate this agreement and severance shall not be payable to the Employee if as a result of the allegations against the Employee the City has been cast in a negative light and/or the actions of the Employee have brought the City and/or the City Council into disrepute.

Section 10: Severance

In the event the Employee is terminated by the Employer as described above and during such time the Employee is willing and able to perform his duties under this Agreement, then Employer agrees to pay 9 months' salary and benefits bi-weekly as severance.

Section 11: Resignation

In the event that the Employee voluntarily resigns (is not asked to leave or his not suggested to resign in lieu of termination) his position with the Employer, the Employee shall provide a minimum of 30 days' notice unless the parties agree otherwise. The Employee is not entitled to severance pay or benefits upon resignation.

Section 12: Performance Evaluation

Employer no less often than annually, during the first quarter or each year, shall review the performance of the Employee subject to a process, form, criteria, and format for the evaluation which shall be mutually agreed upon by the Employer and Employee. The process at a minimum shall include the opportunity for both parties to: a) prepare a written evaluation, b) meet and discuss the evaluation and c) present a written summary of the evaluation results. A written annual evaluation should be completed and delivered to the Employee within 30 days of the evaluation meeting.

Section 13: Hours of Work

It is recognized that the Employee must devote a great deal of time outside the normal office hours on business for the Employer, and to that end Employee shall be allowed to establish his own appropriate work schedule.

Section 14: Indemnification

Beyond that required under Federal, State or local law, Employer shall defend, hold harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as City Manager or resulting from the exercise of judgment or discretion in connection with the performance of program duties or responsibilities, unless the act or omission involved willful or wanton conduct. The Employee may request and the Employer shall not unreasonably refuse to provide legal representation at Employer's

expense and Employer may not unreasonably withhold approval. Legal representation, provided by Employer for Employee, shall extend until a final determination of the legal action including any appeals brought by either party. The Employer shall indemnify employee against any and all losses, damages, judgments, interest, settlements, fines, court costs and other reasonable costs and expenses of legal proceedings including attorney's fees, and any other liabilities incurred by, imposed upon, or suffered by such Employee in connection with or resulting from any claim, action, suit, or proceeding, actual or threatened, arising out of or in connection with the performance of his duties. Any settlement of any claim must be made with prior approval of the Employer in order for indemnification, as provided in this Section, to be available.

Employee recognizes that Employer shall have the right to compromise and unless the Employee is a party to the suit which Employee shall have a veto authority over the settlement, settle any claim or suit; unless, said compromise or settlement is of a personal nature to Employee. Further, Employer agrees to pay all reasonable litigation expenses of Employee throughout the pendency of any litigation to which the Employee is a party, witness or advisor to the Employer. Such expense payments shall continue beyond Employee's service to the Employer as long as litigation is pending. Furthermore, Employer agrees to pay Employee reasonable consulting fees and travel expenses when Employee serves as a witness, advisor or consultant to Employer regarding actual or pending litigation, whether while employed or after employment ends.

Section 15: Other Terms and Conditions of Employment

The Employer, only upon agreement with Employee, shall fix any other terms and conditions of employment, as it may determine from time to time, relating to the performance of the Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement the Charter or ordinances of the City or any other law.

The Employee shall reside within the City limits on or before the expiration of nine (9) months from his first date of employment with the Employer and shall continue to reside in the City during the term of his employment.

Section 16: Notices

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) EMPLOYER: Human Resources Director with a copy to the City Attorney, 250 N. 5th Street, Grand Junction, CO 81501.
- (2) EMPLOYEE: Greg Caton, _____.

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil legal practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 17: General Provisions

Integration. This Agreement sets forth and establishes the entire understanding between the Employer and the Employee relating to the employment of the Employee by the Employer. Any

prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties by mutual written agreement may amend any provision of this agreement during the life of the agreement. Such amendments shall be incorporated and made a part of this agreement.

Binding Effect. This Agreement shall be binding on the Employer and the Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.

Effective Date. This Agreement shall become effective no later than July 11, 2016.

Severability. The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

IN WITNESS THEREOF, the City Council of the City of Grand Junction, Colorado by and through the President of the Council and duly attested by the City Clerk and the Employee has signed and executed this agreement the day and year first written above.

Greg Caton
Employee/City Manager

City of Grand Junction/Employer

Phyllis Norris
President of the City Council

Attest:

Stephanie Tuin
City Clerk

Approved as to form:

John P. Shaver
City Attorney



Attach6

CITY COUNCIL AGENDA ITEM

Date: March 9, 2016

Author: Brian Rusche

Title/ Phone Ext: Senior Planner/4058

Proposed Schedule:

1st Reading: Wednesday, March 16, 2016

2nd Reading: Wednesday, April 6, 2016

File #: PLD-2015-464

Subject: Christian Living Services, Outline Development Plan, Located at 628 26 ½ Road
Action Requested/Recommendation: Adopt the Zoning Ordinance on Final Passage and Order Final Publication in Pamphlet Form
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicants request approval of an Outline Development Plan (ODP) to develop a 58,000 square foot Assisted Living Facility for Christian Living Services, under a Planned Development (PD) zone district with default zone of R-O (Residential Office), located at 628 26 ½ Road.

Background, Analysis and Options:

The 2.37 acre site is an unusually shaped triangular lot located at the northeast corner of 26 ½ Road and Horizon Drive. The present zoning of R-O has no maximum residential density and would permit an assisted living facility. However, the R-O zone also has a maximum building size of 10,000 square feet. The proposed project is one building, not to exceed 58,000 square feet and will provide both assisted living and memory support residential units.

A full analysis of the proposed ODP, including addressing applicable approval criteria, is included in the attached report.

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

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

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

How this item relates to the Economic Development Plan:

The proposed rezone meets with the goals and intent of the Economic Development Plan by assisting a new business that offers its services to an aging population to establish a presence within the community.

Neighborhood Meeting:

A Neighborhood Meeting was held on September 1, 2015. A summary of the meeting is attached to this report.

Board or Committee Recommendation:

The Planning Commission forwarded a unanimous recommendation of approval at their regular meeting of March 8, 2016.

Financial Impact/Budget:

Development of the property could provide significant financial benefit to the City in the form of taxable property, but likewise could create significant impact to the City in the form of necessary emergency services for facility residents.

Legal issues:

The City Attorney's office has reviewed the request.

Previously presented or discussed:

First Reading of the proposed Ordinance was on March 16, 2016.

Attachments:

1. Background Information
2. Staff Report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan – Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Outline Development Plan
9. Neighborhood Meeting Summary
10. Proposed Ordinance

BACKGROUND INFORMATION					
Location:		628 26 ½ Road			
Applicant:		Jim West Builder, Inc. – Owner Confluent Development – Applicant Ciavonne, Roberts and Associates - Representative			
Existing Land Use:		Vacant land			
Proposed Land Use:		Assisted Living Facility			
Surrounding Land Use:	North	Church			
	South	Multi-Family Residential			
	East	Church			
	West	Single Family Residential			
Existing Zoning:		R-O (Residential Office)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)			
	South	PD (Planned Development)			
	East	R-4 (Residential 4 du/ac)			
	West	R-2 (Residential 2 du/ac)			
Future Land Use Designation:		Residential Medium (4-8 du/ac)			
Blended Residential Category:		Residential Medium (4-16 du/ac)			
Zoning within density/intensity range?		X	Yes		No

Grand Junction Municipal Code (GJMC) Chapter 21.05 – Planned Development

Section 21.05.010 – Purpose: The planned development zone applies to unique single-use projects where design flexibility is not available through application of the standards in Chapter 21.03.

The present zoning of R-O (Residential Office) would permit the proposed assisted living facility, which is classified as an unlimited group living facility under GJMC Section 21.04.010. However, the R-O zone also has a maximum building size of 10,000 square feet, per GJMC Section 21.03.070(a). While an assisted living complex could be constructed with multiple buildings, each meeting the 10,000 square foot requirement, the applicant has indicated that such a concept would be inefficient and inconvenient for residents and staff. The applicant has proposed one building not to exceed 58,000 square feet.

Long-Term Community Benefit: This section also states that Planned Development zoning should be used when long-term community benefits, as determined by the Director, will be derived. Specific benefits include, but are not limited to:

- a) More effective infrastructure;
 - a. The single +50,000 square foot building is in itself a far more efficient land use than five, 10,000 square foot buildings, which could meet the existing zoning, on this uniquely shaped parcel;
 - b. The sharing of parking with the Lutheran Church is more efficient, reduces impermeable surfaces, and would not be possible with additional buildings;
 - c. One sewer main and one water main vs. a spider web of utilities servicing separate buildings;
- b) Reduced traffic demands;
 - a. The nature of Assisted Living is less traffic and less parking than any traditional residential product;
 - b. The site is on the corner of a Major Collector and a Minor Arterial, and the traffic impacts of Assisted Living are far less than most uses allowed in an R-O zone;
- c) Needed housing types and/or mix;
 - a. There is a growing demand for Assisted Living facilities. This location is prime due to the road network and proximity to the hospital, grocery, and other community needs.
- d) Innovative designs;
 - b. This property is unusual in shape and difficult to develop, and comes with encumbrances that add to the challenge. The configuration of the building, along with the finishes, will enhance this prime corner and make a very positive impact on the neighborhood and community.

The applicant has presented, and planning staff concurs, several long-term community benefits of the proposed PD, including more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

Section 21.05.020 - Default standards.

The use, bulk, development, and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter [21.03](#) GJMC. In a planned development context, those standards shall be referred to as the default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based.

Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the rezoning ordinance.

The R-O (Residential Office) zone includes Architectural Considerations, per GJMC Section 21.03.070(a). The applicant proposes to address all of these requirements as part of the Final Development Plan, with the following deviations:

- The proposed building cannot align with existing neighboring buildings, which are churches that have been constructed in the middle of large lots, far exceeding the minimum required setbacks.
- The main entrance cannot open onto a street due to the internal programming of the facility, which is designed to maximize safety and comfort for residents.

Instead, the building affords all units sufficient windows to the outdoor landscaping areas, including those which face an internal courtyard. Emergency exits will still be provided as required by building codes.

Section 21.05.030 - Establishment of Uses: The property will be developed into a singular use: an assisted living facility not to exceed 58,000 square feet. This use includes ancillary support services internal to the facility and does not include retail space.

Section 21.04.030(p) Use-specific standards – Group Living Facility: An assisted living facility is listed as an example of a group living facility under this section. These facilities are required to be registered by the City annually, as stated here:

- (8) The Director shall approve the annual registration if the applicant, when registering or renewing a registration, provides proof that:
 - (i) The group living facility has a valid Colorado license, if any is required;
 - (ii) The group living facility is at least 750 feet from every other group living facility;
 - (iii) The group living facility has complied with the applicable City, State and other building, fire, health and safety codes as well as all applicable requirements of the zone district in which the group living facility is to be located;
 - (iv) The architectural design of the group living facility is residential in character and generally consistent with the R-O zone district;
 - (v) Only administrative activities of the private or public organization sponsored, conducted or related to group living facilities shall be conducted at the facility;
 - (vi) The group living facility complies with the parking requirements of this code; and
 - (vii) The maximum number of residents allowed is not exceeded.

All of these standards will be met by the proposed facility prior to registration, as directed in this section.

Section 21.05.040 – Development Standards:

(a) **Generally.** Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied.

Residential Density: The density calculation for a group living facility equates to four (4) beds as one (1) dwelling unit (GJMC Section 21.04.030.p.1). The proposed facility will include 84 beds, for a density of 8.8 dwelling units per acre. The current R-O zone has a minimum density of 4 du/ac and no maximum density. Two other Planned Developments (PD) south of the subject property have densities of 9.5 du/ac (The Glen Condominiums) and 12.4 du/ac (Westwood Estates Condominiums).

Minimum District Size: A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

(1) Is adequately buffered from adjacent residential property;

The nearest single-family residence is over 200 feet from the west property line. The nearest multi-family residence is over 250 feet from the south property line. The two properties to the north are zoned residential but churches currently occupy the sites.

(2) Mitigates adverse impacts on adjacent properties; and

The immediately adjacent properties are both churches, which include copious amounts of open space surrounding their facilities, thus mitigating potential adverse impacts. In addition, the developer is working with the Lutheran Church on improving and subsequently sharing their existing parking lot.

(3) Is consistent with the goals and policies of the Comprehensive Plan.

The proposed ODP is consistent with the goals and policies of the Comprehensive Plan, specifically **Goal 12:** Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

It is the opinion of Staff that the proposed development meets the criteria to allow a planned development smaller than five acres.

Open Space: There is no minimum open space standard articulated in the R-O (Residential Office) zone. A group living facility shall only be located or operated on a parcel that contains at least 500 square feet for each person residing in the facility; using this metric the proposed facility has 1229 square feet per person.

Landscaping: Landscaping shall meet or exceed the requirements of GJMC Section 21.06.040. The landscaping plan will be reviewed as part of the Final Development Plan and shall meet or exceed the requirements of GJMC Section 21.06.040.

Parking: The developer has agreed to build a parking lot that not only provides the minimum number of spaces for a group living facility, which is 1 space per 4 beds plus 1 space per 3 employees per GJMC Section 21.06.050(c), but will complete a shared parking agreement with the Church to provide a minimum number of spaces for the church, based on capacity in the sanctuary. This agreement will be evaluated at the Final Development Plan stage.

Street Development Standards: The property currently shares access off 26 ½ Road with the St. Paul Evangelical Lutheran Church next door to the north. The applicants have been approved (TED-2015-471) for an access to Horizon Drive, in addition to access from 26 ½ Road.

Internal circulation, including continued shared access to the church, will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

Deviation from the Development Default Standards:

The applicant has requested the following deviation to the development standards of the R-O (Residential Office) zone:

- Maximum Building Size shall be 58,000 Square Feet.

The R-O (Residential Office) zone includes Architectural Considerations, per GJMC Section 21.03.070(a). The applicant proposes to address all of these requirements as part of the Final Development Plan, with the following deviations:

- The proposed building, which will meet the minimum setbacks of the R-O zone, cannot align with existing neighboring buildings, which are churches that have been constructed in the middle of large lots, far exceeding the minimum required setbacks.
- The main entrance cannot open onto a street due to the internal programming of the facility, which is designed to maximize safety and comfort for residents. Instead, the building affords all units sufficient windows to the outdoor landscaping areas, including those which face an internal courtyard. Emergency exits will still be provided as required by building codes.

Section 21.05.040(g) - Deviation from Development Default Standards: The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;

The proposed development includes a sidewalk extension along 26 ½ Road, which would ordinarily be paid for by the City, along with connections to the adjacent Lutheran Church which will promote cross-access between the two facilities.

- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;

The development does not propose open space, reservation of agricultural land or land dedication of 20 percent or greater. Therefore this amenity cannot be used.

- (3) Community facilities for provision of public services beyond those required for development within the PD;

The development is not for a community facility that will deliver public services beyond those required for development within the PD. Therefore this amenity cannot be used.

- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and

Unfortunately, the proposed project is not designed to meet this segment of housing demand. Therefore this amenity cannot be used.

- (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

The construction of this facility will provide an economic development boost to Grand Junction, including the provision of new construction jobs, additional property tax revenues for an unimproved lot, up to 44 full-time equivalent new jobs, and 84 new beds for a growing senior population both within and outside of Grand Junction.

Section 21.05.050 - Signage: Signage within the development shall meet the standards for an R-O zone, which is found in GJMC Section 21.06.070(g)(2)(ii).

Section 21.02.150 of the Grand Junction Zoning and Development Code:

An Outline Development Plan (ODP) application shall demonstrate conformance with all of the following:

- i. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

- ii. The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code;

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

The property was originally rezoned to R-O (Residential Office) to facilitate the development of a medical office complex. The owner of the property decided not to pursue that project during the recession. Now an increasing demand for assisted living facilities prompted the owner to approach the developer about the proposed project. Prior to 2010, buildings larger than 10,000 square feet could be approved with a Conditional Use Permit. That option is no longer available. In

addition, the Future Land Use designation is Residential Medium which does not allow the property to be rezoned to a more intensive commercial zone. Therefore only a PD zone will accommodate the proposed use.

This criterion has been met.

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

The subject property was originally proposed for office uses. It has been vacant since the early 2000s. Over the last 15 years other developments have occurred in waves on neighboring parcels, including churches and multi-family uses, this property, due to its physical limitations, has been left behind.

However the character and/or condition of the area has not changed and therefore this criterion has not been met.

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

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and commiserate with the impacts of the development.

This criterion has been met.

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

There is a growing demand for assisted-living and, in particular, memory support facilities as the population ages. There are few sites large enough to accommodate these facilities while also being near the regional medical center(s) which are becoming an important part of the local economy.

This criterion has been met.

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

The long-term community benefits of the proposed PD include more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site. In addition, it meets goals of the Comprehensive Plan by addressing a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community.

This criterion has been met.

- iii. The planned development requirements of Chapter 21.05;

The proposed ODP is in conformance with the Planned Development requirements of Chapter 21.05 of the Zoning and Development Code.

- iv. The applicable corridor guidelines and other overlay districts in Chapter 21.07;

This property is not subject to any corridor guidelines or other overlay districts.

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

Adequate public services and facilities, include Ute domestic water and Persigo 201 sanitary sewer are currently available adjacent to the property and will be made available for use by and commiserate with the proposed development.

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

The property currently shares access off 26 ½ Road with the St. Paul Evangelical Lutheran Church next door to the north. The applicants have an approved TEDS exception (TED-2015-471) for an access on Horizon Drive, in addition to access from 26 ½ Road.

Internal circulation, including continued shared access to the church, will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

- vii. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided and reviewed as part of the final development plan.

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

The proposed density falls within the range allowed by the default zone of R-O.

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

The default land use zone is the R-O (Residential Office) with deviations as described within this staff report and contained within the Ordinance.

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

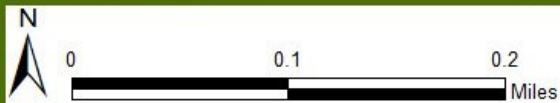
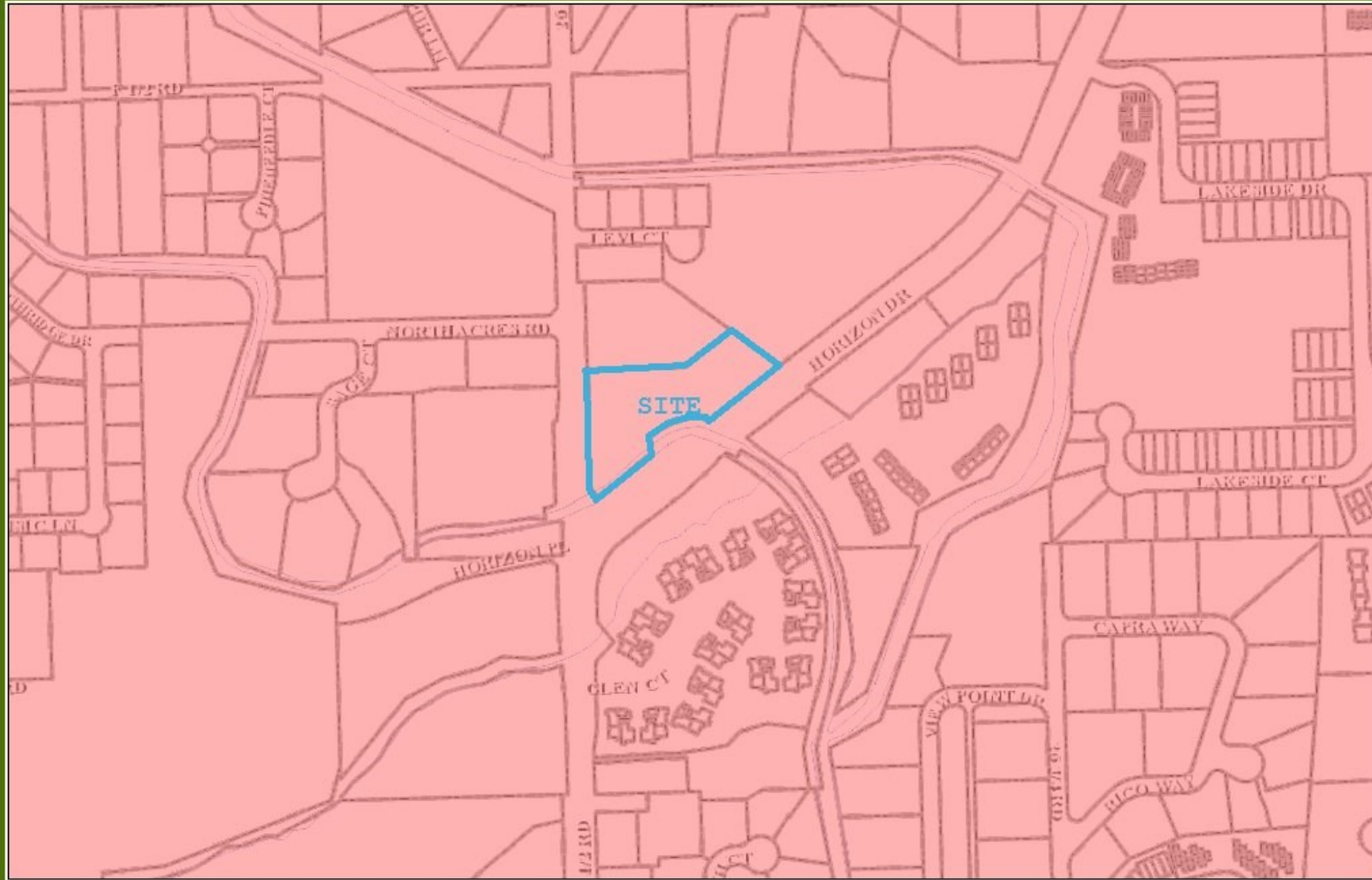
It is contemplated that the proposed development will be completed in one phase.

PLANNING COMMISSION RECOMMENDATION:

After reviewing the Christian Living Services application, PLD-2015-464, a request for approval of an Outline Development Plan (ODP) and Planned Development Ordinance, the following findings of fact/conclusions and conditions of approval were determined by the Planning Commission:

1. The requested Planned Development - Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goal 12.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have been addressed.
3. The review criteria in Section 21.05 – Planned Development have been addressed, including those deviations and exceptions noted in the staff report and outlined in the PD ordinance, summarized as follows:
 - Maximum Building Size shall be 58,000 Square Feet.
 - The proposed building will not be required to align with existing neighboring buildings.
 - The proposed building will not be required to provide a main entrance which opens onto a street.

Location Map

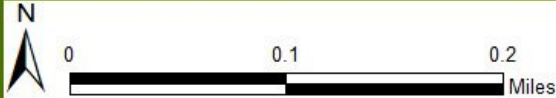


Printed: 12/28/2015

1 inch = 358 feet



Aerial Photo (2015)

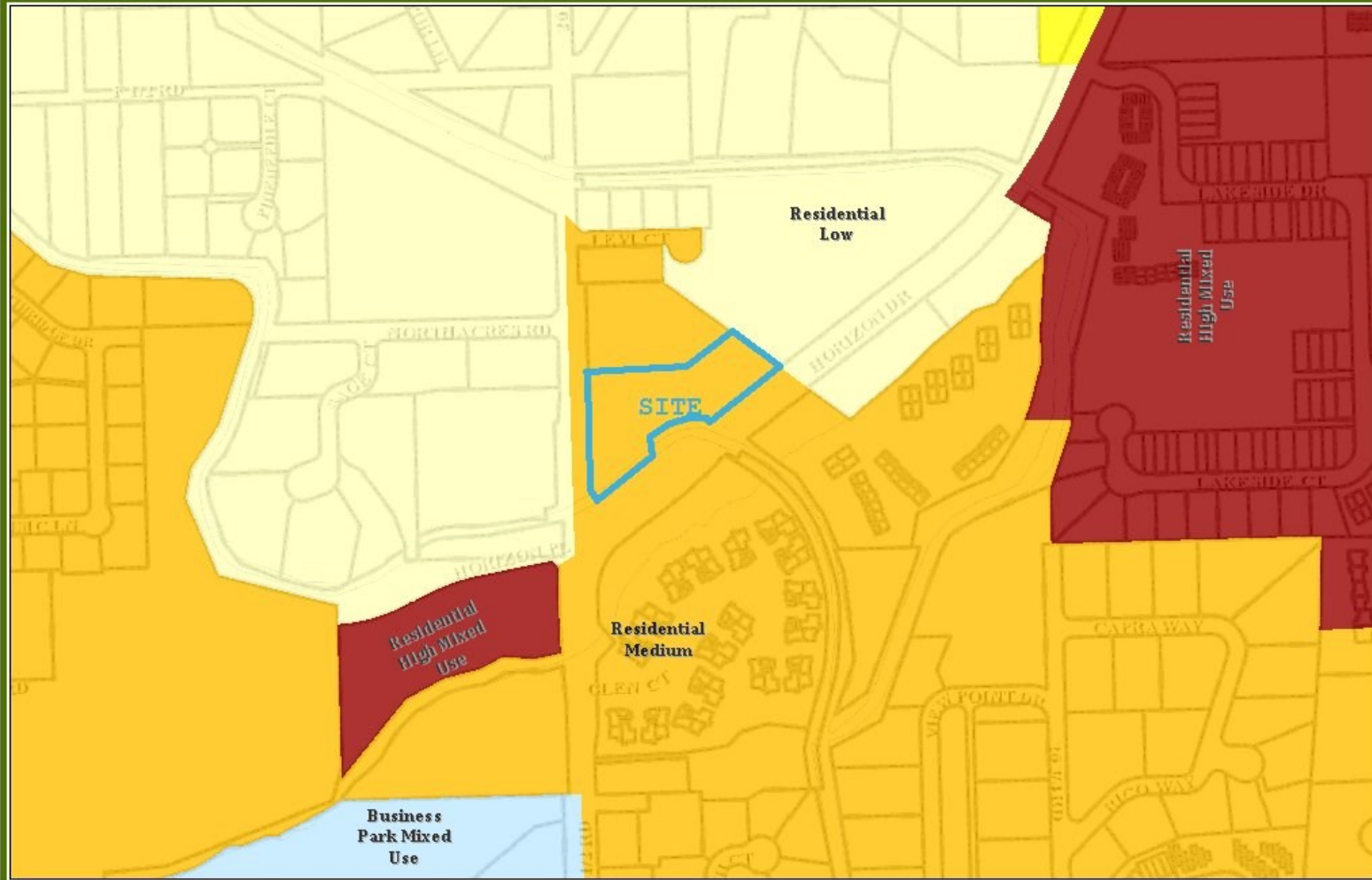


Printed: 12/28/2015

1 inch = 358 feet



Comprehensive Plan - Future Land Use Map

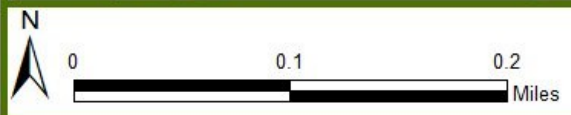


Printed: 12/28/2015

1 inch = 358 feet



Existing Zoning Map



Printed: 12/28/2015

1 inch = 358 feet



7th Street and Horizon Drive Outline Development Plan for Christian Living Services Planned Development Zone / Site Plan General Project Report

Project Overview

The applicant, Confluent Development, c/o H. McNeish, is requesting approval of an Outline Development Plan (ODP) for the northeast corner of 7th Street and Horizon Drive. The applicant is proposing an Assisted Living and Memory Care Facility, which are allowed uses under R-O zoning, but due to building size requires a rezone from R-O to PD. Components of the development include the residential facility, internal support uses, project parking, and shared parking with the Lutheran Church to the north.

The 2.37 acre project located on the northeast corner of 7th Street and Horizon Drive is within a single lot currently zoned R-O in the City, and R-O has no maximum residential density. The property is an unusual shape, and is encumbered by a Grand Valley Irrigation Company facility on the south, as well as a parking easement for the adjacent Lutheran Church to the north.

Residential Medium is the Growth Plan designation for the entire property, the Lutheran Church, and a property to the north, as well as properties to the south; Residential Low occurs to the east and west; with Residential High across the intersection on the southwest corner of 7th and Horizon.

This ODP Submittal includes the necessary documentation to process a rezone request for the property to Planned Development (PD), as well as Site Plan review. The applicant maintains that a Planned Development zone designation will allow for some flexibility in standards and assist in the creation of higher architectural standards through a custom designed single structure facility. There are no additional 'uses' being requested.

The ODP for this project relies on the code provisions listed below. These items are addressed below, within Item F of this report, and/or its attachments:

- o Section 21.02.150 (b)(2) – ODP Approval Criteria;
- o Section 21.05.010 – Community Benefit
- o Section 21.05.040 (f) – Development Standards
- o Section 21.03.070 – Mixed Use Districts

A. Project Description

Location

- The property is located on the northeast corner of 7th Street and Horizon Drive. There is approximately 325 LF of frontage along the east side of 7th Street, and 625 LF of frontage along the north side of Horizon Drive, however over 400 LF of this frontage is encumbered by a GVIC facility.
- The property also has a Parking Easement with the Lutheran Church to the north that includes a paved parking area. Other than this, the property is vacant.

Acreage

- The entire property is approximately 2.37 acres.

Proposed Use

- The proposed use is an Assisted Living Facility. Although the use is allowed in the existing R-O zone, the proposed building size is the catalyst to secure a PD zone designation.

B. Public Benefit

This Christian Living Services Assisted Living Facility Planned Development is a great 'fit' for this property and neighborhood, and meets the intent of the Growth Plan and the development requirements of the City of Grand Junction. Public benefits include:

- the development of vacant properties within the City 201 boundary;
- the development of an Infill property; in particular an awkward, difficult shaped property with existing irrigation and parking encumbrances that will be respected;
- the creation of a 'neighborhood', which is not currently present, by infilling the 'hole-in-the donut' between the adjacent Lutheran Church, Four Square Church, Westwood Estates Condominiums, The Glen Condominiums, and Mesa View Retirement Center;
- Christian Living Services is at a density of 8.8 units per acre, which is above the minimum for the current R-O zone, but below the density of adjacent projects: 12.4 at Westwood Estates Condominiums, and 9.5 at The Glen Condominiums ... making it more compatible with the established residential developments.
- Christian Living Services supports a growing population and need for assisted care facilities, as does its neighbor Mesa View Retirement.
- road and sidewalk improvements that meet City standards, including: curb, gutter, and access improvements on 7th Street and Horizon Drive; vehicular interconnectivity to the Lutheran Church (north); and a proposed pedestrian connection to a pedestrian trail on the Four Square Church property (east);
- utility extensions, upgrades, and improvements;
- higher density residential development requires less water consumption per residential unit when compared to single family detached dwellings.

In addition to the above, the Christian Living Services Planned Development provides Long Term Community Benefits in support of the PD zone designation, which are addressed in Item F below, specifically Section 21.05.010 (and 21.02.150) – Long Term Community Benefit.

C. Neighborhood Meeting

A neighborhood meeting was held on September 1, 2015 at 5:30pm at the Lutheran Church, immediately north of the property. Approximately 18 neighbors were in attendance, but only 11 signed the check in sheet. The attending neighbors that came to the meeting asked about additional traffic, parking lot lighting, noise, but were pleased to find out the proposed Assisted Living Facility and PD zone would be more of a 'low impact' multi-family residential project than other uses that might occur within the RO Zone. Other questions asked were what the design of the future building would be and estimated timing of construction. Much of the discussion time was expressed interest and support for the services that this assisted living facility would provide.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

The proposal conforms to the Growth Plan, the City Zoning and Development Code, and known City regulations, except as otherwise noted in the ODP document.

A request for a TEDS exception for the Horizon Drive access has been approved and this access has been incorporated into the design of the project as submitted.

Surrounding Land Use

Property to the north includes the Lutheran Church; to the west across 7th Street is single family residential; to the southwest 'cattycorner' across the 7th and Horizon intersection is Mesa View Retirement center, to the south is multi-family residential; to the east is the Four Square Church.

Adjacent zoning:

- NORTH: R4, however this property is somewhat of an anomaly to the zone as it is a church property.
- WEST: R-2;
- SOUTHWEST: PD;
- SOUTH: PD (two multifamily developments)
- EAST: R4, however this property is somewhat of an anomaly to the zone as it is a church property.

This proposal is consistent and compatible with the surrounding development, the Growth Plan, and provides an attractive alternative to the limited building size allowed in the straight zoning.

Site Access & Traffic Patterns

Access into the site will be limited to two entrances / exits: one from 7th Street, and the other from Horizon Drive (requiring the approved a TEDS Exception). The access on 7th will consolidate and 'clean-up' a wide and confusing existing access to the shared parking area. The access on Horizon Drive is aligned with the access entry to the Westwood Estates subdivision.

Access within the site is primarily the parking lot drive aisle that goes from 7th Street to Horizon Drive. An access stub to the Lutheran Church is proposed on the north boundary of this property, accommodating a request from City Staff. Pedestrian access is improved via internal walkways, connections to both churches (north and east), and improvements along Horizon Drive and 7th Street.

A Traffic analysis by McDowell Engineering, LLC, is provided with this submittal.

This project provides shared parking, via an existing parking easement, with the Lutheran Church to the north. An analysis of the required and shared parking is provided in Item F below, specifically Section 21.05.040 (f) – Development Standards.

Availability of Utilities

All necessary infrastructure and utilities are available for the property.

Utility providers are:

- Water – Ute
- Sewer – City
- Storm Sewer- City
- Drainage – Grand Junction Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power / Gas – Xcel

Special or Unusual Demands on Utilities

There are no known unusual demands on utilities.

Effects on Public Facilities

This development will have expected, but not unusual impacts on Public Facilities.

Off-site improvements will be paid for and constructed via the City TCP fees.

Site Soils

NRCS soils information is provided with this submittal.

Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

Surrounding Land Use

Property to the north includes the Lutheran Church; to the west across 7th Street is single family residential; to the southwest 'cattycorner' across the 7th and Horizon intersection is Mesa View Retirement center, to the south is multi-family residential; to the east is the Four Square Church.

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There are no known unusual demands on utilities.

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Off-site improvements will be paid for and constructed via the City TCP fees.

Site Soils

NRCS soils information is provided with this submittal.

Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

Hours of Operation

As part of the ODP/PD request, the applicant notes that for an Assisted Care Facility the hours of operation are all day, every day. However, the impact of these operational hours are no different than what would be with any residential product that is allowed in the R-O default zone ... and most likely much quieter than a more traditional residential product.

Number of Employees

Christian Living Services will employ a number of people, however the 'peak staffing' on any given day is 23 employees.

Signage Plans

Signage plans are included with this submittal. The applicant anticipates primary identification signs at the intersection of 7th Street and Horizon Drive, and at the Horizon Drive access. Minor directional signage will be included within the development. All freestanding signage within the development will meet current City standards and will have similar building materials.

E. Development Schedule and Phasing

The intention is to be under construction by May of 2016, and be completed and open in early 2017.

F. Additional General Report Discussion Items

Section 21.02.150.b.2– ODP Approval Criteria:

(b) Outline Development Plan (ODP).

- (2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:
- (i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;
 - o This application is about placing a larger building in an existing R-O zone, and is not changing any aspects of the Comprehensive Plan;
 - o This project utilizes the existing road network, and is not modifying the Grand Valley Circulation Plan (which identifies 7th Street as a Major Collector and Horizon Drive as a Minor Arterial);
 - o This plan is utilizing the City Development Code to create the ODP and PD zone.
 - (ii) The rezoning criteria provided in GJMC 21.02.140;
 - o This application is about placing a larger building in an existing R-O zone, and is not seeking additional density nor changes in use allowed in the R-O zone;
 - o The character of the area has changed with the anomalies of having churches in the adjacent abutting R-4 properties. The architectural character of the area has changed with the larger structures associated with churches, as well as Mesa View Residential Retirement.
 - (iii) The planned development requirements of Chapter 21.05 GJMC;
 - o This is addressed below under 21.05.010 Purpose.
 - (iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;
 - o The above guidelines and overlays are not applicable to this property.
 - (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
 - o This was addressed in Item D of the above Narrative.
 - (vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;
 - o This was addressed in Item D of the above Narrative.
 - (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;
 - o Although NOT a request of the ODP, this project proposes variations to the buffering of adjacent properties due to: (1) these R-4 properties have been developed as church properties, negating the purpose for buffering; (2) the need and desire to share parking with the Lutheran Church to the north, where buffering would conflict with future parking expansion for the church; and (3) an existing undevelopable strip of land between this

- property and the Four Square Church where a pedestrian path easement exists. Such variations must be approved by the Director in the Site Plan process.
- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;
 - o Not applicable. This is a single use property.
 - (ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;
 - o This project utilizes the existing R-O zoning as the default zoning for the PD. The only deviation from the R-O zone is building size.
 - (x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;
 - o Not applicable. This will be built in one phase.

Section 21.05.010 (and 21.02.150) – Long Term Community Benefit

The planned development (PD) zone applies to mixed use or **unique single-use projects where design flexibility is desired and is not available through application of the standards** established in Chapter 21.03 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The following long-term community benefits that support a PD zoning of the Christian Living services Assisted Living Facility include, but are not limited to:

- More effective infrastructure
 - o The single + 50,000 SF building providing 66 units is in itself far more efficient land use than five 10,000 SF sixplex buildings (meeting R-O zoning) could be on this uniquely shaped parcel;
 - o The sharing of parking with the Lutheran Church is more efficient, reduces impermeable surfaces, and would not be possible with five 10,000 SF sixplex buildings meeting R-O zoning;
 - o One sewer main, one water main vs. a spider web of utilities servicing five sixplex buildings;
- Reduced traffic demands
 - o The nature of Assisted Living is less traffic, less parking than any traditional residential product;
 - o This site is on the corner of a Major Collector and a Minor Arterial, and the traffic impacts of Assisted Living are far less than most uses allowed in an R-O zone;
- Needed housing type
 - o There is a growing demand for Assisted Living facilities. This location is prime due to the road network, adjacency to other assisted living facilities, and proximity to the hospital, grocery, and other community needs.
- Innovative designs
 - o This property is unusual in shape and difficult to develop, and comes with encumbrances that add to the challenge. The configuration of the building, along with the finishes, will enhance this prime corner and make a very positive impact on the neighborhood and community.

Section 21.05.040 (f) – Development Standards

(e) **Minimum District Size.** A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;
 - (2) Mitigates adverse impacts on adjacent properties; and
 - (3) Is consistent with the goals and policies of the Comprehensive Plan.
- o We are requesting the Planning Commission recommend and the City Council to find our PD request be permitted on less than 5 acres. The purpose of the PD zone is to allow mixed use or unique single-use projects where design flexibility is not available through applications of the standards,

which is needed to bring a senior living facility to this site as permitted by the current zone, but in a size that meets market demand for greater senior living options in Grand Junction. The development will meet or exceed setbacks from adjacent properties, does not create adverse impacts because of the inherent nature of the senior living use, and is consistent with the goals and policies of the Comp Plan.

(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

(1) **Setback Standards.** Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:

- (i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;
- (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
- (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

o Setback standards will met with the proposed project.

(2) **Landscaping.** Landscaping shall meet or exceed the requirements of GJMC 21.06.040 and/or as per allowed modifications by the Director.

o Landscape requirements will me met with the proposed project unless otherwise requested for modifications as permitted by the Director.

(3) **Parking.** Off-street parking shall be provided in accordance with GJMC 21.06.050. This project is not requesting an exception, but provides an analysis for shared parking with the Lutheran Church. City Traffic was not concerned with the daily Church nor the short term traffic associated with the Sunday 'peak', however, the parking analysis addresses this.

o **Rationale**

Typical Sunday scenario

- o This facility will have 66 units with 84 beds: this equates to 21 parking spaces
- o This facility will have 23 peak staff: this equates to 8 parking spaces
- o The Lutheran Church indicated that it has 80 seats: this equates to 20 parking spaces

Summary of above: 49 spaces required; 70 proposed (67 plus 3 in road stub to north);

Maximum scenario

- o This facility will have 66 units with 84 beds: this equates to 21 parking spaces
- o This facility will have 23 peak staff: this equates to 8 parking spaces
- o The Lutheran Church expands to 120 seats: this equates to 30 parking spaces

Summary of above: 59 spaces required; 70 proposed (67 plus 3 in stub to north);

Note: this project provides a parking aisle stub to the Lutheran Church which will allow them an easy expansion of parking if the need arises.

21.03.070 Mixed use districts – a) R-O: Residential Office.(4) Architectural Considerations.

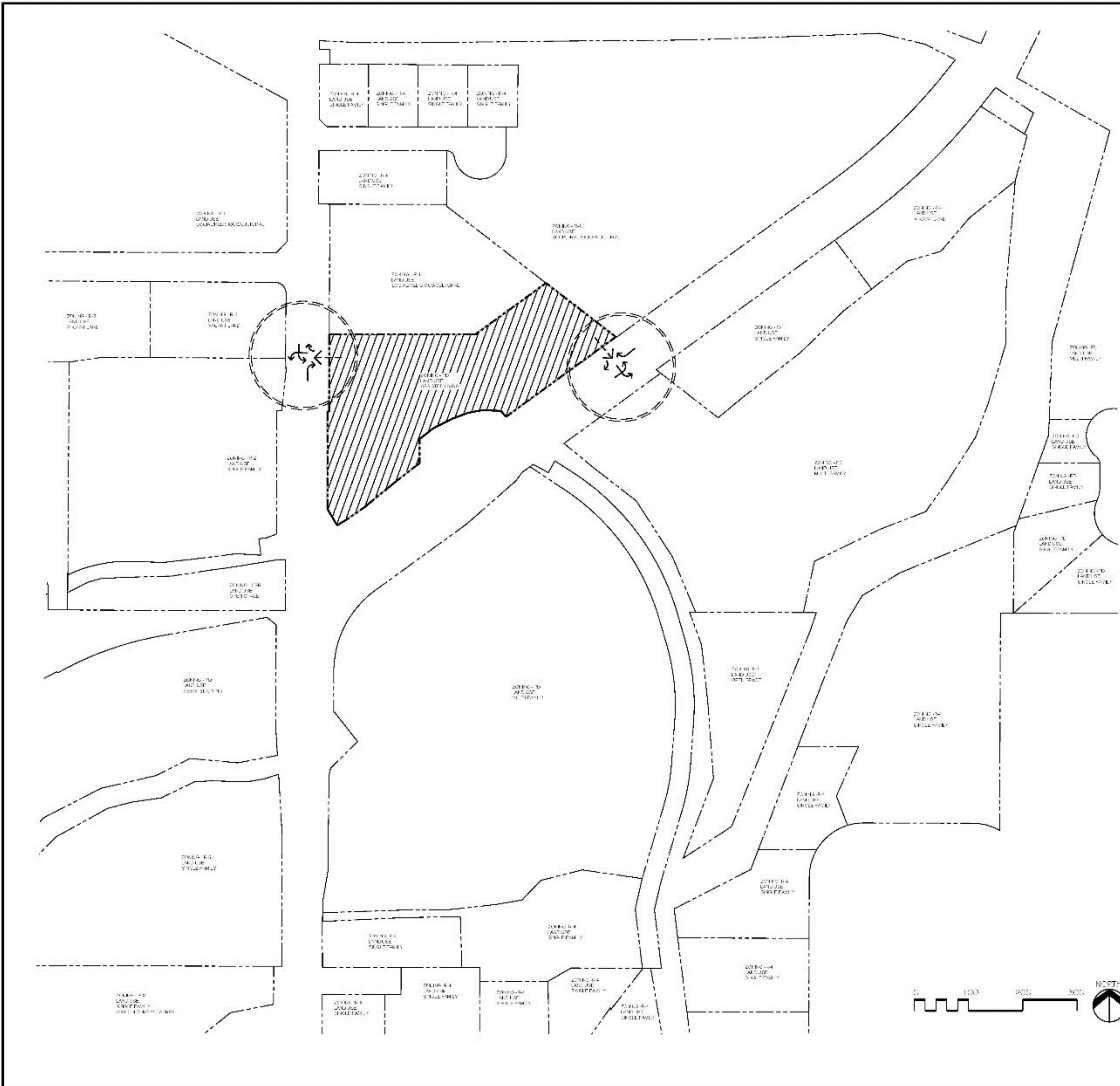
(i) **Building Alignment Along Streets.** Every new building and addition shall be located so that it aligns with existing neighborhood buildings in both elevation (e.g., horizontal lines of peaks of roofs, cornices, window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

o Buildings in the contextual area of this site are varied in their use and thereby are inconsistent with their alignment along the street frontages. The site is also challenged by the unique parcel configuration and frontages on both 26 ½ Road and Horizon Drive.

(ii) **Building Orientation/Style.** Main entrances shall open onto a street and shall align with those of

adjacent residential buildings. For example, in many R-O areas, raised foundations and steps that define the main entrance are prevailing residential characteristics. Door styles shall be similar to those found on residential dwellings.

- o Because of the parcel configuration and unchangeable elements such as the Grand Valley irrigation canal, it is simply not practical to orient the main building entrance directly onto the street. However, best efforts have been made to orient the building entrance toward the primary roadway - Horizon Drive – and with enhanced architectural features, will be clearly identifiable to passers-by and visitors.



ODP LEGEND
 - - - - - PROPOSED ACCESS
 [Hatched Box] PROPOSED PD ZONE

LEGAL DESCRIPTION
 LOT 25 - PAUL DWAN LEGAL LOT 15 IN SUBDIVISION
 IN THE WOODRIDGE SECTOR OF TOWN AND SOUTH RANGE - WEST, U.M.
 City of Grand Junction, Mesa County, Colorado

- GENERAL NOTES**
1. THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-10 TO A ZONING OF PD - PLANNED DEVELOPMENT.
 2. THE PD ZONE HAS ONE DEFAULT TYPE R.O. RESIDENTIAL OFFICE.
 3. REFER TO TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE, LOT, SETBACK AND BULK STANDARDS.
 4. USES PROHIBITED IN THIS ZONE ARE THOSE TYPICALLY ASSOCIATED WITH ASSISTED LIVING, PROBABLY RECREATION WITH INTERNAL SUPPORT, USES NOT IN COMMERCIAL OR RETAIL.
 5. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL BE HELD TO CONFORM TO THE PROPOSED ZONE D IMPOSITION STANDARDS AND THE STANDARDS AND DEVELOPMENT ORDINANCES PROPOSED WITH THIS SUBMITTAL DEVELOPMENT PLAN.
 6. BASED ON CURRENT ZONING THERE IS NO MAXIMUM RESIDENTIAL DENSITY.
 7. SITE DESIGN AND ARCHITECTURAL STANDARDS ARE FOR THE CITY OF GRAND JUNCTION CODE. SEE THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT FOR SITE AND ARCHITECTURAL DESIGN STANDARDS.

**TABLE 1
 PROPOSED ZONE, LOT, SETBACK AND BULK STANDARDS**

PROPOSED ZONE	MIN. LOT SIZE		MIN. FRONT SETBACK		MIN. SIDE SETBACK	MIN. REAR SETBACK	MAX. LOT COVERAGE	MAX. BUILDING HEIGHT	MAX. GROUND COVER
	AREA (SQ FT)	DEPTH (FT)	FRONT (FT)	DEPTH (FT)					
R-10	5,000	25	25	5	10	10	40	30.0%	

- (1) MUNICIPAL ACCESSORY BUILDING
- (2) DEVIATIONS FROM R-10 DEFAULT STANDARDS
 MAXIMUM BUILDING SETBACK SHALL BE 50,000 SF
- (3) DENSITY EXCEEDS 4 UNITS / ACRE. NO MAXIMUM RESIDENTIAL DENSITY

**TABLE 2
 SITE DESIGN STANDARDS,
 ARCHITECTURAL CONSIDERATIONS**

- (1) SITE DESIGN AND ARCHITECTURAL STANDARDS SHALL BE PER CITY OF GRAND JUNCTION CODE FOR THE DEFAULT ZONE OF R-10, UNLESS MODIFIED HEREIN.
- (2) AS THIS PD IS FOR AN ASSISTED LIVING FACILITY, HOURS OF OPERATION FOR THIS RESIDENTIAL FACILITY IS NOT LIMITED.
- (3) DEVIATIONS FROM R-10 ZONE ARCHITECTURAL STANDARDS
 - DUE TO THE PROPERTY CONDITIONS IN THE PROPOSED BUILDINGS CANNOT ALIGN WITH EXISTING BUILDING STANDARDS
 - DUE TO EXISTING SITE CONDITIONS ALONG BOTH STREET FRONTS, THE MAIN ENTRANCE CANNOT OPEN ONTO A STREET.

DRAWN BY: MH
 CHECKED: IC
 JOB NO.: 1529
 DATE: 10-13-2015
 REVISIONS:
 12-11-2015
 2-18-2016

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DAYONE, ROBERTS & ASSOCIATES, INC.
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 GRAND JUNCTION, COLORADO
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 970.241.0788
 www.draonline.com

CLS ASSISTED LIVING

OUTLINE DEVELOPMENT PLAN

SHEET NO.
1-1

CITY OF GRAND JUNCTION COMMUNITY PLANNING
 APPROVED BY: _____ TITLE: _____ DATE: _____

OUTLINE DEVELOPMENT PLAN



September 21, 2015

Mr. Brian Rusche
City of Grand Junction - Community Development
8101 Ralston Road
Arvada, CO 80001-8101

Re: Christian Living Center – Neighborhood Meeting Notes

Dear Brian:

The purpose of this letter is to share a summary of the neighborhood meeting we hosted on the evening of September 1, 2015. The meeting was held in the adjacent Lutheran church. The project was represented by:

- Developer, Confluent Development, H McNeish
- Operator, CLS, Camille Thompson
- Project Architect, Rosemann Architects, Don Rosemann and Nathan Rosemann
- Project Civil Engineer, RCE, Kent Shaffer
- Project Traffic Engineer, McDowell Engineering, Kari McDowell

11 people signed the attendance sheet, but the meeting was attended by approximately 18 people and the City planner. The 11 who signed in represented the following:

- East Church: 1
- West Church: 1
- North Church: 4
- Property owners: 5

Following was discussed:

- A summary of the development team, the site location, and project details was presented by the developer
 - A description of the preliminary program for the project to be one, two-story building of approximately 56,000 sq.ft. and would include both Memory Support and Assisted Living units was given
 - A description of the approval process with the city was discussed and the anticipated hearing dates of January and February was stated. It was stated that formal hearing dates will be posted on the site and sent by US Mail to residents within the mailing designated boundary
 - The process of rezoning to PD development and the reason for the changes was described. It was noted that the use as proposed is allowed by current zoning, but the restriction of 10,000 sq.ft. per building on the site would need amendment to account for the proposed program
- The operations of the building was presented by the operator
 - A description of the mission, philosophy and services of CLS was given. A summary of the specific services and staffing of the home was provided

2240 Blake Street, Suite 200
Denver, CO 80205

(303) 573-6500
fax (303) 573-6503



- The building design was presented by the Architect
 - The description of the proposed location of the memory support units and the assisted living units was given
 - A “walk” around the building to describe entrances, service areas and outdoor space was given
 - The preliminary color elevations/renderings were also presented in 2 dimension and perspective format

Following are the Comments/questions received and responses provided:

- How would parking be handled?
Response: We are working with City parking criteria and the church to provide sufficient parking for those needs. The developer and church were in discussions regarding this matter.
- Clarification on memory support
Response: Residents will meet standard qualification for memory care and will be in a secure and comfortable living environment
- What forms of payment does CLC accept?
Response: CLC provides private payment residences
- Will the site have a fence or some form of screening?
Response: Fences are not anticipated at this time
- Are there mental health limits and what are the unmet needs?
Response: The market supports a new project providing both memory care and assisted living services in this area
- Explain the FTE’s, room sizes and bed count
Response: The staff count is expected to be 44 FTEs. Nurses will meet standard qualifications. Room sizes are being finalized but there will be 84 beds total
- Will the the church to the north have visibility from Horizon Drive?
Response: Yes, the building is located in the southern-most corner and the “window” created by our detention pond and access drive provides visibility to the front door of the church
- Concern for alarms and sirens
Response: The alarms will be silent and sirens will abide by the neighborhood regulations, but we work closely with emergency care providers to manage the lights and sirens whenever possible
- Explain site lighting
Response: Site lighting design is underway but would meet city criteria for location, height and cut-off of glare and it would be designed to ensure comfort and safety of residents and visitors.



- Explain evacuation areas

Response: The evacuation plan would be finalized with the completion of the site and building plans.

Conclusion

- The general feelings of all in attendance was positive and supportive for the development. No negative comments were raised and no adverse statements regarding the development were expressed during the meeting.

If you have questions, comments or need further information, please contact me at 303-573-6500 or hmcneish@confluentdev.com.

Respectfully,

A handwritten signature in black ink, appearing to read 'H McNeish', is written over a light blue circular stamp.

H McNeish
Senior Director of Real Estate Entitlements

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE TO ZONE THE CHRISTIAN LIVING SERVICES DEVELOPMENT
TO A PD (PLANNED DEVELOPMENT) ZONE,
BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT ZONE OF
R-O (RESIDENTIAL OFFICE)**

LOCATED AT 628 26 ½ ROAD

Recitals:

A request to rezone 2.37 acres from R-O (Residential Office) to PD (Planned Development) and of an Outline Development Plan to develop a 58,000 square foot Assisted Living Facility has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Christian Living Services Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

In public hearings, the Planning Commission and City Council reviewed the request for Outline Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" through more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

- A. ALL of Lot 2, St. Paul Evangelical Lutheran Church Subdivision, City of Grand Junction, Mesa County, Colorado.
- B. Christian Living Services (CLS) Outline Development Plan is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report including attachments and Exhibits.
- C. Default Zone

The default land use zone is R-O (Residential Office), with the following deviations:

Reference Table 1 for Lot, Setback, and Bulk Standards.

Reference Table 2 for Architectural Considerations.

D. Authorized Uses

Uses include those typically associated with Assisted Living, predominately residential with internal support uses; no retail.

Table 1: Lot, Setback, and Bulk Standards:

PD ZONE	DEFAULT ZONING DISTRICT (1),(2)	MIN LOT SIZE		MINIMUM SETBACKS (1),(2)			MAX. LOT COVERAGE	MAX. HEIGHT	MAX. BLD. SIZE (MAX SF) (1),(2)
		AREA (SQ. FT)	WIDTH (FT.)	FRO	SIDE	REAR			
R-O	5,000	50	20	5	10	70	40	58,000	

Footnotes:

- (1) Principal / Accessory Building
- (2) Deviations from R-O Default Standards
 - Only one building shall be allowed, up to a maximum of 58,000 square feet.

Table 2: Architectural Considerations:

- (1) Architectural Standards shall be per the Default Zone of R-O (Residential Office) Unless Modified Herein.
- (2) Deviations from R-O Architectural Standards:
 - The proposed building will not be required to align with existing neighboring buildings.
 - The proposed building will not be required to provide a main entrance which opens onto a street.

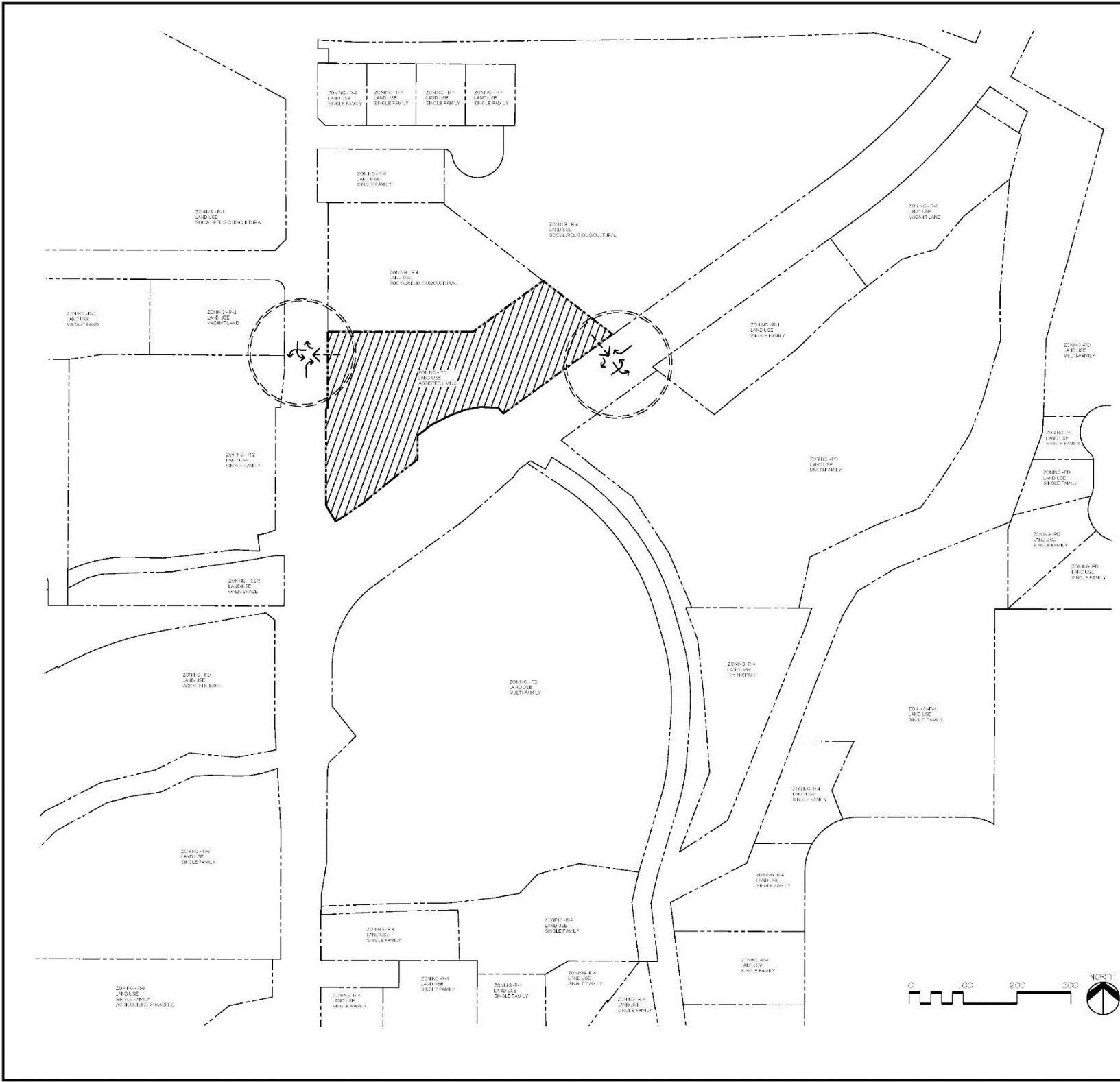
Introduced for first reading on this 16th day of March, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2016 and ordered published in pamphlet form.

President of City Council Pro Tem

ATTEST:

City Clerk



ODP LEGEND

- PROPOSED ACCESS
- //// PROPOSED PD ZONE

LEGAL DESCRIPTION

LOT 2 ST. PAUL EVANGELICAL LUTHERAN SUBDIVISION
 In the NW1/4 SE1/4, Section 2, Township 1 South, Range 1 West, U.M.
 City of Grand Junction, Mesa County, Colorado

GENERAL NOTES

1. THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-O TO A ZONING OF PD - PLANNED DEVELOPMENT.
2. THIS PD ZONE HAS ONE DEFAULT ZONE, R-O - RESIDENTIAL OFFICE
3. REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE: LOT, SETBACK, AND BULK STANDARDS.
4. USES PROPOSED IN THIS PD ARE THOSE TYPICALLY ASSOCIATED WITH ASSISTED LIVING, PREDOMINANTLY RESIDENTIAL WITH INTERNAL SUPPORT USES, NO PUBLIC COMMERCIAL OR RETAIL.
5. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
6. BASED ON CURRENT ZONING THERE IS NO MAXIMUM RESIDENTIAL DENSITY.
7. SITE DESIGN AND ARCHITECTURAL STANDARDS ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 2 FOR SITE AND ARCHITECTURAL DESIGN STANDARDS.

**TABLE 1
 PROPOSED ZONE: LOT, SETBACK, AND BULK STANDARDS**

PD ZONE	R-O	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH (FT.)	MINIMUM SETBACKS (FT.)			MAX. LOT COVERAGE (%)	MAX. HEIGHT (FT.)	MAX. BLD. SIZE (MAX. SF) (FLU2)
				FRONT	SIDE	REAR			
PD ZONE	R-O	5,000	50	20	5	10	70	40	58,000

- (1) PRINCIPAL / ACCESSORY BUILDING
- (2) DEVIATIONS FROM R-O DEFAULT STANDARDS
 - MAXIMUM BUILDING SIZE SHALL BE 58,000 SF
- (3) DENSITY EXCEEDS 4 UNITS / ACRE; NO MAXIMUM RESIDENTIAL DENSITY

**TABLE 2
 SITE DESIGN STANDARDS,
 ARCHITECTURAL CONSIDERATIONS**

- (1) SITE DESIGN AND ARCHITECTURAL STANDARDS SHALL BE PER CITY OF GRAND JUNCTION CODE FOR THE DEFAULT ZONE OF R-O, UNLESS MODIFIED HEREIN.
- (2) AS THIS PD IS FOR AN ASSISTED LIVING FACILITY, HOURS OF OPERATION FOR THIS RESIDENTIAL FACILITY IS NOT LIMITED.
- (3) DEVIATIONS FROM R-O DEFAULT ZONE ARCHITECTURAL STANDARDS
 - DUE TO THE PROPERTY CONFIGURATION THE PROPOSED BUILDING CANNOT ALIGN WITH EXISTING NEIGHBORING BUILDINGS.
 - DUE TO EXISTING SITE CONDITIONS ALONG BOTH STREET FRONTAGES, THE MAIN ENTRANCE CANNOT OPEN ONTO A STREET.

DRAWN BY MR
 CHECKED TC
 JOB NO. 1529
 DATE 10-13-2015
 REVISIONS
 12-11-2015
 2-18-2016

**CLS ASSISTED LIVING
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 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 525 N. 7TH STREET
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 970.241.0725 F
 WWW.CRA-ORCA.COM

CLS ASSISTED LIVING

OUTLINE DEVELOPMENT PLAN

SHEET NO.
1-1

CITY OF GRAND JUNCTION COMMUNITY PLANNING
 APPROVED BY _____ TITLE _____ DATE _____



Date: March 29, 2016
 Author: Lee Cooper
 Title/ Phone Ext: Project Engineer
 Proposed Schedule: April 6, 2016
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach7

CITY COUNCIL AGENDA ITEM

Subject: Sole Source Purchase of Sternberg Lighting LED Pedestrian Lights for the Horizon Drive Roundabouts Project
Action Requested/Recommendation: Authorize the City Purchasing Division to Sole Source the Purchase of Sternberg Lighting LED Pedestrian Lights in the Amount of \$144,982 for the Horizon Drive Roundabouts Project
Presenter(s) Name & Title: Greg Lanning, Public Works Director Jay Valentine, Internal Services Manager

Executive Summary:

This request is to authorize the City Purchasing Division to sole source purchase 38 Light Emitting Diode (LED) pedestrian lights from Sternberg Lighting for the Horizon Drive Roundabouts Project.

Background, Analysis and Options:

The Horizon Drive Roundabouts Project currently under construction did not include the LED pedestrian lights due to the limited project funds. However, the roundabout project is installing all 38 concrete light foundations with all the necessary electrical wiring needed for the pedestrian lights with the idea that the Horizon Drive Association Business Improvement District (HDABID) would purchase the LED pedestrian lights during or shortly after the completion of the roundabouts project.

The HDABID has obtained a bid for the LED pedestrian lights from Sternberg Lighting in the amount of \$144,982. The HDABID and the Landscape Architect for the Horizon Drive Roundabout Project selected Sternberg Lighting due to the unique styles they offer in LED pedestrian lights as well as the fact that the Sternberg Lighting company has been in business for 93 years and therefore should be able to replicate replacement parts well into the future as needed. The City and the HDABID did look into having Xcel Energy provide the pedestrian lights, but Xcel Energy only provide one style of pedestrian light and it was not a LED light. Xcel Energy’s offering was also more expensive per light than the Sternberg lights. The improvements currently under construction at the interchange will help transform the primary entrance to Grand Junction from “anywhere USA” to a unique setting. The modern LED pedestrian lights will help create that atmosphere.

The City of Grand Junction will take on the ownership and maintenance of the 38 LED pedestrian lights.

The manufacturer of the pedestrian lights (Sternberg) requires funds come from a local municipality, county, or state government, rather than a District Board. As a result, City Purchasing, if approved by City Council, will purchase the pedestrian lights from Sternberg directly. The HDABID will pay back the City of Grand Junction in the amount of \$144,982 in year 2016 for the pedestrian lights.

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.*

The City of Grand Junction is continuing to work to promote safe, aesthetically pleasing pathways throughout the City for both pedestrians and bicyclists to use as an alternate to commuting by automobile. The new pathways along the Horizon Drive Roundabout Project will provide a safe path for pedestrians and bicyclists to navigate around the two roundabouts and underneath the I-70 corridor. Lighting the new pathway with LED pedestrian lights will help provide the inviting and safe feel that pedestrians are looking for.

How this item relates to the Economic Development Plan:

Investing in and Developing Public Amenities: The Horizon Drive and I-70 interchange is considered by many to be the main “Gateway” into the City of Grand Junction. As a result, the Horizon Drive Roundabouts Project is making the interchange a safer environment for both vehicles and pedestrians, as well as, meeting the projected future traffic demands with the aesthetically pleasing roundabouts. With all the hotels and restaurants along Horizon Drive, pedestrian traffic can increase at certain times of the day with people staying at the hotels walking to and from nearby restaurants. The roundabouts project is constructing 10-foot wide pathways for pedestrians to use to get through the interchange, and having the new pathway lit with LED pedestrian lights will make the experience of walking or biking at night along the pathway a much more inviting and safe environment.

Board or Committee Recommendation:

The Horizon Drive Association Business Improvement District Board has entered into a Memorandum of Agreement with the City of Grand Junction to reimburse the City for the purchase of the 38 LED pedestrian lights in year 2016.

Financial Impact/Budget:

Sources

Horizon Drive Association Business Improvement District Contribution
\$153,652

Expenditures

<i>LED Pedestrian Lights, Sternberg Lighting (This Action)</i>	\$144,982
Sculpture Lighting	<u>8,670</u>
Total Project Expenditures	\$153,652

Legal issues:

No legal issues have been identified. If authorized the form of the contract will be reviewed and approved by the City Attorney.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Pedestrian lighting along Horizon Drive has been discussed previously.

Attachments:

Horizon Drive Association Business Improvement District's Resolution for Financial Commitment to the Project

RESOLUTION
OF THE BOARD OF DIRECTORS
OF
HORIZON DRIVE BUSINESS IMPROVEMENT DISTRICT
TO APPROVE PARTICIPATION IN THE
RESPONSIBLE ACCELERATION OF
MAINTENANCE AND PARTNERSHIPS PROJECT

WHEREAS, the Colorado Department of Transportation (CDOT) has committed Four Million, Six Hundred Fifty-Seven Thousand, Two Hundred and Seven Dollars (\$4,657,207) for a grant known as the Responsible Acceleration of Maintenance and Partnerships (RAMP), which involves the redesign and construction of the intersection of Horizon Drive and Interstate 70 in Grand Junction, Mesa County, Colorado, and which is referenced in this Resolution as the RAMP Project.

WHEREAS, the CDOT grant is contingent upon commitment of an additional One Million, Six Hundred Sixty Thousand, Six Hundred and Two Dollars (\$1,660,602) for the RAMP Project by local government entities.

WHEREAS, the Board understands that the City of Grand Junction shall commit Eight Hundred Thirty Thousand, Three Hundred and One Dollars (\$830,301) to the RAMP Project.

WHEREAS, the Board believes it is in the best interests of Horizon Drive Business Improvement District (the District) and its members that the RAMP Project proceed.

WHEREAS, the District presently has financial resources that it can commit to the RAMP Project with payment back to the City of Grand Junction over seven (7) years.

WHEREAS, the Board believes that the RAMP Project is an appropriate use of resources that advances the purposes of the District.

WHEREAS, it is anticipated that the City of Grand Junction will enter into a revised Intergovernmental Agreement with CDOT for the Project by August 5, 2015.

WHEREAS, the City requests a reaffirmation of the District's commitment to the Project.

BE IT RESOLVED that:-

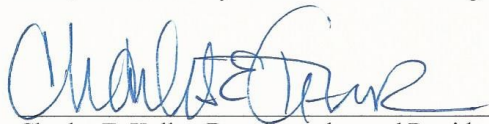
1. The Board expresses its support for the RAMP Project.

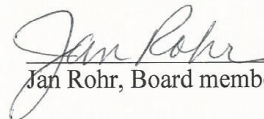
2. The Board commits Eight Hundred Thirty Thousand, Three Hundred and One Dollars (\$830,301) to the RAMP Project, with Thirty Thousand, Six Hundred and Eight Dollars (\$30,608) paid as of this date and Seven Hundred Ninty-Nine Thousand, Six Hundred Ninety-Three Dollars (\$799,693) payable in 2015. The District intends to fund this amount by entering into an IGA with the City to borrow \$455,000 without interest, to be repaid over a period of seven (7) years, subject to City approval.


3. The President, Secretary, and any other necessary officer, identified below, are authorized to act on behalf of the Board and enter into appropriate agreements with CDOT to memorialize the District's participation in the RAMP Project.

4. The Board's decision to financially participate in the RAMP Project at a level equal to that of the City of Grand Junction applies exclusively to the RAMP Project and not to any future design or construction projects on Horizon Drive, nor to any other District project.

THIS RESOLUTION is unanimously adopted by the Board, effective July 15, 2015, as indicated by the Board member's signatures, below.


Charles E. Keller, Board member and President



Jan Rohr, Board member and Secretary


Brenda Brock, Board member and Vice President

Clark Atkinson, Board member


Jay Moss, Board member and Treasurer


Bill Milius, Board member


Darshann Ruckman, Board member



Date: 3/29/16
 Author: Trent Prall
 Title/ Phone Ext: x4047
 Proposed Schedule: 4/6/16
 2nd Reading (if applicable): __
 File # (if applicable): _____

Attach8

CITY COUNCIL AGENDA ITEM

Subject: TIGER VIII Grant Application for the North Avenue Complete Streets Project, Phase II
Action Requested/Recommendation: Adopt a Resolution Authorizing the Interim City Manager to Apply for a Federal Transportation Infrastructure Generating Economic Recovery (TIGER) VIII Grant in the Amount of \$10 Million
Presenter(s) Name & Title: Trent Prall, Engineering Manager

Executive Summary:

In July of 2012, the City was awarded a Federal Transportation, Community, and System Preservation Program (TCSP) Grant in the amount of \$1,190,099 for the North Avenue (US Highway 6) Complete Streets Project which will construct a ¾ mile segment from 12th Street to 23rd Street. This federal TIGER VIII grant request for \$10 million would fund a second phase that proposes to transform the balance of the four mile thoroughfare by constructing ADA compliant active (bike/pedestrian) transportation alternatives to this disadvantaged corridor and provide for future expansion of technological upgrades.

Background, Analysis and Options:

The North Avenue Complete Streets project is critical to the revitalization of a declining commercial district on US Highway 6 through the heart of Grand Junction. This busy, auto-centered corridor serves as the “backbone” of the community as it connects public amenities such as Colorado Mesa University, Lincoln Park, Stocker Stadium, Veterans Administration Medical Center, Mesa County Health Department and Human Services, and the Workforce Center.

On February 23, 2016, the U.S. Department of Transportation (USDOT) announced the start of an eighth round of Transportation Infrastructure Generating Economic Recovery (TIGER) discretionary grants, also referred to as "National Infrastructure Investment" grants.

Final Applications are due April 29, 2016.

Under TIGER VIII, \$500 million is available for project awards. Grants must be a minimum of \$10 million. The match requirement remains the same as in previous grant rounds - a minimum 20 percent state/local match minimum. Priority is given to projects

in which TIGER dollars fill the final piece of an overall project financing package. It is important to note that in the first five TIGER grant rounds, on average, for every one TIGER grant dollar awarded, three and one-half dollars were provided as state/local match from the applicant.

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

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

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

Policy A – Design streets and walkways as attractive public spaces.

Policy B – Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities

Policy F – Encourage the revitalization of existing commercial areas.

The recommended street cross section provides for enhanced pedestrian amenities that will be attractive public spaces. The Plan's recommended changes to the street edge, such as increasing sidewalk width, adding plantings, pedestrian lighting and other pedestrian amenities, and consolidating accesses will help revitalize the North Avenue corridor.

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.

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

One of the Guiding Principles in the Plan is to minimize impacts to existing neighborhoods. The project will create a corridor that helps achieve the vision of becoming most livable city by providing for all modes of transportation on North Avenue in a safer and more aesthetic way.

How this item relates to the Economic Development Plan:

1.4 Providing Infrastructure that Enables and Supports Private Investment

The project would make significant investment in the streetscape infrastructure along North Avenue by providing for accessible detached walks, landscaping, crosswalks, streetlights and transit pullouts transforming the 60 year old infrastructure into a more modern, transit friendly corridor. As part of the street lighting upgrades, conduit would be installed to allow for future expansion of technological infrastructure along the corridor. This project will promote and support private (re)investment along the corridor

Board or Committee Recommendation:

The North Avenue Owners Association submitted a letter of support for the project on March 21, 2016. The Grand Valley Regional Transportation Committee committed to a letter of support at its meeting on March 28, 2016

Financial Impact/Budget:

The financial breakdown for this project, should the grant be received, is as follows based on a \$3.5 million (26%) match:

Sources (in \$1,000s)	2017	2018	2019	2020	2021	Total
Local Funding	\$ 50	\$ 50	\$ 200	\$ 1,550	\$ 1,650	\$ 3,500
Federal TIGER VIII Grant			\$ 100	\$ 5,000	\$ 4,900	\$ 10,000
Total Project Sources	\$ 50	\$ 50	\$ 300	\$ 6,550	\$ 6,550	\$ 13,500
Expenditures (in \$1,000s)	2017	2018	2019	2020	2021	Total
Consultants - various disciplines	\$ 50	\$ 50				\$ 100
ROW acquisition			\$ 300			\$ 300
Construction				\$ 6,550	\$ 6,550	\$ 13,100
Total Project Expenditures	\$ 50	\$ 50	\$ 300	\$ 6,550	\$ 6,550	\$ 13,500

State Energy Impact Funds could be sought to offset some of the City's financial participation in the project. Mesa County has also been asked to participate.

Legal issues:

No legal issues are anticipated.

Other issues:

The grant criteria hold partnerships in high regard. The North Avenue Owners Association and Mesa County Regional Transportation Planning Office have pledged their support. The City is committed to finding financial sources such as Mesa County, Department of Local Affairs Energy Impact Grants and/or Federal Mineral Lease funds.

Previously presented or discussed:

This item was discussed and a resolution was adopted June 3, 2015 for submission of this project for TIGER VII last year.

Attachments:

Map of Project Area
Proposed Resolution

RESOLUTION NO. ____-16

A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO APPLY FOR A FEDERAL TRANSPORTATION INFRASTRUCTURE GENERATING ECONOMIC RECOVERY (TIGER) VIII GRANT FOR CONSTRUCTION WORK ON THE NORTH AVENUE (US HIGHWAY 6) COMPLETE STREETS PROJECT PHASE II

Recitals:

In July of 2012, the City was awarded a Federal Transportation, Community, and System Preservation Program (TCSP) grant in the amount of \$1,190,099 for the North Avenue (US Highway 6) Complete Streets Project which will construct a ¾ mile segment from 12th Street to 23rd Street. This federal TIGER VIII grant request would fund the second phase that proposes to transform the balance of the four mile thoroughfare by constructing ADA compliant active (bike/pedestrian) transportation alternatives to the disadvantaged corridor.

The application proposes a match of \$3,500,000 representing a local participation of 26% in the \$13,500,000 project. Project expenditures are anticipated primarily in 2020 and 2021.

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

The Interim City Manager is authorized to apply for the TIGER VIII grant for the North Avenue (US Highway 6) Complete Streets Project Phase II.

PASSED AND APPROVED this _____ day of _____, 2016.

President of the Council

ATTEST:

City Clerk



Date: 3/22/16
 Author: Trent Prall
 Title/ Phone Ext: x4047
 Proposed Schedule: 4/6/16
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach9

CITY COUNCIL AGENDA ITEM

Subject: FASTLANE Grant Application for the 22 Road/River Road/Railroad Crossing Improvement Project
Action Requested/Recommendation: Adopt a Resolution Authorizing the Interim City Manager to Apply for a Federal Fostering Advancement in Shipping and Transportation for the Long-term Achievement of National Efficiencies (FASTLANE) Grant in the Amount of \$5 Million
Presenter(s) Name & Title: Trent Prall, Engineering Manager

Executive Summary:

In 2013 and 2014 the City of Grand Junction and CDOT constructed improvements in the area of I-70 and Exit 26 that realigned 22 Road and reconstructed the interchange to the diverging diamond configuration. This federal FASTLANE request for \$5.0 million would partially fund a new crossing of the Union Pacific Railroad just south of the 22 Road signal on Highway 6&50; eliminate the G Road railroad crossing about 8/10 of a mile to the east; and widen River Road between 22 Road and 24 Road to allow for left turns.

Background, Analysis and Options:

This proposed crossing was conceived in 2010 when CDOT and the City of Grand Junction were planning access control for the Highway 6 & 50 corridor. The City has since realigned 22 Road (2013), CDOT has constructed the Diverging Diamond Interchange (2014) and two national truck stops have opened. This crossing would eliminate the dangerous G Road crossing about 8/10ths of a mile to the east and provide the industrial users along the River Road corridor with safe and convenient access to the 22 Road corridor, as well as the interchange. Union Pacific Railroad claims this G Road crossing is the most hit crossing guard in the State of Colorado. The railroad not only serves freight trains but also the Amtrak trains twice per day.

The U.S. Department of Transportation (USDOT)'s FASTLANE program is a new program in the Fixing America's Surface Transportation (FAST) Act to fund critical freight and highway projects across the country. The FAST Act authorizes \$800 million in funding for the FASTLANE program for fiscal year 2016, with 25 percent reserved for rural projects, and 10 percent for smaller projects.

Final Applications are due April 16, 2016.

Under FASTLANE, grant awards must be a minimum of \$5 million with a 40 percent match required; however, half of the match can be other federal funds. To meet the \$5 million minimum “ask”, a project of \$8.33 million must be created.

The \$8.33 million project budget includes extending 22 Road to River Rd, constructing interconnects required by Union Pacific Railroad, River Road improvements to include a “Florida-T” configuration similar to 23 Rd and I-70B, elimination of the crossing at G Road, and increasing lane width and providing turn lanes as necessary along the heavily industrialized River Road corridor from 22 Road to 24 Road.

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.

This project will provide safer access to Interstate 70 and Highway 6&50 for existing and future industrial development on River Road providing better circulation for local and regional traffic. It will benefit freight movement in the corridor and better employee and customer access to businesses.

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

Policy B: The City and County will provide appropriate commercial and industrial development opportunities.

This project will enhance access and provide safer connections to the large industrial area in the 22 Road and River Road area with access to the exit 26 interchange on I-70. The improvements are key in providing better commercial and industrial opportunities for existing and new businesses.

How this item relates to the Economic Development Plan:

1.4 Providing Infrastructure that Enables and Supports Private Investment

The project would make significant investment in the heavily industrialized River Road corridor and provide safe access across the railroad and ultimately to the I-70/Exit 26 interchange.

This effort should encourage and support private (re)investment along the River Road corridor with easier access to major regional infrastructure such as Hwy 6&50 and I-70.

Board or Committee Recommendation:

Grand Valley Regional Transportation Committee agreed to submit a letter of support at its meeting on Monday March 28, 2016.

Financial Impact/Budget:

The financial breakdown for this project, should the grant be received, is as follows based on a \$3.33 million (40%) match:

Sources (in \$1,000s)	2017	2018	2019	Total
Local			\$ 1,233	\$ 1,233
CDOT Funding	\$ 100	\$ 200	\$ 1,800	\$ 2,100
FASTLANE Funding		\$ 200	\$ 4,800	\$ 5,000
Total Project Sources	\$ 100	\$ 400	\$ 7,833	\$ 8,333
Expenditures (in \$1,000s)	2017	2018	2019	Total
Consultants - various disciplines	\$ 100	\$ 200	\$ 400	\$ 700
ROW acquisition (none required)		\$ 200		\$ 200
Construction			\$ 7,433	\$ 7,433
Total Project Expenditures	\$ 100	\$ 400	\$ 7,833	\$ 8,333

CDOT is offering to provide \$2,100,000 million towards the financial match requirement for this project if the City will take lead on the application. An alternative source of funds would be for the City to apply for a Hazard Elimination System (HES) grant that could pay for up to half of the required match.

Legal issues:

No legal issues are anticipated.

Other issues:

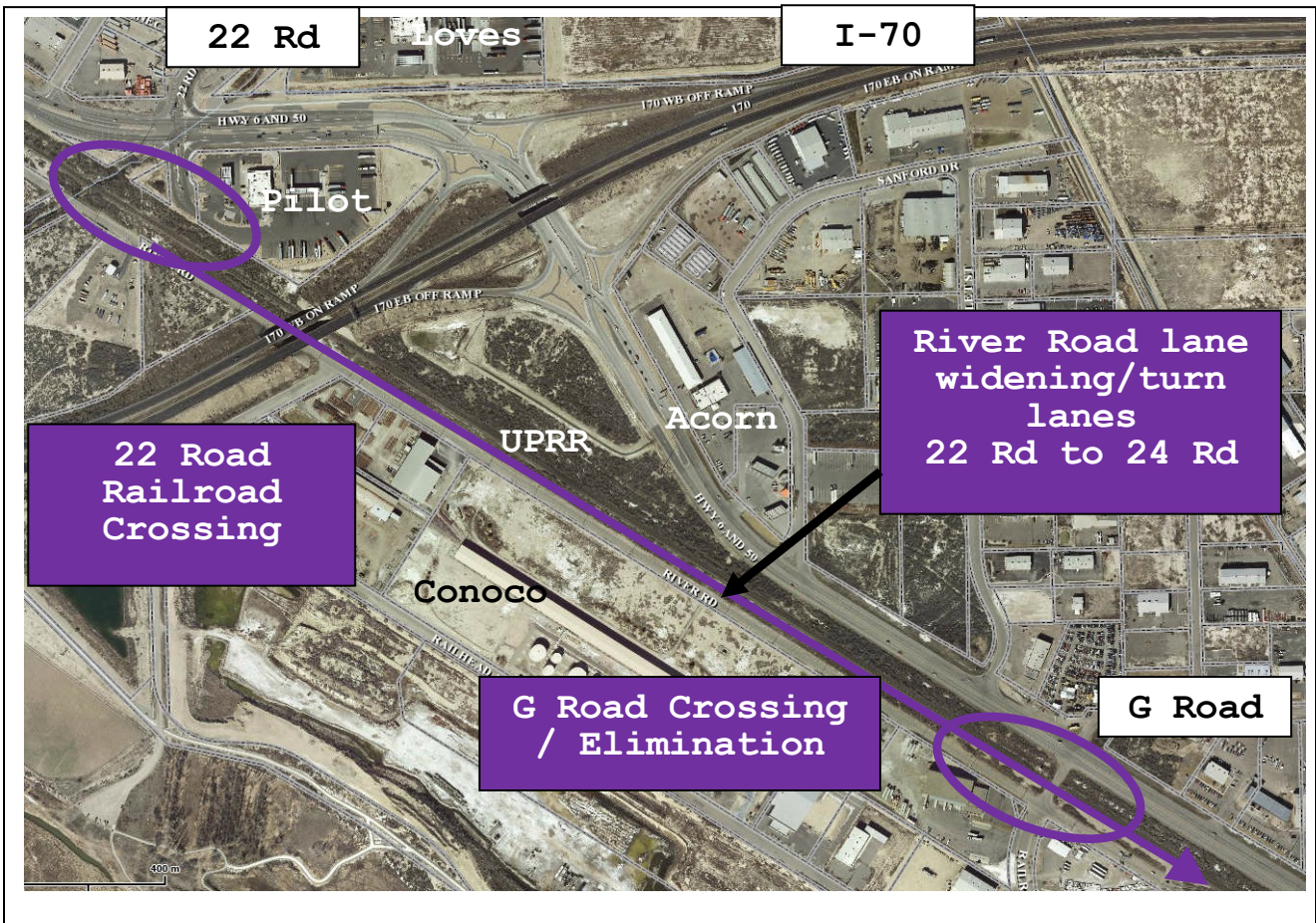
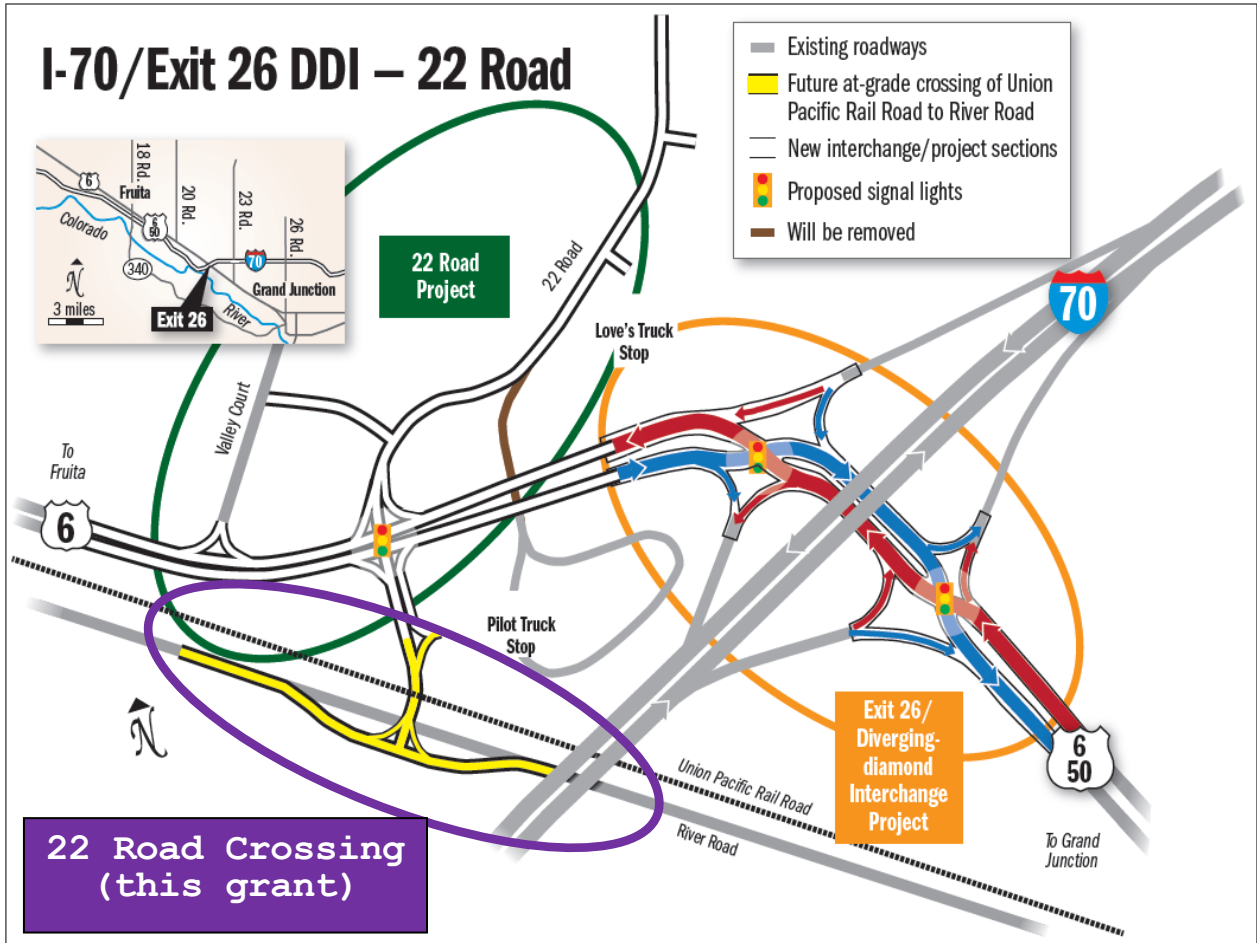
None.

Previously presented or discussed:

This project was part of the capital information that was presented to City Council at the March 21, 2016 workshop.

Attachments:

Area Maps
Proposed Resolution



Resolution ___-16

**A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO APPLY FOR A
FEDERAL FOSTERING ADVANCEMENT IN SHIPPING AND TRANSPORTATION
FOR THE LONG-TERM ACHIEVEMENT OF NATIONAL EFFICIENCIES (FASTLANE)
GRANT FOR CONSTRUCTION WORK ON THE 22 ROAD/RIVER ROAD/RAILROAD
CROSSING IMPROVEMENT PROJECT**

Recitals:

The federal FASTLANE grant request would help fund the \$8.33 million project extending 22 Road to River Rd, constructing Union Pacific Railroad required interconnects, River Road improvements to include a "Florida-T" configuration similar to 23 Rd and I-70B, elimination of the crossing at G Road, and increasing lane width and providing turn lanes as necessary along the heavily industrialized River Rd corridor from 22 Road to 24 Road.

The application proposes a match of \$3,330,000 representing a local/state participation of 40% for the \$8,333,000 project. Project expenditures are anticipated primarily in 2018 and 2019.

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

The Interim City Manager is authorized to apply for the FASTLANE grant for the 22 Road/River Road Crossing Improvement Project.

PASSED AND APPROVED this _____ day of _____, 2016.

President of the Council

ATTEST:

City Clerk

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 5-6-16

Citizen's Name: Owen Mangan

Address: 1664 29 1/2th Rd. Grand Junction CO 81501

Phone Number: _____

Subject: to express opposition to next month's 'Gay Parade'

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

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 04/06/16

Citizen's Name: Richard Swingle

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

Phone Number: _____

Subject: Mountain Connect

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
April 6, 2016**

Mountain Connect

Prepared by: Richard Swingle

Mountain Connect – June 5-7, 2016

- Mountain Connect conference - June 5-7, 2016 in Keystone, CO
- Sunday Broadband 101 – 12:00 – 6:00

Mountain Connect – June 5-7, 2016

- Meeting objectives:
 - Status of other Western Slope communities achieving broadband (25Mbps / 4Mbps)
 - Business models being developed
 - GJ broadband plans versus other Western Slope communities

Grand Junction City Council- April 6, 2016

3

Mountain Connect – June 5-7, 2016

- Next steps:
 - Expand number of City Councilmembers that attend event
 - Broaden GJ community understanding of the issues and threats to our economic success
 - Network with DOLA and other stakeholders

Grand Junction City Council- April 6, 2016

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Dear City Council,

This letter is in regards to the proposed Christian Living Services Outline Development Plan being discussed at the April 6th, City Council meeting. In my position with Hilltop Community Resources, I have been monitoring the progress of this project with interest from a competitor stand point. In reviewing the application, I have additional concerns, which I believe the Council may want to consider as you move forward with your decision making process.

Although, the addition of new facilities to meet the increasing demand for senior services in our community is welcomed, certain concerns such as the appropriateness of a Planned Development zoning, the true "increasing demand" of assisted living services, the significant shortage of qualified caring giving staff in the valley, a the immediate proximity to another "group living facility" should be fully examined by council. In full disclosure, Hilltop has operated two assisted living facilities in Grand Junction as a local non-profit owner/operator (The Fountains and The Commons. With this vantage point I believe I can add an "insiders" perspective to the local industry.

1. The application mentions multiple times the "growing demand for Assisted Living Facilities", and although there is a significant increase in demand for these services across the valley, our market study clearly shows the overwhelming majority of demand is in the middle and low-income sectors of our population. Unfortunately, the application in Section 21.05.040(g) (4) states that the proposed project is not designed to meet the moderate, low and very low income households. I am not currently aware of a single assisted living or memory care facility operating at capacity.
2. As a longtime supporter of economic develop and jobs in our community, I clearly favor adding jobs to our depressed workforce. Unfortunately, Grand Junction is a community with a heavily focus on the service sector. As a local employer of over 680 employees, finding qualified care giving staff is a significant challenge faced by the local industry. With the new additions of two post-acute rehabilitation facilities within the next year; this trend will become even more difficult.
3. I question the appropriateness of utilizing a Planned Development zone distinction. By definition, a PD distinction "*should be used when long-term community benefits will be derived*". I question this project's long term community benefit. Hilltop's facilities are both located on Planned Develop sites. Our facilities, in addition to serving the private pay individuals, allow our residents to remain in our facilities if they outlive their financial resources and need to receive Medicaid. Furthermore, as a local non-profit agency, the "excess revenue" from our facilities stay in the Grand Junction area and is reinvested in programs meeting long-term community

benefit, such as domestic violence services, at-risk youth, seniors with dementia, and many more.

4. My last point of clarification is in regards of the project being within 750 feet of another group living facility, Mesa View Retirement. I was a member of the community team, years ago which worked with the City Attorney's office to create a "group living facility" designation in the code, since prior no designation existed. The intent of this process was for ALL similar facilities, including ones like Mesa View Retirement to fit under the code.

I have reviewed Greg Moberg's memorandum dated March 1, 2016 which states "*While it is clear that the City and Holiday have not, since May 2010, considered Mesa View to be a group living facility, it is not clear from the record how that Decision was reached or to what use and/or use category Mesa View was reclassified. While it is impossible to recreate the events of almost 6 years ago, I am confident that the Decision had a rational basis, and the purpose of this memorandum is to supplement and clarify the record of that Decision.*"

I am afraid I do not share Mr. Moberg's confidence the Decision had a rational basis. Although the code does not specifically outline a facility like Mesa View, the descriptors of the facility clearly fit Group Living. I have included some highlighted portions of the code. This code may not be perfect but was put into place to guide the City, give clarification to providers and protect the citizens.

Section 21.04.020(b) Group Living.

(1) *Characteristics. Group living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of household living. Tenancy is arranged on a monthly or longer basis, and the size of the group may be larger than a family. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of lodging (see the retail sales and service and community service categories). Generally, group living structures have a common eating area for residents. The residents may receive care, training, or treatment from caregivers at the site.*

(2) *Accessory Uses. Accessory uses commonly associated with group living are recreational facilities and parking of vehicles for occupants and staff.*

Section 21.04.030(p)(8)(ii) Group Living Facility

(2) *Group Living Facility.*

(i) *A group living facility is a residential facility or use as defined by this code that functions as a housekeeping unit comprised of unrelated persons receiving public or private supervision, care or treatment. Registration and compliance with other terms and conditions, as defined and described by this code, are required. A separate City license is not required.*

(A) *An unlimited group living facility is a group living facility shared by or the residence of 17 or more unrelated persons, exclusive of staff.*

(B) A large group living facility is a group living facility shared by or the residence of more than eight but fewer than 17 unrelated persons, exclusive of staff.

(C) A small group living facility is a group living facility shared by or the residence of more than four but up to eight unrelated persons, exclusive of staff.

(ii) For the purpose of this section only, the following definitions shall apply:

(A) Facility. A single facility is a lot, parcel or tract of land, together with the structures located thereon.

(B) Use. The purpose, mission or activity for which land or buildings are designed, arranged or buildings are occupied or maintained. The group home use is specific to an organization and mission of the group home. A change in the organization and/or mission at a specific location constitutes a new group living facility.

(C) Structure/Building. Structure/building shall be defined in Chapter 21.10 GJMC.

(D) Related. "Related" means a person's: child, stepchild, foster child that is being adopted by a foster family, or other descendant, spouse, aunt, uncle, niece, nephew, parent, grandparent, great grandparent, or stepparent. (See GJMC 21.10.020, "Group living," "family" and "household.")

(iii) Group living facilities as defined by this code may or may not be licensed by the State. A facility which is licensed by the State, regardless of category or size, is a group living facility and is required to register with the City.

(iv) A use which does not fit within the definition of a group living facility is not allowed within a residential district. It is a violation of this code for four or more unrelated persons to reside together in a structure if a use or service the same as or similar to those described below occurs therein unless permitted by the City as a group living facility.

I apologize for the lateness of this letter and that I am unable to be in person at the Council meeting. However, I felt it was important for the Council to be fully informed of the local perspective of the industry and some concerns with the current proposal.

If I could be of any further assistance please let me know.

J. Michael Stahl



Chief Executive Officer
Hilltop Community Resources