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**CITY COUNCIL AGENDA
WEDNESDAY, JULY 5, 2017
250 NORTH 5TH STREET
5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamation

Proclaiming July 2017 as "Parks and Recreation Month" in the City of Grand Junction

Appointments

To the Colorado Riverfront Commission

To the Grand Junction Regional Airport Authority

Certificate of Appointments

Certificate of Appointment to the Grand Junction Regional Airport Authority

Certificates of Appointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District

Citizen Comments

Council Reports

Consent Agenda

- 1. Approval of Minutes**
 - a. Summary of the June 5, 2017 Workshop
 - b. Minutes of the May 17, 2017 Regular Meeting

- c. Minutes of the June 7, 2017 Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. 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, and Introducing Proposed Annexation Ordinance for the Weeminuche Annexation, Approximately 4.516 Acres of Portions of Public Rights-of-Way for 26 Road, 26 1/2 Road, H 3/4 Road and Summer Hill Way, Located North of H Road.
 - ii. Ordinance Zoning the Hill Business Complex Annexation, Located at 2905 Hill Avenue, and Set a Hearing for July 19, 2017.
 - iii. 2017 Second Supplemental Appropriation

3. Contract

- a. Change Order for Elam Construction on the 2017 Contract Street Maintenance/Overlay Contract

Regular Agenda

If any item is removed from the Consent Agenda, it will be heard here

4. Public Hearing

- a. A Resolution Adopting the 2017 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program

5. Contract

- a. Bonsai Design Incentive Agreement - Authorization of the City Manager to Execute an Economic Development Incentive Agreement to Retain and Expand an Existing Business

6. Non-Scheduled Citizens & Visitors

7. Other Business

8. Adjournment



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 5, 2017

Presented By: City Council

Department: Parks and Recreation

Submitted By: Rob Schoeber, Parks and Recreation Director

Information

SUBJECT:

Proclaiming July 2017 as "Parks and Recreation Month" in the City of Grand Junction

RECOMMENDATION:

Read and Present Proclamation.

EXECUTIVE SUMMARY:

Annual request to recognize Park and Recreation Month

BACKGROUND OR DETAILED INFORMATION:

N/A

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

1. Proclamation Parks and Recreation Month



Grand Junction

State of Colorado

PROCLAMATION

WHEREAS, parks and recreation programs are an integral part of communities throughout this country, including the City of Grand Junction; and

WHEREAS, our parks and recreation are vitally important to establishing and maintaining the quality of life in our communities, ensuring the health of all citizens and contributing to the economic and environmental well-being of a community and region; and

WHEREAS, parks and recreation programs build healthy, active communities that aid in the prevention of chronic disease, provide therapeutic recreation services for those who are mentally or physically disabled, and also improve the mental and emotional health of all citizens; and

WHEREAS, parks and recreation programs increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and natural recreation areas improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, and produce habitat for wildlife; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month.

Now, therefore, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of July, 2017 as

"Parks and Recreation Month"

in the City of Grand Junction and call upon all citizens to recognize and promote parks and recreation in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 5th day of July, 2017.

Mayor





Grand Junction City Council

Regular Session

Item #

Meeting Date: July 5, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Deb Kemp, Interim City Clerk

Information

SUBJECT:

To the Colorado Riverfront Commission

RECOMMENDATION:

Appoint applicants recommended by the interview committee.

EXECUTIVE SUMMARY:

The interview committee interviewed eight applicants on June 8, 2017 and the committee put forward their recommendation.

BACKGROUND OR DETAILED INFORMATION:

There are four vacancies on the Riverfront Commission. These were then forward to the other jurisdictions of Fruita, Palisade, and Mesa County. We have received approval from all jurisdictions.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Riverfront Commission for three year terms ending July 2020.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 5, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Debbie Kemp, Interim City Clerk

Information

SUBJECT:

To the Grand Junction Regional Airport Authority

RECOMMENDATION:

Appoint applicant recommended by the interview committee.

EXECUTIVE SUMMARY:

The interview committee interviewed six applicants on June 1, 2017. Since that time an additional resignation has occurred and the interview committee will put forward their recommendation.

BACKGROUND OR DETAILED INFORMATION:

Since the interview, there has been one additional resignation.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (appoint/not appoint) the interview committee's recommendation to the Grand Junction Airport Authority for a partial term ending May, 2019.

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 5, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Debbie Kemp, Interim City Clerk

Information

SUBJECT:

Certificate of Appointment to the Grand Junction Regional Airport Authority

RECOMMENDATION:

Present Certificates

EXECUTIVE SUMMARY:

City Council to present a certificate of appointment newly appointed Thaddeus Shrader.

BACKGROUND OR DETAILED INFORMATION:

Thaddeus Shrader was appointed to the Grand Junction Regional Airport Authority.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None



Grand Junction City Council

Regular Session

Item #

Meeting Date: July 5, 2017
Presented By: City Council
Department: City Clerk
Submitted By: Deb Kemp, Interim City Clerk

Information

SUBJECT:

Certificates of Appointment to the Downtown Development Authority/Downtown Grand Junction Business Improvement District

RECOMMENDATION:

Present Certificates

EXECUTIVE SUMMARY:

City Council to present Certificates of Appointment to newly appointed Doug Simons, Jr. and re-appointment to Duncan Rowley.

BACKGROUND OR DETAILED INFORMATION:

Doug Simons Jr. and Duncan Rowley were appointed to the DDA/DGJBID Board.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

N/A

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 5, 2017 – Noticed Agenda Attached

Meeting Convened: 5:31 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:41 p.m.

City Council Members present: All Councilmembers present except Boeschstein and Kennedy

Staff present: Caton, LeBlanc, Shaver, Rainguet, Schoeber, Wieland, and Tuin

Also: Amy Hamilton (Daily Sentential) Brad Taylor, members of the Riverfront Commission and Foundation, and numerous people representing The PLACE including Andrea Krieves, Kimberly Langston and Dale Reece.

Agenda Topic 1. Discussion Topics

Update and Request for a Mini Grant for a Feasibility Study for a Community and Recreation Center

Council President Taggart reviewed the agenda and explained the format for this workshop. Andrea Krieves introduced the members of The Place that were present and the grassroots organization of 10-12 volunteers that partnered with Western Colorado Congress (WCC). Council President Taggart told the audience that this is not a public hearing and will not be opened up to the floor for comments and this only relates to the feasibility study.

Ms. Krieves reviewed the feedback and the results from 800 survey responses. Kimberly Langston talked about themes – affordability, welcoming, and options. Additional discussion included:

- Interact across generations
- Meeting space for sharing
- Hub for resources
- Foster wellness, prevention initiatives
- Building on the existing Comprehensive Plan and Matchett Park Master Plan
- Community Endorsements were provided
- Feasibility Study Components which would include something that fits the needs in Grand Junction, items to be included in the study, and they have the \$25,000 matching funds
- Community health, economic health, physical health, and mental health are at stake
- With YES to Grand Junction on the ballot in April 2017, even though the Event Center failed, the volunteers believe it gave momentum to fast forward towards this idea

- Application for a Department of Local Affairs (DOLA) mini grant; partnership with the City, no funds being asked from the City

After a general conversation regarding moving forward with this update, City Manager Caton is looking for a consensus from Council to go forward on the feasibility study. All Council were in favor.

Foreign Trade Zone Update

Greg Caton, City Manager, introduced this topic and explained where the City is to date, that \$100,000 has been added to the budget to continue work on this project.

Diane Schwenke, President of Grand Junction Chamber of Commerce, and Kristi Pollard, Grand Junction Economic Partnership (GJEP) Executive Director, were both present to give an update of the feasibility of establishing a Foreign Trade Zone (FTZ) for the area.

Conversations about this began in 2015. The benefits of such a zone accrue primarily to domestic companies that import materials and products for purposes of manufacturing, assembly, and warehousing. In order to establish a zone here, there must be a Customs Agent within a port of entry which would be the Grand Junction Regional Airport. Ms. Schwenke and Ms. Pollard have been working with the Grand Junction Regional Airport for a location. The space required would need to be approximately 2,500 sq. ft. and could take between 12-18 months to complete. New businesses are asking for a FTZ because there is no FTZ between Salt Lake City and Denver. They are working with a consultant, Sean Lydon, ISCM, Inc., and with the help from the City, an RFP was prepared. Once US Customs has approved the plan for space, an application can be submitted for the FTZ which could take 12 months or more. Ms. Schwenke and Ms. Pollard began getting inquiries from economic development and local government officials in the area about sharing in the FTZ benefits and costs. They have met with Montrose, Rifle, Parachute, and Garfield County officials. The Airport Board is going to put out an RFP to see what it will take to get a part of the building at the airport completed, which is estimated at approximately \$300,000.

Ms. Schwenke reviewed the next steps. Ms. Pollard asked for Council to give the go ahead to go forward with more in depth conversations with the regional partners.

Council President Taggart received a consensus from the Council to move forward and go regional.

Update from Riverfront Commission including Rebranding, Revenue Generating Programs and e-Bike on Trails

City Manager Caton introduced the topic from last fall, including rebranding, revenue generating programs, and e-Bikes on Trails.

Stacy Beaugh and Karen Jefferson, both incoming co-chairs for the Riverfront Commission, gave the background on the Riverfront Commission over the last 30 years. They refer to it as the

“30-year Overnight Sensation”. The Riverfront Commission was established in 1987. She listed the accomplishments to date, over 36 miles of trails, enhancements to the trails, and inspired stewardships to the river systems.

The branding needs to be shifted from the Commission to the Foundation. The Riverfront Commission went through a process known as a “One Riverfront” to be able to do more public outreach.

Some of the funding comes from Great Outdoors Colorado (GOCO), the foundation is all volunteer, and they decided to get creative to raise funds. A “point of sale” project was described to help raise funds. A feasibility study was done by CMU which included making a flexible program for funding, the funds it could possibly generate, developing a pilot program to start in the next month. It would be re-evaluated one year.

Mr. Frank Watt, co-chair of the Riverfront Commission, introduced the other foundation and commission members present. He explained the letter sent to City Council in September 2016 opposing e-bikes and about 2 days later, GOCO changed their position. City Manager Caton submitted a letter to the Riverfront Commission in April encouraging the Riverfront Commission to study and evaluate the use of e-bikes on the Riverfront Trail. Consistency and how things are signed make it possible to make these mixed uses safe along the trails.

A general discussion ensued regarding research, safety, who is being left out, increased use of trails, other motorized vehicles used, the different types of class of the e-bikes, the State’s position, speed by both types of bikes on the trails, future grants available, enforcement, and moving forward. Riverfront Commission is an advisory board to the City Council. They will not make a decision, but will follow the request of City Council.

City Manager Caton said the consensus is to draft an ordinance which would follow the standards adopted by the State. The Parks and Recreation Advisory Board will support an ordinance regarding this.

There was consensus to draft an ordinance and move forward from City Council.

Agenda Topic 2. Next Workshop Topics

City Manager Caton said the workshop on June 19th there would be a Broadband Update, the Greater Downtown Plan, and the School District will present on the Fall Ballot question.

Agenda Topic 3. Other Business

City Council President Taggart asked about the City’s position on the Paris Accord (Agreement) given several Cities and States have weighed in on this. He suggested to research what Colorado Municipal League’s (CML) position is along with National League of Cities (NLC).

Councilmember McArthur said NLC’s position is going forward with the Paris Accord on their own.

It was agreed to see what others will be doing, monitor what is happening and Councilmember McArthur, as the CML representative, will monitor what is happening and report back to Council.

There being no future business, the meeting adjourned at 7:41 p.m.



GRAND JUNCTION CITY COUNCIL
MONDAY, JUNE 5, 2017

PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM
WORKSHOP, 5:30 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET

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

1. **Discussion Topics**
 - a. Update and Request for a Mini Grant for a Feasibility Study for a Community and Recreation Center
 - b. Foreign Trade Zone Update
 - c. Update from Riverfront Commission including Rebranding, Revenue Generating Programs and e-Bikes on Trails
2. **Next Workshop Topics**
3. **Other Business**

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

May 17, 2017

The City Council of the City of Grand Junction convened into regular session on the 17th day of May, 2017 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Phyllis Norris, Duke Wortmann, and Council President Taggart. Councilmembers Duncan McArthur and Barbara Traylor Smith were absent. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Taggart called the meeting to order. The Combined Law Enforcement Honor Guard presented the colors and led the Pledge of Allegiance which was followed by the Invocation by Pastor Jim Hale, Spirit of Life Christian Fellowship.

Council President Taggart announced the Bonsai Design agenda item (#9) will be postponed until the June 7th Council meeting.

Presentation

Presentation of Appreciation Plaque to Outgoing President of the Council, Phyllis Norris.

Council President Taggart presented Councilmember Norris with a plaque of appreciation for her service of three years as Mayor.

Councilmember Norris said she had a strong Council that helped make things happen.

Proclamations

Proclaiming the Week of May 15 - May 21, 2017 as "National Police Week" in the City of Grand Junction

Councilmember Norris read the proclamation. Deputy Chief Mike Nordine was present to receive the proclamation along with many members of the Grand Junction Police Department.

Deputy Chief Nordine thanked Council and said he is honored to be present representing law enforcement. He recalled the support of the community when Deputy Geer was killed a little over a year ago and said he hears from other communities how rare it is to have that kind of support.

Proclaiming May 20, 2017 as “Public Lands Day” in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Sarah Schrader was present to receive the proclamation. Ms. Schrader accepted the proclamation on behalf of all the representatives for public lands. She said public lands are important and are part of our identity in Grand Junction. Ms. Schrader referred to the example of the City of Grand Junction being the namesake of two historic rivers. She expressed gratitude for Council’s leadership.

Proclaiming the Week of May 21 - 27, 2017 as "Emergency Medical Services Week" in the City of Grand Junction

Councilmember Kennedy read the proclamation. Fire Chief Ken Watkins along with several members of the Emergency Medical Services (EMS) staff including Ellis Thompson Ellis, Grand Junction Fire Department (GJFD) Community Outreach Specialist Dirk Clingman, and Sheldon Kier, EMS Chief, were present to receive the proclamation.

Chief Watkins thanked Council and then introduced the EMS staff present. He lauded their work saying it makes a difference in the community by saving lives. He also recognized those in law enforcement that were in attendance.

EMS Chief Kier thanked Council for their support. He said EMS is a large part of the GJFD with the majority of calls received by the GJFD being EMS calls. Chief Kier listed community events that are a part of EMS Week including the luncheon where they recognize providers, those that have saved lives, and those whose lives were saved. He introduced Ms. Ellis and Mr. Clingman. Ms. Ellis expressed gratitude to Council and the community and she listed a number of upcoming activities including a free Cardiopulmonary Resuscitation (CPR) class on May 25th. Mr. Clingman mentioned that the GJFD is partnering with law enforcement on a blood drive from May 19th – 25th.

Proclaiming the Week of May 27 - June 3, 2017 as “Junior College World Series Week” in the City of Grand Junction

Councilmember Wortmann read the proclamation. Jamie Hamilton, Tournament Chairman, was present to receive the proclamation. Mr. Hamilton thanked Council and presented them with gifts. He said the Junior College World Series (JUCO) is getting national recognition and the last two games will be televised. There is a book being written on JUCO’s 60-year history. The City gave great support at the first game in 1957 with the police and fire departments volunteering their time at the tournament.

Councilmember Kennedy inquired about the fundraising for the new video board at the stadium.

Mr. Hamilton said he has been fundraising for the video board which is being installed. He said they received \$75,000 from the Grand Junction Rockies, \$20,000 from

Colorado Mesa University (CMU), \$20,000 from Go Fund Me, and \$75,000 from Jim and Emily Davis. The video board is fully funded.

Certificate of Appointments

Appointment to the Commission on Arts and Culture

Councilmember Boeschstein presented the Certificate of Appointment to Sandie Nadelson, Commission on Arts and Culture member. Ms. Nadelson was present to receive the certificate. Ms. Nadelson thanked Council and received her certificate and volunteer board booklet.

Appointment to Grand Junction Regional Airport Authority

Council President Taggart presented the Certificate of Appointment to Charles "Chuck" McDaniel. Mr. McDaniel was present to receive the certificate. Mr. McDaniel thanked Council for their confidence in him and said he is looking forward to serving on the Board.

Council President Taggart announced again that the Bonsai Design agenda item (#9) has been postponed until the June 7th Council meeting.

Citizens Comments

Bruce Lohmiller, 3032 South 15th Street, #208, announced there will be an energy summit for alternative energy. He displayed a picture and provided details of a prototype for alternate energy. Mr. Lohmiller said he had another consultation with City Attorney Shaver to discuss poverty.

Council Reports

Councilmember Wortmann had nothing to report.

Councilmember Norris said between May 4th and May 17th she attended the Interstate 70, Exit 44 Dangerous Curves meeting, the Council Retreat, the Downtown Development Authority (DDA) meeting, the Persigo Wastewater Treatment Plant workshop, the Visitor and Convention Bureau (VCB) board meeting, and The Highlands (senior housing development) Grand Opening.

Councilmember Kennedy said between May 4th and May 17th he attended the Council Retreat, the Grand Junction Economic Partnership (GJEP) meeting and a presentation by Mesa County School District 51. Councilmember Kennedy said on May 22nd he will attend the Broadband Connect Conference in Keystone, Colorado.

Councilmember Boeschstein said he attended the meeting on Interstate 70, Exit 44 with one of the Directors of the Colorado Department of Transportation (CDOT) regarding the dangerous curves on that portion of the highway. He said he also attended a meeting regarding a trail from DeBeque Canyon to Palisade.

Council President Taggart said between May 4th and May 17th he attended a Grand Junction Regional Airport Task Force meeting, a meeting for The Legends (a book signing at the Museum of the West), the Grand Junction Area Chamber of Commerce (GJACC) meeting, and a Colorado Mesa University (CMU) economic discussion.

Councilmember Kennedy stated in downtown Grand Junction there will be an Epic Off-Road bicycle race this weekend and he encouraged everyone to attend.

Consent Agenda

Councilmember Kennedy moved to adopt the Consent Agenda items #1 through #5. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes

- a. Summary of the May 1, 2017 Workshop
- b. Minutes of the April 19, 2017 Regular Meeting
- c. Minutes of the May 3, 2017 Executive Session

2. Set Public Hearings

- a. Quasi-judicial
 - i. Ordinance Adopting a Civic and Institutional Master Plan for Colorado Mesa University and Conditional Right-of-Way Vacation in Accordance with the Master Plan and Setting a Hearing for June 7, 2017
 - ii. Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Las Colonias, into the Boundaries of the Downtown Development Authority and Setting a Hearing for June 7, 2017
 - iii. Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Jarvis Subdivision Filing 1, in the Boundaries of the Downtown Development Authority and Setting a Hearing for June 7, 2017

- iv. Ordinance Expanding the Boundaries of and Including Property Known as Las Colonias into the Downtown Grand Junction Business Improvement District and Setting a Hearing for June 7, 2017

3. Contracts

- a. Contract for Persigo WWTP Raw Sewage Wet Well Rehabilitation Project
- b. Purchase of One Side Load Refuse Truck

4. Resolutions

- a. Resolution Authorizing an Outdoor Dining Lease for 436 Main Street (Twisted Turtle)
- b. Resolution Assigning Councilmembers to Various Boards, Commissions and Authorities
- c. Resolution Issuing a Revocable Permit for the Construction of a Grease Interceptor in the Bookcliff Avenue Right-of-Way for the 7th Street Deli Located at 2232 North 7th Street

5. Other Action Item

- a. Prohibition of Parking along Main Street during Grand Junction Off-Road & Downtown Music Festival, May 19-21, 2017

Regular Agenda

Public Hearing to Consider Funding the 2017 Colorado Development Block Grant (CDBG) Program Year, Including Amendments to Action Plans for Previous Program Years, and Set a Public Hearing for Adoption of the 2017 One-Year Action Plan for July 5, 2017

Council will consider which activities and programs to fund for the Colorado Development Block Grant (CDBG) 2017 Program Year. The City will receive \$384,713, which is \$9,713 more than what had been estimated, for the 2017 Program Year beginning on September 1, 2017. Council will consider amendments to the Action Plans from prior program years to utilize a total of \$14,938 remaining funds to be allocated with the 2017 funds for a total allocation amount of \$399,651.

The public hearing opened at 6:49 p.m.

Kristen Ashbeck, CDBG Administrator/Senior Planner presented this information and updated Council about the program's funding. She stated a portion of the allocation was retracted by Housing and Urban Development (HUD), therefore, the amount being

considered was the amount discussed at the Council Workshop. She listed the items for consideration and reviewed the items from the previous year that did not require their entire allocation. Ms. Ashbeck explained which organizations and amounts for the carry-over funding which totaled \$14,938: Western Colorado Suicide Prevention Foundation (\$7,300), Partners Office Safety Improvements (\$3,703), and both the Orchard Avenue Elementary and Westlake Neighborhood Safe Routes to School Projects (\$3,935).

Ms. Ashbeck listed the 2017 recommendations for proposed projects, funding, and any leveraged funds:

1. Program Administration – Planning Documents – \$8,400 from remaining 2015 funds
2. 2017 Program Administration –\$25,000
3. Las Colonias Business Park Design and Engineering – \$50,000
4. Karis, Inc. Mental Health Services – \$10,400 – leverages \$28,860
5. Homeward Bound Homeless Shelter Food Purchase – \$13,165 – leverages \$11,835
6. St. Mary’s Foundation Gray Gourmet Program Purchase Food – \$16,000 – leverages \$265,800
7. Counseling and Education Center Low Income Counseling – \$6,000 – leverages \$359,606
8. Marillac Clinic Purchase Dental Diagnostic Equipment – \$10,685 – leverages \$17,435
9. Grand Valley Catholic Outreach Day Center Renovation – \$55,788 – leverages \$1,014,442
10. Housing Resources of Western CO Critical Home Repair Program – \$22,500 – leverage \$10,000
11. City of Grand Junction Riverside Park Improvements – \$50,000 - Potential GOCO Grant of 10x City Match
12. City of Grand Junction Bookcliff Middle School Pedestrian Improvements – \$42,000 – leverage \$18,000 from Mesa County
13. City of Grand Junction Nisley Elementary Safe Routes to School – \$80,000

Ms. Ashbeck said the total estimated funding is \$389,938 and noted some of the applicants were in attendance.

Councilmember Norris noted that \$322,000 is coming into City projects. She is disappointed more could not be given to the non-profit organizations.

Councilmember Boeschstein thanked Ms. Ashbeck for her work on the Riverside Project and the new Riverside Drive Trail. Councilmember Boeschstein asked about the new Riverside Drive. Ms. Ashbeck said that is a future project. Councilmember

Boeschstein felt the temporary flood wall is insufficient. Ms. Ashbeck said currently there has not been a new flood wall proposal.

City Manager Caton said the RIO Project (Recreation Inspired by Outdoors), which requested \$50,000, is hoping for a GOCO (Great Outdoors Colorado) grant, which may need some general fund dollars as matching funds.

Councilmember Kennedy said the RIO Project will serve an underserved portion of the community which is the purpose of CDBG funds.

Council President Taggart said Council will receive public input on the use of the 2017 CDBG allocation.

Jacque Pipe, Marillac Clinic Assistant Development Director, and Dr. Bradley Seago, DDS, Marillac Clinic, were present. Ms. Pipe said Marillac Clinic provides primary medical care as well as dental and vision care. She said patient numbers are growing rapidly; they served 550 in 2015, 930 in 2016, and 961 to date, in 2017. She said 40% of their patients live within the City limits. Ms. Pipe said they have raised \$516,000 to go toward replacement of the 14-year old dental equipment, but need an additional \$50,000. She said they are thrilled the City will consider contributing to their equipment needs. Dr. Seago said the new equipment includes a cavity detection device and a wand-portable camera which helps to go beyond x-rays and provides a picture to show the patient.

Katie Bowman, Housing Resources of Western Colorado Executive Director, said several citizens sent in thank you letters because their lives were changed by the repairs made by Housing Resources of Western Colorado. She thanked Council for their support and said this is their 40th anniversary in the Grand Valley.

Christian Mueller, Counseling and Education Center Executive Director, thanked Council for the funding. He said 70% of their clients live within City limits and they are trying to do what they can for suicide prevention.

There were no other public comments.

The public hearing closed at 7:12 p.m.

There was a brief discussion on CDBG only allowing 15% of the funding to go toward services; the remaining must fund physical facilities.

Councilmember Boeschstein said he is glad to see the progress on currently funded projects, however, he feels downtown Grand Junction and Whitman Park also need funding.

Councilmember Wortmann said he is thankful for the funding of the sidewalks installed around Nisley Elementary School, which helps to keep children safe.

Council President Taggart said he really struggled with this at Council workshop and tried to find a balance. He said Council takes this very seriously and will continue to carefully debate the annual disbursement.

Councilmember Kennedy moved to approve the proposed funding requests as recommended from the May 1, 2017 City Council Workshop and set a Public Hearing for Adoption of the 2017 One-Year Action Plan for July 5, 2017. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Resolution Issuing a Revocable Permit to the Downtown Development Authority for a Parklet in the 5th Street Right-of-Way Adjacent to the Property Located at 126 S. 5th Street

The Downtown Development Authority is requesting a Revocable Permit to construct a Parklet in the 5th Street Right-of-Way adjacent to the property located at 126 S. 5th Street. This will be the first parklet for Grand Junction and will be approximately 500 square feet containing five on-street metered parking spaces.

The parklet will be an extension of the sidewalk area and contain landscaping and seating areas within what is now five angled parking stalls on the east side of 5th Street, north of Colorado Avenue, and south of the east/west alley. The final design will be reviewed to make sure it is compliant and with the revocable permit, it could be revoked at any time.

Kathy Portner, Planning Manager, presented this item and explained how revocable permits allow for private encroachment into public right-of-way provided the improvement does not pose a threat to public safety or a burden to the public. The Permit would document the conditions of approval and the City could require the removal of the improvement at any time.

Ms. Portner introduced Brandon Stam, Downtown Development Authority (DDA) Executive Director. Mr. Stam said he consulted with other jurisdictions to gauge their experiences. This pilot project is meant to “activate” the space. He said the structure can be relocated if other business owners want to try it.

Councilmember Kennedy asked if this parklet is associated with Taco Party. Mr. Stam said no, but it will be a good amenity for the surrounding businesses. Councilmember Kennedy asked how the parklet will impact sidewalk dining and alcohol consumption. Mr. Stam said this will be treated as a public park, with no alcohol service, and open for public use. However, no loitering or sleeping will be allowed in the parklet.

Councilmember Kennedy asked how the parklet will be funded. Mr. Stam said the parklet will be funded through a special project fund with the DDA. Councilmember Kennedy asked if other locations are being considered for City parklets. Mr. Stam said it is too early to say. Councilmember Kennedy said it is nice to see an out-of-the-box idea such as this.

Councilmember Norris asked if the parking spaces will be removed. Mr. Stam said yes, however the parklet will be located across from a parking lot so parking will not be significantly impacted. Councilmember Norris thought it will be a great project.

Councilmember Boeschstein agreed with Councilmember Norris and said this is a continuation of the City's award-winning Main Street.

Council President Taggart asked if Taco Party requested an outdoor dining lease, would the parklet create an issue. Ms. Portner said the sidewalk is not wide enough to create an outdoor dining area there and the space is too limited for an outdoor dining permit.

Council President Taggart said 5th Street can be a drag strip and asked what measures are in place to keep citizens using the parklet safe on such a busy street. Ms. Portner said the design was researched and there will be two sidewalk bulb-outs which will provide some protection, and a barrier will also be constructed to add more protection.

City Manager Caton said the parklet will not extend into the travel lane on 5th Street and the Police Department said they were comfortable with the parklet plans as they had reviewed the proposal for Crime Prevention Through Environmental Design (CPTED).

Council President Taggart recommended there should be no removable furniture in the parklet.

Councilmember Boeschstein moved to adopt Resolution No. 28-17 – A Resolution Concerning the Issuance of a Revocable Permit to the Downtown Development Authority to allow construction of a parklet in the 5th Street Right-of-Way adjacent to the property located at 126 South 5th Street. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Ordinance Rezoning the Fountain Hills Subdivision to R-5, Located at 3495 N. 15th Street

The applicant requests approval of a rezone of property, located at 3495 North 15th Street, from R-8 (Residential - 8 du/ac) to R-5 (Residential - 5 du/ac) zone district for a proposed subdivision with a mix of single-family and cottage/duplex style dwelling units.

The public hearing opened at 7:29 p.m.

Kathy Portner, Planning Manager, presented this item and background. The subject property, located at the corner of North 15th Street and F ½ Road, approximately 10 acres which are surrounded by the Fountains with the Atrium and residential properties to the east and north. The applicant is proposing a mix of single-family residences and “cottage/duplex style homes”. The site is currently zoned R-8 and the rezone to R-5 will allow the proposal to meet the minimum density. Staff states that the proposal meets the goals of the Comprehensive Plan and the rezone criteria. The Planning Commission recommended approval.

Councilmember Boeschstein asked the applicant for details of the proposal. Denny Granum, representing the property owner, Hilltop Health Services Corporation, said the project is designed for a senior style lock-and-leave living.

Councilmember Norris asked for clarity regarding the different cottage styles offered. Mr. Granum said some of the cottages are for sale and others are like the Atrium-living style. He said this provides a transition from the higher density to the single family housing to the north and east. Councilmember Norris felt this is a good project.

Councilmember Kennedy asked what are the neighborhood concerns for rezoning. Mr. Granum said the neighborhood meetings were well attended with some concerns expressed regarding the extension of F ½ Road. He said they have met with planners and engineers to address the concerns.

Councilmember Wortmann said he is a member of the Board for Hilltop, however, he does not feel there is a conflict of interest. City Attorney Shaver said he does not see a conflict.

Ms. Portner said this is a through street and the right-of-way for interconnectivity has existed for a long time. The Planning Department is looking into ways to slow traffic down.

Councilmember Norris asked Councilmember Wortmann if there have been discussions on this project at any Hilltop Board meetings. Councilmember Wortmann said he has heard of the project but has not been directly involved.

Council President Taggart asked for public comment noting it is a public hearing on the rezoning, not on the road extension.

There were no public comments.

The public hearing closed at 7:45 p.m.

Councilmember Kennedy moved to approve Ordinance No. 4750 – An Ordinance Rezoning Fountain Hills Subdivision, Located at 3495 N. 15th Street to R-5 (Residential-

5 du/ac) on final passage and order final publication in pamphlet form. Councilmember Norris seconded the motion. Motion carried by roll call vote.

Ordinance Approving an Amended Planned Development (PD) and Outline Development Plan (ODP) for Lot 2, Block 9 and Lot 1, Block 8 of The Ridges, Filing Two

A request to approve an amended Planned Development (PD) and Outline Development Plan (ODP) for two commercial lots in The Ridges, Filing Two, located at the northwest and southwest corner of Ridges Boulevard and Ridge Circle Drive to expand the allowable uses to include residential in addition to business uses and establish Residential-Office (R-O) as the default zone district and set the bulk standards through an ODP for future development of the parcels.

The public hearing was opened at 7:46 p.m.

Kathy Portner, Planning Manager, presented this item and described the area. The property is located in The Ridges which she located on a displayed map. The two parcels total a little over an acre and are designated commercial from the original Ridges development with a list of allowed uses. The proposal is to expand the uses to include residential. The ODP complies with the criteria of the Zoning and Development (ZD) Code. The original PD had a mix of uses and densities originally intended for neighborhood business. The PD zoning was established with the original development which was originally outside of City limits. The applicant has proposed residential uses, with setbacks of 10 feet from Ridges Boulevard and 15 feet from West Ridges Circle, building heights limited to 35 feet with a maximum building size of 10,000 square feet, and access from Ridge Circle Drive. She addressed the maximum number of units allowed and the effective densities. Ms. Portner said the proposal meets the intent of the Comprehensive Plan and the criteria of the ZD Code.

City Attorney Shaver advised a modification to the ordinance has been distributed that clarifies the number of units allowed.

Council President Taggart said he lives in Redlands Mesa which is part of the overall Ridges development and asked if Council viewed this as a conflict of interest. Council had no concerns.

Michael Stubbs, property owner, gave a historical perspective of the property; the property was developed 40 years ago, with office buildings and a day care center and the properties along Ridges Boulevard are a mix of densities with multifamily properties which work well with clustering in some of the steep, sloped areas.

Mr. Stubbs said he has owned these lots for 30 years and has never received an inquiry for commercial use; there has been no demand for neighborhood commercial services with this property. He stated residential use was not allowed and the purpose of this

ordinance is to add residential use as an option for the property which would allow for the opportunity of housing. He said the setbacks were increased to meet neighborhood concerns. Mr. Stubbs said the Residential-Office (R-O) zoning does not have a maximum density and the limiting factor is the parking. He said the Planning Department wanted the maximum density included in the rezone ordinance and also the maximum height less than the code allowance.

Tom Rolland, 870 Daniel Road, owner of the office building north of Parcel 2, said he is opposed to the density proposed but not the residential aspect of this ordinance. Mr. Rolland said the height, setback, and density on this small parcel is inconsistent with the neighborhood. He compared it to a property across the street that has 6.9 units per acre which is buffered and screened. Mr. Rolland argued this property cannot be buffered and screened with a three-story building on it. He said this would be the first impression of the Ridges Subdivision and it is not consistent with the neighborhood. He said 6 units per acre would be better and more consistent. Mr. Rolland said with these standards in place, a plan would go through with an administrative review. He does not feel this property meets the criteria of the Comprehensive Plan.

There were no other public comments.

The public hearing was closed at 8:16 p.m.

Councilmember Kennedy asked what would be the standard if the property were to stay commercial. Ms. Portner said there are no established standards, only the allowed uses. Councilmember Kennedy said the property has been vacant for 40 years and he recognizes the property owner's concerns.

Councilmember Norris asked for an explanation of the densities. Ms. Portner said the ratio is the number per acre. Councilmember Norris asked about the setbacks for the property. Ms. Portner said when this request was originally denied by the Planning Commission, the setbacks were increased to ten feet on one side.

Councilmember Boeschstein said he wanted to have full disclosure noting he has hired Tom Rolland in a previous position and has worked with Michael Stubbs. Councilmember Boeschstein said the access to Ridges Circle Drive is important. He said other higher densities could be accommodated with the right design, parking requirements of two spaces per unit, and limiting the building size. Councilmember Boeschstein asked if there is an easement for drainage on the property. Ms. Portner said there is some type of drainage facility. Councilmember Boeschstein said this adds to separation. Ms. Portner said the design review indicates R-O as the default zone. She said there are design standards and roof line requirements that are more compatible with a residential area.

City Attorney Shaver said staff will ensure all standards are met.

Council President Taggart suggested the density be limited three to eight units per acre.

Councilmember Kennedy asked if there are any plans in place for development or is it just a zoning change? Ms. Portner said it is just a zoning change.

Councilmember Boeschstein moved to approve Ordinance No. 4751 – An Ordinance Approving an Amended Planned Development (PD) and Outline Development Plan (ODP) for Lot 2, Block 9 and Lot 1, Block 8 of The Ridges, Filing Two on final passage and order final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Salary of the Municipal Court Judge

Care' McInnis, Municipal Court Judge, has requested her salary be adjusted to compensate for the increased hours required to accomplish the work of the Court including the supervision of Court staff. A subcommittee of Council was formed to review the request and present a recommendation to Council on the appropriate compensation for the Municipal Judge. The subcommittee recommended an increase in hours from half-time to full-time, an annual salary of \$110,000, and executive benefits similar to those received by the other Council direct reports.

The public hearing opened at 8:29 p.m.

Council President Taggart explained the process involved in the development of this ordinance in order to compensate the Judge for the additional hours. He said the subcommittee worked with Judge McInnis and then turned it over to Council as a whole. Council President Taggart said the first reading was two weeks ago and this is the second reading. He said the ordinance covers salary and executive benefits with Judge McInnis reporting directly to Council.

There were no public comments.

The public hearing closed at 8:31 p.m.

Councilmember Norris stated that the Court had additional funding for personnel added, which put a strain on other areas. She said she will not support the ordinance.

Councilmember Kennedy said the reduction in the number of cases does not necessarily reduce the workload. He said the ordinance is a result of hard work and several discussions including the topic of philosophical separation of powers. Councilmember Kennedy said he recognizes the position change from part-time to full-time, working on other court structure items, and the value of due process. He said he will support the ordinance.

Councilmember Boeschstein agreed with Councilmember Kennedy. He said with Teen Court being established, Judge McInnis has a difficult job with many duties. Councilmember Boeschstein said he will support the ordinance.

Councilmember Wortmann said change can be painful and he will support the ordinance.

Council President Taggart said he has determined the amount of hours required for the position of the Municipal Court Judge and this request is compensation for that number of hours not an increase. He said he has considered the comments of Councilmembers Norris and Kennedy and will be supporting the ordinance.

Councilmember Kennedy moved to approve Ordinance No. 4752 – An Ordinance Concerning the Salary of the Municipal Court Judge on final passage and order final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote with Councilmember Norris voting NO.

2017 Supplemental Appropriation Ordinance

Supplemental appropriations are required to ensure adequate appropriations of funds. This request is to appropriate certain sums of money needed for road maintenance projects resulting from the approval of voter referred measure 2B which included authorization to use the funds accumulated in the Riverside Parkway Debt Retirement Fund for street maintenance including the overlay of the Riverside Parkway.

The public hearing opened at 8:40 p.m.

Financial Director Jodi Romero presented this item. She said the supplemental appropriation ordinance is to implement the approval of Ballot Measure 2B which is for the overlay of Riverside Parkway and possibly other smaller projects this year.

Councilmember Norris asked if the overlay would start this year. City Manager Caton said yes, the funds will primarily fund the Riverside Parkway overlay in 2017. Plans are being made for additional street projects in the upcoming years.

Councilmember Kennedy said this needs to be implemented for the voters who voted yes on 2B.

There were no public comments.

The public hearing closed at 8:45 p.m.

Councilmember Kennedy moved to approve Ordinance No. 4753 – An Ordinance Making Supplemental Appropriations to the 2017 Budget of the City of Grand Junction,

Colorado on final passage and order final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Bonsai Design Incentive Agreement

Bonsai Design Incentive Agreement - Authorization of the City Manager to Execute an Economic Development Incentive Agreement to Retain and Expand an Existing Business has been moved to the June 7th Council meeting.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

With no further business, the meeting adjourned at 8:47 p.m.

Stephanie Tuin, MMC
City Clerk

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
June 7, 2017

The City Council of the City of Grand Junction convened into regular session on the 7th day of June, 2017 at 6:02 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Phyllis Norris, Duncan McArthur, Barbara Traylor Smith, Duke Wortmann, and Council President Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Taggart called the meeting to order. Councilmember Kennedy led the Pledge of Allegiance which was followed by a moment of silence.

Presentation of the International Association of Fire Chiefs 2017 Heart Safe Community Award

Grand Junction Fire Department (GJFD) Chief Ken Watkins was present to speak about the GJFD being awarded the 2017 Heart Safe Community Award for Small/Mid-Size Communities at the International Association of Fire Chiefs Fire-Rescue Med Conference on May 22nd in Henderson, NV. The award is presented to fire service-based Emergency Medical Services (EMS) agencies and other agencies that have played a key role in improving the quality of out-of-hospital cardiac care and resuscitation efforts. Agencies and systems nominated will have demonstrated creative approaches to improving therapies for patients with Acute Coronary Syndrome (ACS) and its life-threatening complication, sudden cardiac arrest. He introduced GJFD EMS Chief Sheldon Keir who read GJFD information submitted to qualify for the award including how and why the “CPR Hands Only” campaign was rolled out. This program also won the GJFD gold award from the American Heart Association. This campaign and others have helped raise the skills of providers and paramedics who are then able to perform these lifesaving techniques in the field. A number of benchmarks have to be met to win many of the awards won by the GJFD.

Chief Watkins said the GJFD could not accomplish this without the support of City Council and City Administration. He expressed his pride in the EMS staff stating they provide excellent service and are being recognized across the country for it. He announced the next “CPR Hands Only” training event will be held at Grand Junction High School on June 24th.

Council President Taggart gave them accolades for their outstanding service.

Recognition of Outgoing City Clerk Stephanie Tuin

City Manager Greg Caton surprised retiring City Clerk Stephanie Tuin by presenting her with flowers and acknowledging her work for the City over the past 24 years. She has served behind the scenes as support for City Council and staff and participated in various committees and groups around the State to give Grand Junction a voice in statewide issues. City Clerk Tuin thanked him for the recognition and stated it has been her honor and privilege to serve the City Councils over the years, City Administration, and the citizens of the community.

Proclaiming the Month of June, 2017 as "Toastmasters Month" in the City of Grand Junction

Councilmember Wortmann read the proclamation. Representatives from the three Grand Junction Toastmaster groups were present to receive the proclamation: Nancy Adams, Grand Junction Toastmasters, Debbie Kemp, Talk of the Town Toastmasters, and Bobbie Daniel, Western Slope Liberty Toastmasters. Ms. Adams addressed City Council and said the Grand Junction Toastmasters is the oldest chapter in the community. Ms. Kemp, President of Talk of Town Toastmasters, said they were chartered in 2008 and added Toastmasters is not just about speaking skills, it is also about leadership skills. Bobbie Daniel, President of Liberty Toastmasters, explained this group is a new themed club and thanked Council.

Proclamation for "150 Years of Service for Western Cattlemen" in the City of Grand Junction

Councilmember Norris read the proclamation. Janie VanWinkle was present to receive the proclamation along with Colorado Cattlemen's Association President Tim Lehmann. Mr. Lehmann thanked City Council as did Ms. VanWinkle. Ms. VanWinkle said "Advancing the Legacy" is the theme for this year's anniversary and their annual conference will take place the following week in Grand Junction.

Proclaiming the Month of June and Wednesday, June 28, 2017 as "Bike Month" and "Bike to Work Day" in the City of Grand Junction

Councilmember Boeschstein read the proclamation. Members of the Urban Trails Committee (UTC) and Healthy Mesa County were present to receive the proclamation. David Lehmann, UTC Vice Chair introduced the other committee members present, thanked City Council, and noted the City is a bronze level Bicycle Friendly Community, but that there is still work to do. He said today is the kick off for Bike to Work Month and listed other events for Bike to Work Month and that Bike to Work Day is June 28th.

Proclaiming the Week of June 18 - 24, 2017 as "St. Baldrick's Foundation Week" in the City of Grand Junction

Councilmember McArthur read the proclamation. No one was present to receive the proclamation.

Proclaiming the Week of June 5 - 11, 2017 as "Pride Fest Week" in the City of Grand Junction

Councilmember Kennedy read the proclamation. Jesse Daniels, founder and Director of Colorado West Pride, and Heidi Jeanne Hess, the Western Slope Director of One Colorado were present. Ms. Hess said it is amazing to have a Pride Proclamation from the City for two years in a row. They thanked City Council, specifically Councilmember Kennedy. They invited everyone to the various events of Pride Week. Mr. Daniels thanked Council and the City Clerk's Office for their help with the festival permitting.

Proclaiming June 22 - 25, 2017 as "Red Hat Week-end" in the City of Grand Junction

Councilmember Traylor Smith read the proclamation. Leslie Kiesler, Queen of the local Ladies Luvin Life Red Hat Society Chapter was present to receive the proclamation. Ms. Keisler thanked City Council for the proclamation and said ladies are coming from all over the country for their conference; over 100 are expected. The conference's theme is the 1920's. She introduced the Chapter's two other Queens, Lily Fitch and Kathy Guerrie, and spoke about how much fun they have.

Grand Junction Regional Airport Authority Board Appointment

Councilmember Kennedy moved to appoint Thaddeus Shrader as the City's appointee for a four-year term expiring May, 2021 to the Grand Junction Regional Airport Authority Board. Councilmember Norris seconded the motion. Motion carried by roll call vote.

Downtown Development Authority/Downtown Grand Junction Business Improvement District Board Appointments

Councilmember Norris moved to appoint Doug Simons, Jr. and reappoint Duncan Rowley to the Downtown Development Authority/Downtown Grand Junction Business Improvement District for four-year terms expiring June, 2021. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Riverview Technology Corporation Ratification

Councilmember Wortmann moved to ratify the appointment of Chris Muhr, recommended by the Riverview Technology Corporation Board. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Historic Preservation Board Certificate of Appointment

Councilmember Boeschstein presented a Certificate of Appointment to Priscilla Mangnall for the Historic Preservation Board. Ms. Mangnall thanked the City Council for the appointment and said it is an honor to be able to serve. She then noted the books placed at each councilmembers seat is a thank you gift from the Legends of the Grand Valley for their constant support.

Citizen Comments

Bruce Lohmiller, 3015 N. 15th Street, #208, spoke about sex education at Mesa County School District 51 and that a full page article was published in the local Unitarian Universalist Church newsletter asking for input regarding class content. He also spoke to City Attorney Shaver about a DVD he got from the Grand Junction Police Department that will be allowed into evidence. He then mentioned using air compression power as an energy source.

Andrea Krieves, 2099 S. Broadway, was present along with Andrea Dennis and Brenda St. John, to thank the City Council for allowing them time at the June 5th Council Workshop to hear their presentation for a community and recreation center and for Council's consensus to move forward on a feasibility study.

Council Reports

Councilmember McArthur attended the following meetings: Associated Governments of Northwest Colorado Board of Directors meeting in Rangely on May 17th, the Colorado Municipal League Outreach meeting in Meeker on May 18th, the West Star Landing Gear Open House on May 26th, the ribbon cutting for the new assisted living facility at The Center at Foresight on June 1st, and the Homeless Coalition's open house at Pathways Village on June 7th, and noted they will be breaking ground on Phase Two soon.

Councilmember Wortmann said two weeks ago he, along with the Fruita Rotary Club, entertained the JUCO (Junior College Baseball World Series) Chipola, Florida - Indians team and their families for 12 days. He warned future hosts about consenting to doing the team laundry.

Councilmember Boeschstein said he went to the Business Incubator Board meeting that morning noting that organization continues to stimulate economic development. Regarding the Paris accord, he stated that Grand Junction has done a lot of things in concert with the Paris agreement which are good growth management policies. He listed a number of them.

Councilmember Kennedy thanked those who reached out to him on the loss a close family member. He went to the Mountain Connect Broadband conference where representatives from the State Senate learned about the issues; this was the fifth such conference. He noted broadband accessibility efforts will continue.

Councilmember Traylor Smith recognized and thanked the housekeeper, Guadeloupe Gomez, at the Clarion Inn, for her quick thinking and actions which saved a young child in the pool at the hotel. Ms. Gomez received an award at the Library earlier that day. Councilmember Traylor Smith said it shows how citizens care. She said her Rotary Club also hosted a JUCO team and they too did team laundry. She enjoyed hosting noting they are able to influence these young people's lives. Councilmember Traylor Smith said the Governor was in town a few weeks ago and went to the Cameo shooting site for its dedication. This facility is another aspect of the area's great outdoor life and demonstrates the diversity of activities that continue to grow this valley and she hopes will bring people from all over the world.

Councilmember Norris went to the Economic Summit hosted by the Grand Junction Economic Partnership (GJEP) and noted all the partners worked hard to put it together. Over the last week, all of Council has been meeting with different broadband representatives. She wanted to assure everyone broadband is still being worked on. Councilmember Norris thanked City Clerk Tuin for her service.

Council President Taggart also went to the GJEP Economic Summit, but left early to attend Guadeloupe Gomez's recognition ceremony which was very rewarding. He said he previously mentioned his concern over the loss of the Executive Director at the Grand Junction Regional Airport but was pleased that the Board secured a great interim, Mark Achen, the former Grand Junction City Manager from 1984 – 2000. Mr. Achen will be able to keep things moving forward.

Consent Agenda

Council President Taggart explained the Consent Agenda and announced that the resurfacing project on the Consent Agenda, which was scheduled to begin on July 10th, was the first use of the voter approved funds from measure 2B. The City plans to put to use \$3.75 million of that money this year for road improvements.

Councilmember Kennedy moved to adopt the Consent Agenda items #1 through #4. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes
 - a. Minutes of the May 3, 2017 Regular Meeting
 - b. Summary of the May 15, 2017 Workshop

2. Set Public Hearing
 - a. Quasi-judicial
 - i. 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, and Introducing Proposed Annexation Ordinance for the Hill Business Complex Annexation, Approximately 2.734 Acres, Located at 2905 Hill Avenue, and Set a Hearing for July 19, 2017
3. Contract
 - a. Construction Contract for the 2017 Riverside Parkway Resurfacing
4. Resolutions
 - a. Resolution Appointing Substitute Judges
 - b. Proposed Downtown Function Enhancements and Resolution Authorizing Parking Rate Changes
 - c. Resolution Amending the Bylaws of the Urban Trails Committee

Resolution Authorizing the Lease to Colorado Discover Ability for City-owned Property, Located at 599 Struthers Avenue

Colorado Discover Ability (CDA) is a Colorado nonprofit corporation whose mission is to increase the independence, self-confidence, self-worth, and education of people with disabilities, their families, and friends through outdoor recreation. With the use of specialized adaptive equipment, they provide a variety of recreational opportunities including cycling, skiing, and water sports.

Council supported the request and directed staff to work closely with CDA on the site and to create a long term agreement for the project. Over the past 3 years, CDA has solicited a number of grants from local and regional foundations, as local benefactors. This spring, CDA announced that they have reached their fundraising goal for construction and would be moving forward with construction documents.

The term of the proposed lease is 25 years for \$1 per year with the City providing landscape maintenance for this site at a cost of \$100 per month.

Rob Schoeber, Parks and Recreation Director, presented this item and background. In 2014, CDA approached the Grand Junction City Council with a request to construct a new headquarters building on City owned property at Las Colonias Park. They embarked on an aggressive fundraising campaign and have recently reached their goal.

The proposed site for this project is located at 599 Struthers Avenue, west of the current Botanical Gardens. The site totals approximately 1.1 acres, and is currently being leased to STRIVE for the operation of the Botanical Gardens. Representatives from STRIVE have been involved in several discussions regarding this proposed site for CDA and are supportive of the lease as presented.

The proposed two story metal structure will measure approximately 6,400 square feet and its primary uses will be administration, program operation, and storage. The site design also includes 16 onsite parking spaces for staff and clients. Mr. Schoeber showed the overall location, the site plan, and explained how it will be landscaped to coordinate with the theme of the park and that CDA will pay the City \$100 per month to maintain the landscaping for the duration of the 25-year lease. CDA Executive Director Terry Harper was present.

Councilmember Traylor Smith said she is delighted this project is coming to fruition.

Councilmember Boeschstein congratulated CDA and said he likes the new site.

Councilmember Norris said this project really fits in with what Las Colonias Park is about. She thanked Councilmember Traylor Smith for bringing this to City Council.

Councilmember Wortmann said he truly enjoys CDA's annual banquets and the organization brings fun to the clients and do a wonderful job for both clients and their families.

Councilmember Kennedy asked how this would affect STRIVE's lease with this property. Mr. Schoeber said it would reduce the amount of property leased, but STRIVE did not have a plan for that area and are supportive of the project.

Councilmember Traylor Smith moved to adopt Resolution No. 33-17 – A Resolution authorizing the lease of City owned property to Colorado Discover Ability, located at 599 Struthers Avenue. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Ordinance Adopting a Civic and Institutional Master Plan for Colorado Mesa University and Conditional Right-of-Way Vacation in Accordance with the Master Plan

A request to approve an Institutional and Civic Master Plan for Colorado Mesa University (CMU) and approval of an administrative process for future vacations of right-of-way interior to the campus once certain conditions are met.

Council President Taggart disclosed he is an adjunct professor at CMU, but is not involved in management.

The public hearing opened at 7:15 p.m.

Kathy Portner, Planning Manager, presented this item and gave a background on Section 21.02.190 of the Zoning and Development Code which sets forth a process to consider Master Plans for major institutional and civic facilities that provide a needed service to the community. The CMU Campus Facilities Master Plan provides an overview of CMU's future long term objective to expand the existing main campus westward toward N. 7th Street. She referred to a graphic depicting of a portion of the Master Plan.

In conjunction with the Master Plan, CMU is requesting an administrative review process for future vacations of right-of-way (ROW) interior to the campus, shown within the green outlined area on the map, once certain conditions are met. CMU requests the vacation of alley and street ROW's in order to aid in the continued westward expansion efforts planned for the campus. Currently, the requests occur piecemeal as CMU acquires properties on both sides of any given right-of-way. She explained the requirements they would have to meet to vacate ROW and noted the requested Institutional and Civic Facility Master Plan, including the vacation of right-of-way, is consistent with the goals and policies of the Comprehensive Plan.

The applicable review criteria in Section 21.02.190 (c) and 21.02.100 of the Grand Junction Zoning and Development Code have been met or addressed. ROW vacation in the identified planning area is presumed and conditionally approved on condition that CMU petitions for vacation(s), which shall be reviewed and approved administratively subject to the Director finding that CMU has met all of the following conditions: a) CMU must own properties on both sides of the ROW (streets and/or alleys) to be vacated; b) private easement agreements must be provided to benefit any remaining privately owned property(ies) where access to the property(ies) is or may be claimed by the owner(s) to be compromised by the vacation; c) CMU shall plan for and propose circulation and emergency access to standards mutually acceptable and agreed to by the City and CMU, to establish and preserve public safety and legal access for both public and private users; d) all City utilities shall be subject to the terms and conditions of the CMU and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus; and e) CMU shall dedicate as applicable, necessary utility easements to Xcel Energy and/or other utility providers. Notice shall be given of all vacation petition decisions and ROW vacations in the designated Master Plan area and exceptions to the Director's decision shall be forwarded to the City Council for record review as provided in this Ordinance and the Recitals thereto.

The Planning Commission (PC) recommended denial of the request 4 to 1.

Ms. Portner then introduced CMU President Foster to make his presentation.

President Foster reviewed some of the ongoing projects and history of CMU's expansions in the last ten years that puts them well ahead of their 2030 schedule. He explained how the concept for the request for administrative ROW vacations came to be and provided examples of how minor vacations will come forward that take a lot of staff time. He listed all the opportunities that would remain for public input and said CMU continues to be as open and accessible as possible.

Councilmember Traylor Smith asked Ms. Portner to clarify that only alleys and streets would be vacated. Ms. Portner say yes. President Foster added the utility easements (water, sewer, trash, etc.) will not be vacated.

Councilmember Kennedy noted the City has not collected compensation for any of the CMU vacations and asked how Council would be informed of the land value being vacated. City Manager Caton explained the valuation was established at \$1 per square foot, but was recently updated to \$5 to \$6 per square foot when the right-of-way was acquired along 1st Street. The land being vacated to CMU would not have the same value since it is not a commercial core, however, it should be seen as a public investment since CMU generates millions of dollars in economic activity, which increases with more students. If a vacation came up that is not for economic development (ED), that might have a different feel and a policy could be put in place for those instances, but that has not occurred.

City Attorney Shaver said by virtue of the review and approval process of this Master Plan, its unique character and that of the ordinance, from a legal perspective, no precedent is created with this.

Councilmember McArthur asked if, in the future, more master plans will be needed. He noted the boundary for the West Campus Master Plan is different from this plan. Ms. Portner said the purpose of this request is to consider the administrative process only for the area identified within the green boundary. Any other change would require review by City Council.

President Foster said staff wanted to focus on this area first to see how the process would work. If it works, then it may be expanded. Councilmember McArthur asked if condition "a" needs to be amended since some of the possible perimeter vacations do not include both sides of the street. Ms. Portner said this process is only for properties within the boundary, so for this Plan process, both properties would need to be wholly included in the green boundary.

Councilmember Norris asked if public safety access was included as part of the planning. President Foster said that is included in requirement "c" and the Fire Department is part of the review process.

Councilmember Kennedy noted that PC voted 4 to 1 against approval of this Master Plan and understood their primary objection as being the elimination of a public comment period. Ms. Portner agreed with Councilmember Kennedy's assessment adding the PC felt it was important to offer that opportunity. Councilmember Kennedy said he places great value on the advisory boards and wanted to know if staff felt it is in the best interest to override the PC in this instance. Ms. Portner said she is comfortable because the Master Plan process is virtually the same process with the exception of the public hearing process; it would have the same review, notice, and would respond to any citizen concerns including the right of appeal. Councilmember Kennedy then asked if the time savings had been quantified. Ms. Portner explained from a scheduling perspective for the City, the standard process takes 60 to 90 days versus a week for the Master Plan process. President Foster said 60 to 90 days is probably as fast as it could be done and added there would also be time savings for CMU staff.

City Manager Caton said staff recommended approval to the PC, but it is only the PC's recommendation that is forwarded to Council even though staff's opinion has remained the same.

Councilmember Boeschstein thanked President Foster and said CMU is a major part of the City's ED Plan and it is great to have it located in the inner city even though it can cause difficulty with existing homeowners. City Council has long supported the expansion of the campus and the City appreciates that partnership. He then asked if bicycle trails will be retained. President Foster said some of the closed streets now serve as bicycle routes.

Council President Taggart opened the meeting to public comments and asked that each person keep their comments to three minutes and to focus on the matter at hand.

Robert Bray, Bray and Company, 2660 G Road, a realtor and an advocate of private property rights, said he is comfortable with staff's recommendation due to this Plan's narrow focus which makes the larger public format unnecessary and noted these vacations fall within CMU's Master Plan. With respect for the PC, he feels this will save time and resources while leaving the protection of public comment; no one will get landlocked and there will be no value diminution.

Andy Ford, 860 Kennedy Avenue, has seen other vacations and feels this is an issue of public involvement before decisions are made rather than through appeals. He agrees with the PC decision. He summarized a letter he wrote regarding this request noting the first vacation created lots of dust and that he was the one who brought up the crystalline silica dust issue; he will gladly share the hazardous waste study he referenced about the silica. He and his wife were worried about their grandchildren breathing this dust that can cause silicosis. The Planning Department worked with CMU to mitigate the

dust problems. He would like Council to support the PC's recommendation, if not, to have the general conditions of the Plan process detailed.

Jeff Hurd, attorney and Chairman of the Board of the Grand Junction Chamber of Commerce (COC), asked on behalf of the COC, that City Council formally adopt the Civic and Institutional Master Plan. The COC has launched a major and skilled workforce economic development initiative called "CMU 20,000" to support CMU and its desire to increase enrollment to 15,000 students and engage 5,000 business and community supporters. CMU is an economic engine and the COC believes if enrollment is increased, it will benefit the entire community and provide a skilled workforce. A key component for this is to streamline CMU's expansion. He said the City has a great track record of supporting CMU and he asked for the City's continued commitment by approving this request.

Kristi Pollard, GJEP Executive Director, encouraged Council to support the question before them. She noted CMU is a great ED driver and that the public process is very important; the City, like CMU, is a public entity and the CMU administration has a sensitivity to make sure the public is informed and there is still a public process with lots of safeguards to let the public speak their voice.

Diane Schwenke, COC Chief Executive Officer, said a lot of businesses go through the planning process and the COC supports streamlining processes that do not limit opportunities for public input. This is an opportunity to reduce staff time and resources. Ms. Schwenke said she estimated CMU's gross student spending at \$125 million annually which equates to about \$250,000 to \$350,000 in City sales tax revenue. She encouraged Council to vote yes.

Matthew Breman, past COC Chairman of the Board, said the City and CMU have a good and longstanding relationship and this Master Plan has been approved, the property rights will be maintained, and this is a good thing to streamline the vacation process. He encouraged Council's approval.

Clark Carroll, 1220 and 1240 Cannell Avenue, said he opposed the request since it would eliminate public hearings. He has been trying to get an easement around his property for ten years and this will let CMU do whatever they want. He asked for the democratic process to be preserved.

Ken Harris, 1707 Cannell Avenue, said Council has been conspicuously absent at the Grand Valley Drainage District's court proceedings. He said CMU has no drainage plan, they haven't paid their fees to the District, and the manhole covers now fly off with very little pressure allowing water to run down North Avenue.

Council President Taggart said this is not a discussion about drainage. Mr. Harris said the basic function of street curbs and gutters is drainage and the vacations directly affect drainage. He encouraged Council to resolve the drainage issue first.

The public hearing closed at 8:10 p.m.

Councilmember McArthur asked which jurisdiction is responsible for drainage. City Attorney Shaver said CMU can impose standards it deems proper, not necessarily what the City would require. He asked if staff considered Mr. Ford's suggested conditions. Ms. Portner said the letter from Mr. Ford asked for three conditions: 1) all fire lanes be paved, 2) pave any other roadways, and 3) adequate circulation and surfaces for public safety access. Ms. Portner said, through the review process, public safety access will be considered and the Fire Department does require hard surfaces. CMU has been using recycled asphalt rather than a dust surface and if issues have come up, CMU has remedied those. The second and third conditions are included in the requirements.

City Attorney Shaver said the easement agreements for access will be maintained as close as possible to what has been allowed historically.

Councilmember McArthur asked if dust conditions will be taken into consideration; previously, there was more traffic in some areas than anticipated that caused some of the dust issues. Ms. Portner said they will look at that. Councilmember McArthur said his concern is marinating property rights, as well as health, safety, and welfare. In his view, the way problems are address have improved and he feels making this an administrative process is consistent with what they are doing with the Development Code and this can accommodate both sides while still protecting those that live there.

Councilmember Norris said CMU is a great partner. Any time 60 to 90 days can be taken off a project it helps ED, she will support this request.

Councilmember Traylor Smith said CMU has been working on this going on twelve years and has been very clear and informative of their plans. There are many ways for objections to be made and for them to come before Council in order to preserve property rights. She then asked City Manager Caton if St. Mary's Hospital also had a Master Plan. He responded affirmatively. Councilmember Traylor Smith feels this is a good timesaver while preserving property rights.

Councilmember Kennedy said he supports what CMU does and appreciates the outreach they do, however, he is concerned with the optics of taking a public process and streamlining it to where the public may perceive it as a lack of ability to participate in the process. He feels there are enough tools for the public, but it still could be perceived negatively.

Councilmember Boeschstein asked if CMU has a Master Drainage Plan.

President Foster said CMU does have a Master Drainage Plan along with a number of storm drainage facilities and they have decreased the amount of impervious surfaces which reduced drainage. Councilmember Boeschstein asked if staff has reviewed and approved CMU's drainage plan. Ms. Portner said the City coordinates closely with CMU and reviews projects as they are brought forward and offers input especially regarding City facilities. She agreed with President Foster that the increased amount of open space had reduced run off.

Council President Taggart said governments are accused of not being efficient organizations and this Plan is a major step forward in efficiency. Governments are also accused of not being transparent, however, these requirements are very clear and transparent while allowing the public the right to comment and appeal. He will support this.

Councilmember McArthur moved to approve Ordinance No. 4754 – An Ordinance adopting a Civic and Institutional Master Plan for Colorado Mesa University and conditional right-of-way vacation in accordance with the Master Plan, located in the Colorado Mesa University Area (generally 7th to Cannell Streets and North to Orchard Avenues) on final passage and ordered final publication in pamphlet form.

Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Las Colonias, Ordinance Expanding the Boundaries for the Grand Junction, Colorado Downtown Development Authority to Include Properties Known as Jarvis Subdivision Filing 1, and Ordinance Expanding the Boundaries of and Including Property Known as Las Colonias into the Downtown Grand Junction Business Improvement District

The City of Grand Junction has submitted a petition to include properties, known as Las Colonias, in the boundaries of the Downtown Development Authority (DDA). In reviewing the Las Colonias properties the City found gaps within DDA boundaries and this petition would remove those gaps by including the entire property within the DDA boundary and TIF (tax increment financing) District. Property would be subject to all obligations and privileges arising therefrom.

The City of Grand Junction has submitted a petition to include properties, known as Jarvis property in the Boundaries of the DDA. In reviewing the Jarvis Subdivision properties, the City found gaps within DDA boundaries and this petition would remove those gaps by including the entire property within the DDA boundary and TIF District. The property would be subject to all obligations and privileges arising therefrom.

The City of Grand Junction is the owner of that certain real property known as the Las Colonias Property, which is described in a Verified Petition (the Property) executed by the City of Grand Junction. The Property is within the boundary of the Downtown Grand Junction Business Improvement District (DGJBID) and is not classified for property tax purposes as either agricultural or residential. The City of Grand Junction desires to be included in the District and to be subject to the rights and obligations thereof. The Board of Directors of the District (Board) desires to include the Property into the boundary.

Councilmember Kennedy asked if the last three agenda items could be combined. City Attorney Shaver said they could be discussed together as long as the ordinances remained separate.

Councilmember Kennedy moved to combine items 6.a.ii, iii, and iv. Councilmember Wortmann seconded. Motion carried by roll call vote.

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

Allison Blevins, DGJBID Executive Director, presented this item and background on behalf of Brandon Stam, the DDA Executive Director.

Ms. Blevins reviewed each request using maps showing the properties and asked for approval.

Council President Taggart asked Ms. Blevins if the Las Colonias property would be in both the DDA and the DGJBID, but the former Jarvis property would be in the DDA only. Ms. Blevins said that is correct, however, she will request at a later date that the former Jarvis property be included in the DGJBID.

City Attorney Shaver explained that many of these properties are already within these boundaries, but there were discrepancies in their legal descriptions which have now been updated and these inclusions would affirm those descriptions.

Councilmember Boeschstein said the DDA has been a great partner with the Las Colonias Park development and recalled the history of the former Jarvis property. He will support this.

Ms. Blevins said she is very excited about the inclusion of the Las Colonias property into the DGJBID and it will be a good anchor to attract more 7th Street businesses to join the DGJBID.

There were no public comments.

The public hearing closed at 8:33 p.m.

Councilmember Boeschstein moved to approve Ordinance No. 4755 – An Ordinance expanding the boundaries of the Grand Junction, Colorado Downtown Development Authority to include properties known as Las Colonias, on final passage and ordered final publication in pamphlet form, and to approve Ordinance No. 4756 – An Ordinance expanding the boundaries for the Grand Junction, Colorado Downtown Development Authority to include the Jarvis Subdivision Filing 1 on final passage and ordered final publication in pamphlet form, and to approve Ordinance No. 4757 – An Ordinance expanding the boundaries of and including property known as the Las Colonias Property into the Downtown Grand Junction Business Improvement District on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

With no further business, the meeting adjourned at 8:36 p.m.

Stephanie Tuin, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: July 5, 2017

Presented By: Scott D. Peterson, Senior Planner

Department: Community Development

Submitted By: Scott D. Peterson, Senior Planner

Information

SUBJECT:

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, and Introducing Proposed Annexation Ordinance for the Weeminuche Annexation, Approximately 4.516 Acres of Portions of Public Rights-of-Way for 26 Road, 26 1/2 Road, H 3/4 Road and Summer Hill Way, Located North of H Road.

RECOMMENDATION:

City Staff recommends approval.

EXECUTIVE SUMMARY:

A request to annex 4.516 acres of portions of 26 Road, 26 1/2 Road, H 3/4 Road and Summer Hill Way Rights-of-Way. It is typical for the City to annex roads that are adjacent to properties proposed for development and that are also be considered for annexation. This roadway annexation is proposed to annex the existing roadways adjacent to and serving the proposed Weeminuche Subdivision and should have been considered as a part of the previous 1995 Pomoma Park Annexation.

BACKGROUND OR DETAILED INFORMATION:

During the process of reviewing the Weeminuche Subdivision, it has been discovered that the 26 Road, H 3/4 Road rights-of-way adjacent to the property had not been annexed as a part of the Pomona Park Annexation in 1995 as it should have been since the property description extended to the center of the rights-of-way. The rights-of-way annexation requests for 26 1/2 Road and Summer Hill Way is a housekeeping

item to bring these portions of the rights-of-way into the City limits. Therefore, with this proposed right-of-way annexation, the property owner for the subdivision request would not have to obtain Access Permits from Mesa County as the half rights-of-way would fall under City jurisdiction.

FISCAL IMPACT:

This annexation will include approximately 2988 lineal feet (LF), or 3984 square yards (SY) of pavement on the east half of 26 Road; 1475 LF, or 1966 SY of pavement on south half of H 3/4 Road; 1260 LF, or 1680 SY of pavement on the west half 26 1/2 Rd and 580 LF or 773 SY of pavement on the north half of Summerhill Way All road pavement is satisfactory.

Given the condition of the roads, a chipseal will be required in 5 years, and an overlay in 12 years at a present value of \$32,237, and \$125,700 respectively.

Annual costs including street sweeping, snow and ice control, signage and striping, snow removal, and storm drain maintenance are approximately \$2,764/year, for a 20 year present value of \$37,569. There currently are no street lights along these road sections and therefore have not been included in this analysis.

Total road maintenance related costs for this subdivision are estimated to have 20 year present value of \$195,500. Said differently, this is the amount of money the City would have to set aside in a financial account today, earning 4% interest, to generate enough funds to pay for the ongoing maintenance of this road infrastructure.

This action does not directly impact revenue. However, as the land is developed, property taxes and sales and use taxes will apply as appropriate.

SUGGESTED MOTION:

I MOVE to (approve or deny) Resolution No. 34-17 - 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, Weeminuche Annexation, Approximately 4.516 Acres of Public Rights-of-Way for 26 Road, 26 1/2 Road, H 3/4 Road and Summer Hill Way, Located North of H Road, Introduce Proposed Ordinance Annexing Territory to the City of Grand Junction, Colorado, Weeminuche Annexation, Approximately 4.516 Acres of Public Rights-of-Way for 26 Road, 26 1/2 Road, H 3/4 Road and Summer Hill Way, Located North of H Road, and Set a Hearing for August 16, 2017.

Attachments

1. Annexation Staff Report
2. Annexation Maps

3. Resolution
4. Ordinance

Annexation Staff Report:

STAFF REPORT / BACKGROUND INFORMATION				
Location:		Portions of 26 Road, 26 ½ Road, H ¾ Road and Summer Hill Way, located North of H Road		
Applicant:		City of Grand Junction		
Existing Land Use:		Public Right-of-Way		
Proposed Land Use:		Public Right-of-Way		
Surrounding Land Use:	North	Single-Family Residential		
	South	Single-Family Residential		
	East	Single-Family Residential		
	West	Single-Family Residential		
Existing Zoning:		N/A		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	County AFT (Agricultural, Forestry, Transitional) & County RSF-R (Residential Single Family - Rural)		
	South	City PD (Planned Development), City R-1 (Residential – 1 du/ac) & City R-5 (Residential – 5 du/ac)		
	East	City PD (Planned Development) & County RSF-R (Residential Single Family – Rural)		
	West	County RSF-E (Residential Single-Family - Estate), County AFT (Agricultural, Forestry, Transitional), County PUD (Planned Unit Development) & City PD (Planned Development)		
Future Land Use Designation:		Residential Medium Low (2 - 4 du/ac)		
Zoning within density/intensity range?		N/A	Yes	No

This annexation area consists of 4.516 acres of land, all of which lies within the rights-of-way of 26 Road, 26 ½ Road, H ¾ Road and Summer Hill Way. The City of Grand Junction is requesting annexation to correct an error made with the Pomona Park Annexation in 1995 and also as a housekeeping item to bring other adjacent rights-of-way into the City limits. With this annexation request, the City would annex ½ the right-of-way of 26 Road and H ¾ Road. The request would also annex the eastern half of 26 ½ Road and the north ½ of Summer Hill Way as a housekeeping item as the western ½ of 26 ½ Road and the southern half of Summer Hill Way have already been annexed (Pomona Park Annexation & Paradise Hills #2 Annexation).

Under the 1998 Persigo Agreement, the County consents to the annexation of all or a portion of any road, street, highway, easement, right-of-way, open space or other County-owned property within the Persigo Wastewater Treatment boundary (Section D. 17. (b), 1998 Persigo Agreement).

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

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;
- d) The area is or will be urbanized in the near future;
- e) The area is capable of being integrated with the City;
- f) No land held in identical ownership is being divided by the proposed annexation;
- g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

Please note that this petition has been prepared by the City. Because the petition annexes right-of-way, the ownership and area requirements of the statute are not applicable.

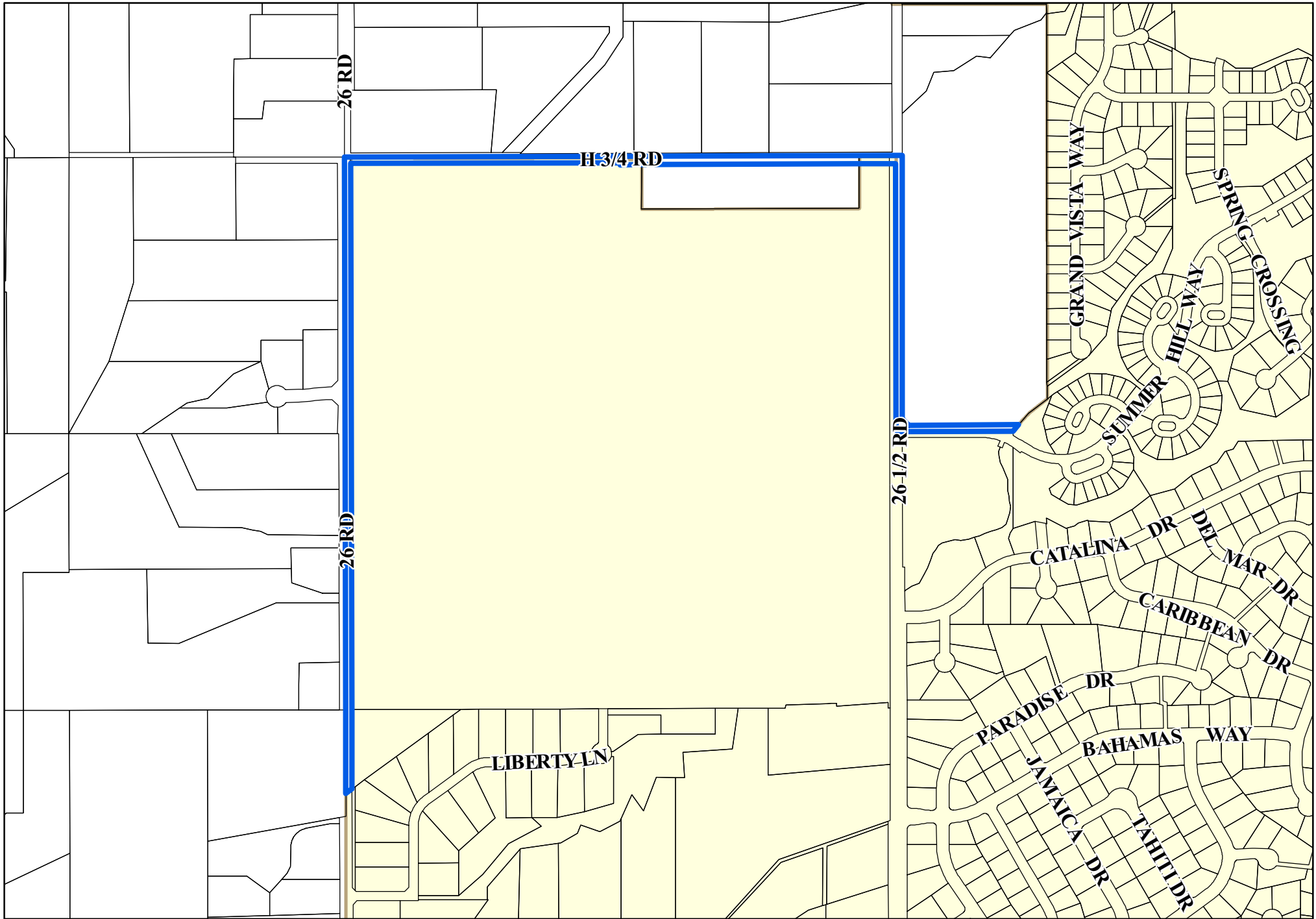
The following annexation and zoning schedule is being proposed:

<i>ANNEXATION SCHEDULE</i>	
July 5, 2017	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
August 16, 2017	Acceptance of Petition and Public Hearing on Annexation by City Council
September 17, 2017	Effective date of Annexation

WEEMINUCHE ANNEXATION - BACKGROUND INFORMATION

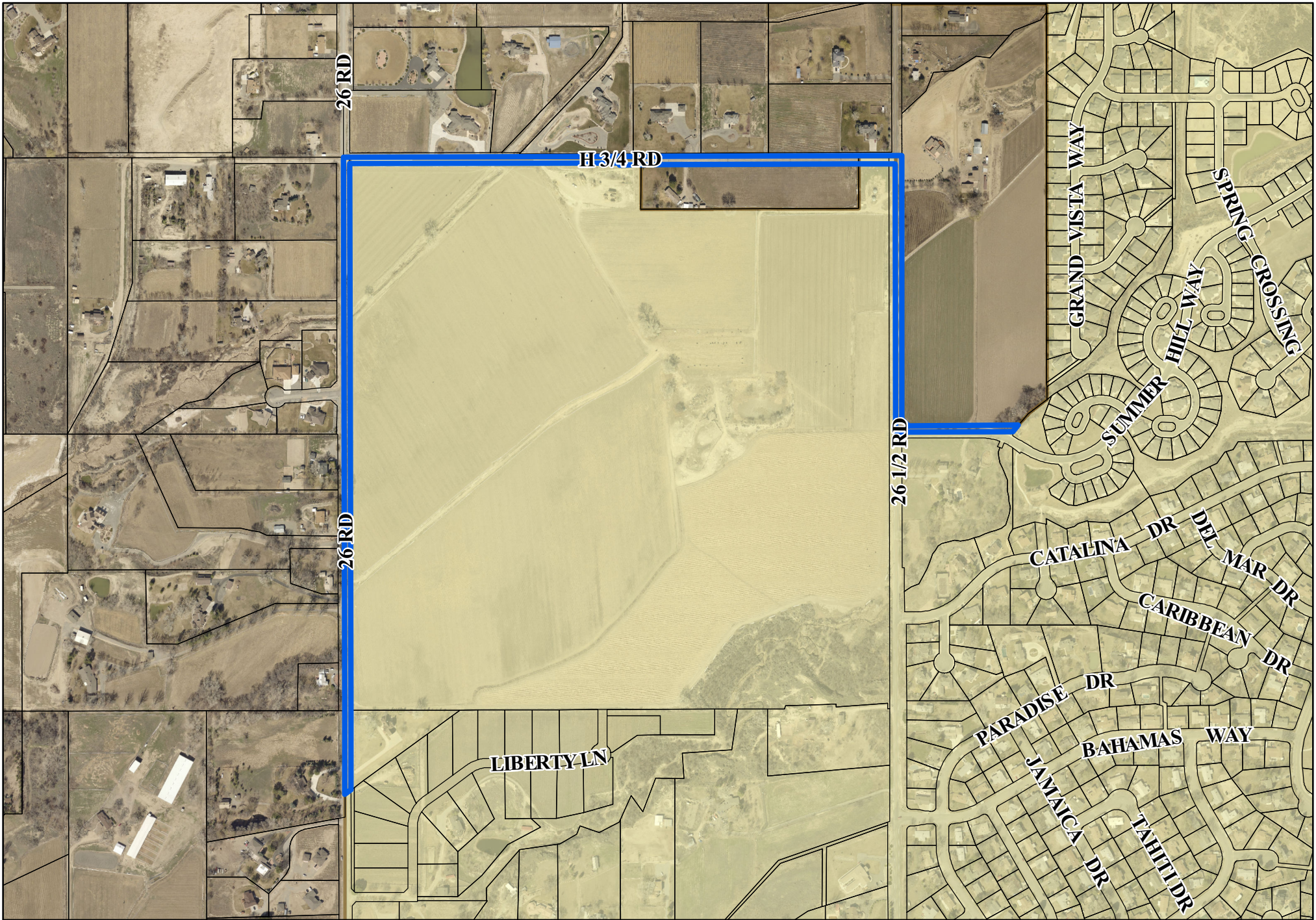
File Number:	ANX-2017-265	
Location:	Portions of 26 Road, 26 ½ Road, H ¾ Road and Summer Hill Way, located North of H Road	
Tax ID Number:	See legal description	
# of Parcels:	0	
Estimated Population:	0	
# of Parcels (owner occupied):	0	
# of Dwelling Units:	0	
Acres land annexed:	4.516	
Developable Acres Remaining:	0	
Right-of-way in Annexation:	4.516 acres	
Previous County Zoning:	N/A	
Proposed City Zoning:	N/A	
Current Land Use:	Right-of-Way	
Future Land Use:	Right-of-Way	
Values:	Assessed:	N/A
	Actual:	N/A
Address Ranges:	N/A	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	Persigo 201 sewer service area
	Fire:	Grand Junction City Fire Protection District
	Irrigation/ Drainage:	Grand Valley Water Users Association
	School:	Mesa County Valley School District #51
	Pest:	Grand River Mosquito Control District

Weeminuche Annexation



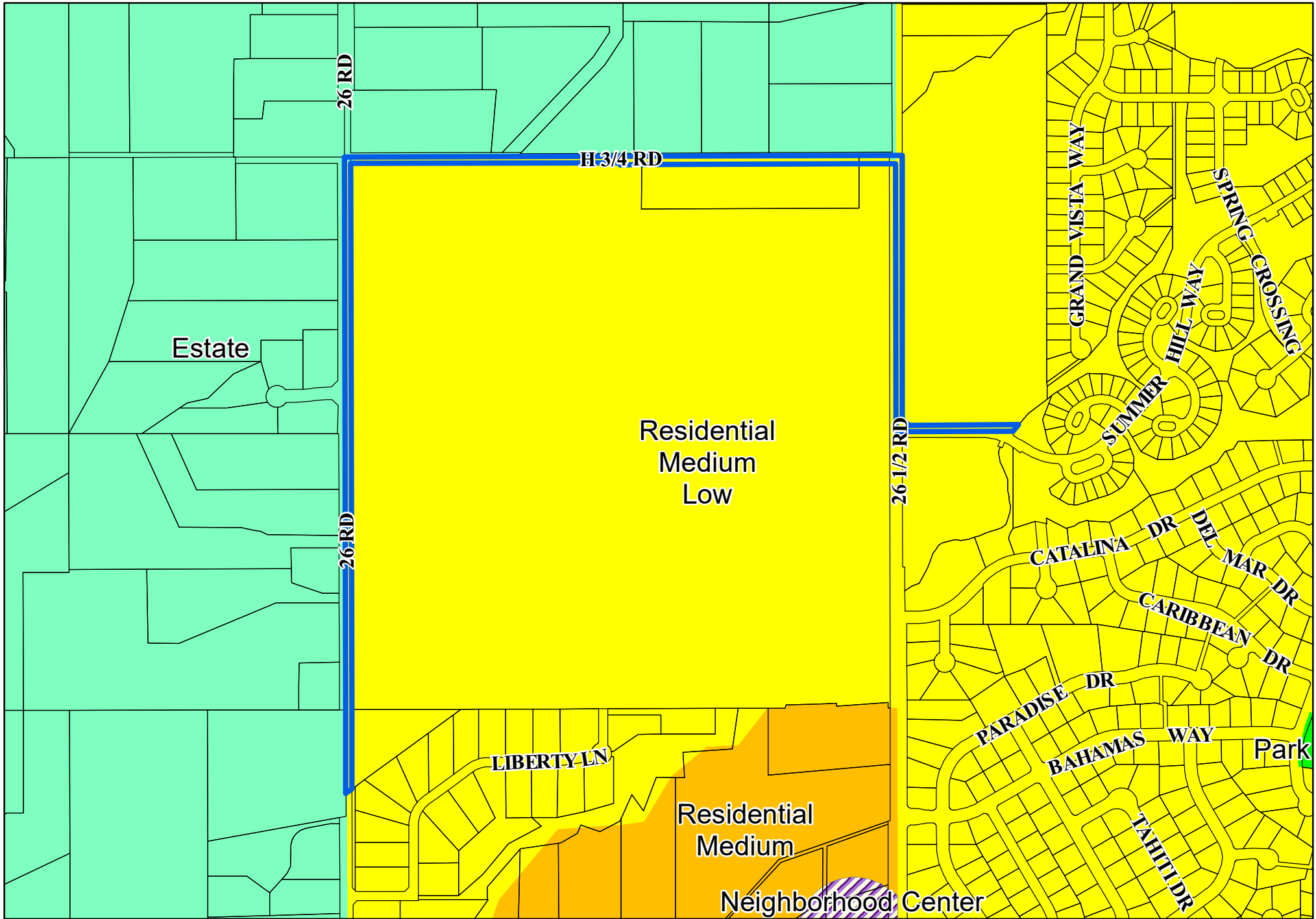
 Annexation Boundary

Weeminuche Annexation



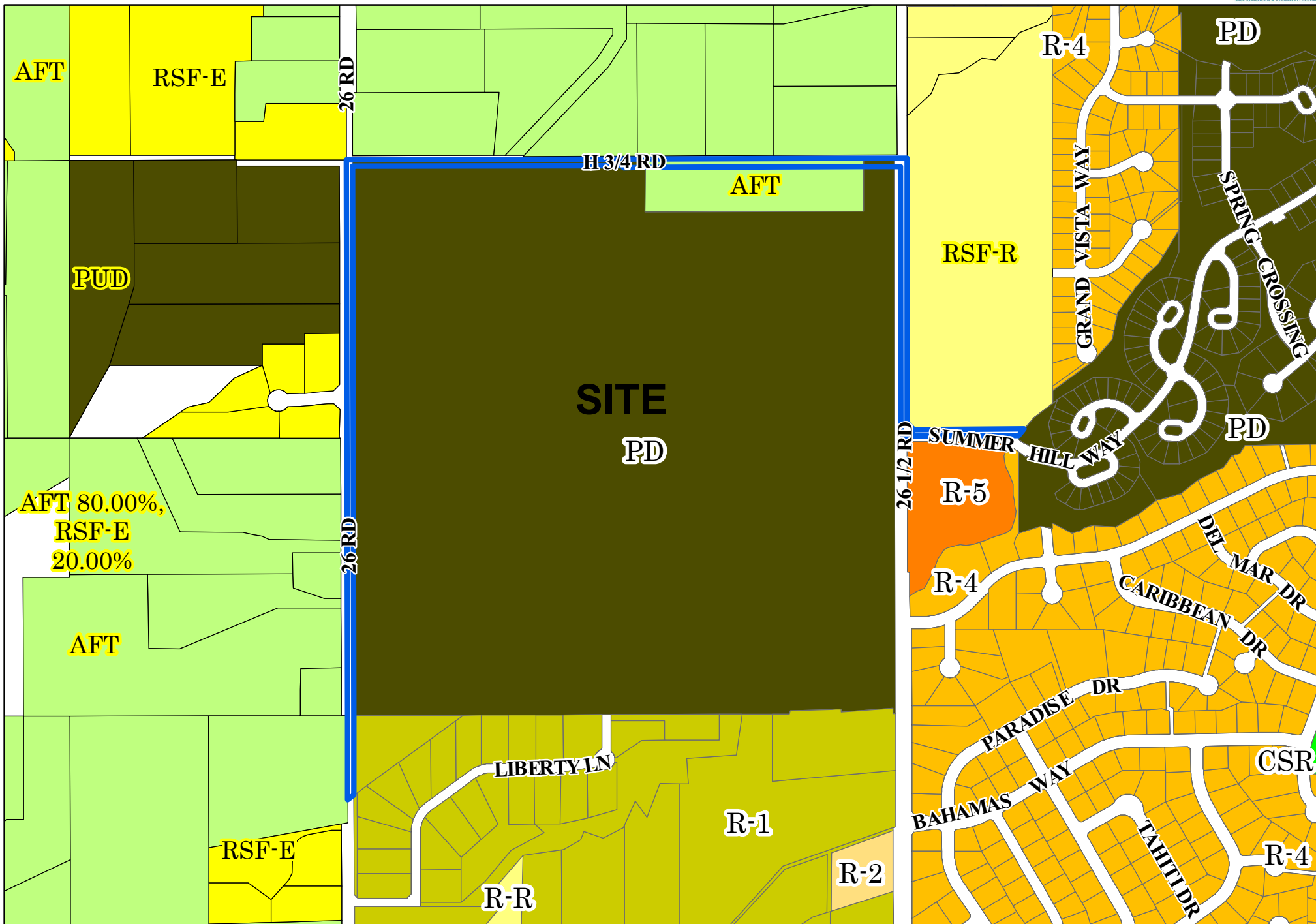
 Annexation Boundary

Weeminuche Annexation - Future Land Use



 Annexation Boundary

Weeminuche Annexation - Zoning



CITY ZONING

COUNTY ZONING



Annexation Boundary

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 5th day of July, 2017, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**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**

WEEMINUCHE ANNEXATION

**APPROXIMATELY 4.516 ACRES OF PUBLIC RIGHTS-OF-WAY FOR 26 ROAD,
26 ½ ROAD, H ¾ ROAD AND SUMMER HILL WAY
LOCATED NORTH OF H ROAD**

WHEREAS, on the 5th day of July, 2017, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

WEEMINUCHE ANNEXATION

A certain parcel of land lying within Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the line from said Southwest corner NW 1/4 SW 1/4 to the Northwest Corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 26 bears N 00°01'07" W with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'07" W, along the West line of said Section 26, a distance of 2,639.94 feet to a point being the Northwest corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°58'25" E, along the North line of the SW 1/4 NW 1/4 of said Section 26, a distance of 1,317.20 feet to a point being the Northeast corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 26, a distance of 85.62 feet; thence S 00°15'15" E, a distance of 40.00 feet; thence S 89°52'41" W, a distance of 85.80 feet; thence N 00°00'28" E, a distance of 10.00 feet; thence S 89°58'25" W, a distance of 1287.19 feet; thence S 00°01'07" E, a distance of 2,609.91 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 26; thence S 00°00'10" E, a distance of 378.18 feet to a point on the North line of the Freedom Heights Annexation, as same is recorded with Reception Number 2788743, Public Records of Mesa County, Colorado; thence S

53°55'04" W, along said North line, a distance of 37.12 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 26; thence N 00°00'10" W, along said West line, a distance of 400.00 feet, more or less, to the Point of Beginning.

-TOGETHER WITH-

BEGINNING at the Southeast corner of the SE 1/4 NW 1/4 of said Section 26, thence N 00°02'15" E, along the East line of the SE 1/4 NW 1/4 of said Section 26, a distance of 1,279.73 feet; thence S 89°52'41" W, a distance of 187.64 feet; thence N 00°13'19" W, a distance of 40.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along said North line, a distance of 187.82 feet to a point being the Northeast corner of the SE 1/4 NW 1/4 of said Section 26; thence N 89°54'06" E, along the North line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26, a distance of 30.00 feet; thence S 00°02'15" W, along the East right of way for 26-1/2 Road, being the West line of the Plsek/Crowe Simple Land Division, as same is recorded in Plat Book 15, Page 388, Public Records of Mesa County, Colorado, a distance of 1,259.72 feet; thence S 45°02'28" E, along the Easterly line of additional right of way as recorded in Book 2579, Page 16, Public Records of Mesa County, Colorado, a distance of 42.37 feet; thence N 89°52'49" E, along the North line of Summer Hill Way, as same is recorded in Book 2073, Page 88, Public Records of Mesa County, Colorado, a distance of 524.58 feet; thence S 41°30'46" W, a distance of 40.14 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26; thence S 89°52'49" W, along said South line, a distance of 558.00 feet, more or less, to the Point of Beginning.

CONTAINING 196,705 Sq. Ft. or 4.516 Acres, more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

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

1. That a hearing will be held on the 16th day of August, 2017, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without

the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Division of the City.

ADOPTED the _____ day of _____, 2017.

President of the Council

Attest:

City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

City Clerk

<i>DATES PUBLISHED</i>
July 7, 2017
July 14, 2017
July 21, 2017
July 28, 2017

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

WEEMINUCHE ANNEXATION

**APPROXIMATELY 4.516 ACRES OF PUBLIC RIGHTS-OF-WAY FOR 26 ROAD,
26 ½ ROAD, H ¾ ROAD AND SUMMER HILL WAY**

LOCATED NORTH OF H ROAD

WHEREAS, on the 5th day of July, 2017, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of August, 2017; and

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

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

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

WEEMINUCHE ANNEXATION

A certain parcel of land lying within Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the line from said Southwest corner NW 1/4 SW 1/4 to the Northwest Corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 26 bears N 00°01'07" W with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'07" W, along the West line of said Section 26, a distance of 2,639.94 feet to a point being the Northwest corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°58'25" E, along the North line of

the SW 1/4 NW 1/4 of said Section 26, a distance of 1,317.20 feet to a point being the Northeast corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 26, a distance of 85.62 feet; thence S 00°15'15" E, a distance of 40.00 feet; thence S 89°52'41" W, a distance of 85.80 feet; thence N 00°00'28" E, a distance of 10.00 feet; thence S 89°58'25" W, a distance of 1287.19 feet; thence S 00°01'07" E, a distance of 2,609.91 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 26; thence S 00°00'10" E, a distance of 378.18 feet to a point on the North line of the Freedom Heights Annexation, as same is recorded with Reception Number 2788743, Public Records of Mesa County, Colorado; thence S 53°55'04" W, along said North line, a distance of 37.12 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 26; thence N 00°00'10" W, along said West line, a distance of 400.00 feet, more or less, to the Point of Beginning.

-TOGETHER WITH-

BEGINNING at the Southeast corner of the SE 1/4 NW 1/4 of said Section 26, thence N 00°02'15" E, along the East line of the SE 1/4 NW 1/4 of said Section 26, a distance of 1,279.73 feet; thence S 89°52'41" W, a distance of 187.64 feet; thence N 00°13'19" W, a distance of 40.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along said North line, a distance of 187.82 feet to a point being the Northeast corner of the SE 1/4 NW 1/4 of said Section 26; thence N 89°54'06" E, along the North line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26, a distance of 30.00 feet; thence S 00°02'15" W, along the East right of way for 26-1/2 Road, being the West line of the Plsek/Crowe Simple Land Division, as same is recorded in Plat Book 15, Page 388, Public Records of Mesa County, Colorado, a distance of 1,259.72 feet; thence S 45°02'28" E, along the Easterly line of additional right of way as recorded in Book 2579, Page 16, Public Records of Mesa County, Colorado, a distance of 42.37 feet; thence N 89°52'49" E, along the North line of Summer Hill Way, as same is recorded in Book 2073, Page 88, Public Records of Mesa County, Colorado, a distance of 524.58 feet; thence S 41°30'46" W, a distance of 40.14 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26; thence S 89°52'49" W, along said South line, a distance of 558.00 feet, more or less, to the Point of Beginning.

CONTAINING 196,705 Sq. Ft. or 4.516 Acres, more or less, as described.

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

INTRODUCED on first reading on the _____ day of _____, 2017 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2017 and ordered published in pamphlet form.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: July 5, 2017

Presented By: Lori Bowers, Senior Planner

Department: Community Development

Submitted By: Lori Bowers, Senior Planner

Information

SUBJECT:

Ordinance Zoning the Hill Business Complex Annexation, Located at 2905 Hill Avenue, and Set a Hearing for July 19, 2017.

RECOMMENDATION:

Planning Commission heard this item on at its regularly scheduled meeting of June 27, 2017 and forwarded a recommendation of approval to City Council (7-0).

EXECUTIVE SUMMARY:

A request to zone the private property within the Hill Business Complex Annexation of 1.09, located at 2905 Hill Avenue, from a County C-2 (General Commercial District) to a City C-2 zone district. The property owner anticipates the future construction of an insurance office as well as additional pads site on the property. The C-2 zone district is the City's General Commercial zone district that is intended to provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations.

BACKGROUND OR DETAILED INFORMATION:

The property owner has requested annexation into the City and a zoning of C-2 (General Commercial) in order to develop the property. Under the 1998 Persigo Agreement with Mesa County, certain Annexable Developments within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City. The property owner would like to construct a commercial office building that is clearly defined as Annexable Development within the Persigo

Agreement. The 2.73 acre Hill Business Complex Annexation includes 1.64 acres of the surrounding right-of-way and 1.09 of developable area that is proposed for the C-2 zoning.

FISCAL IMPACT:

This annexation will include approximately 340 lineal feet (LF), or 2300 square yards (SY) of pavement on Teller Avenue; and 240 LF, or 850 SY of pavement on Hill Avenue. Both roads were recently upgraded and the pavement is satisfactory.

Given the condition of the roads, a chipseal will be required in 5 years, and an overlay in 12 years at a present value of \$5,500, and \$17,700 respectively.

Annual costs including street sweeping, snow and ice control, striping, snow removal, and street lights are approximately \$90/year, for a present value of \$3,000.

Total road maintenance related costs for this subdivision are estimated at \$26,200.

Currently the land is valued at \$145,000 which would yield \$336 in property taxes annually. As the land is commercially developed, every \$100,000 of actual valuation yields \$232 in property taxes annually. Sales and use taxes will apply as appropriate depending on the business types.

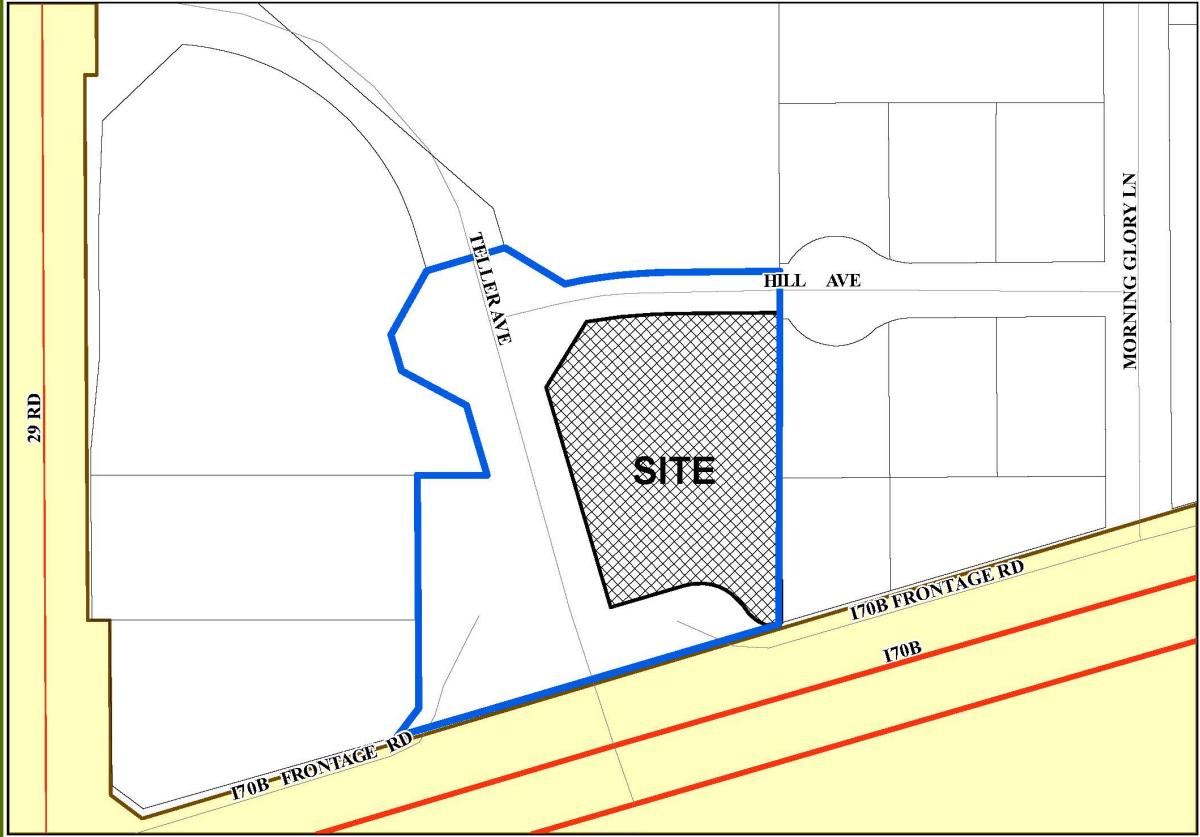
SUGGESTED MOTION:

I move to introduce a Proposed Ordinance Zoning the Hill Annexation to C-2 (General Commercial) and Set a Hearing for July 19, 2017.

Attachments

1. Hill Annexation Maps
2. Neighborhood Meeting Notes
3. Hill Zoning Ordinance
4. Planning Commission Staff Report

Hill Business Complex Annexation



City Limits Annexation Boundary

Date: 6/12/2017


Hill Business Complex Annexation



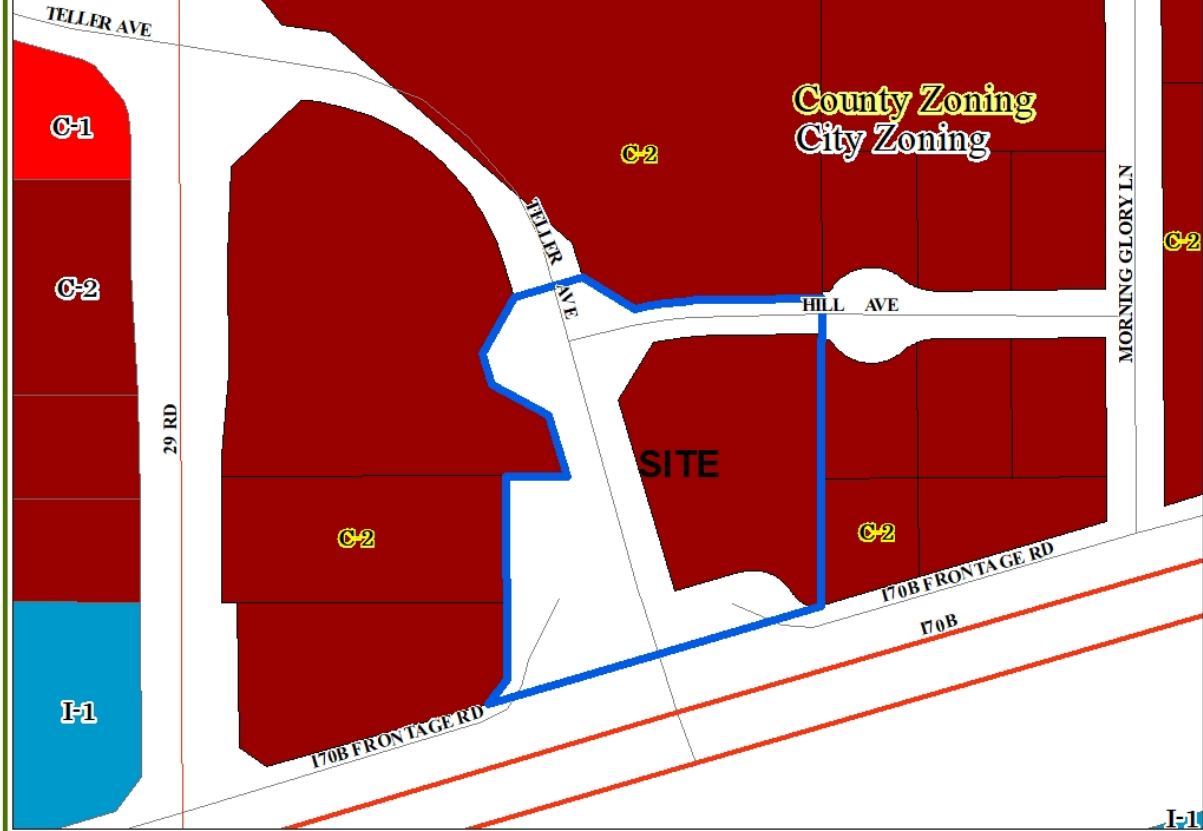
 Annexation Boundary


Hill Business Complex Annexation - Future Land Use



 Annexation Boundary

Hill Business Complex Annexation - Zoning



 Annexation Boundary

Notes from Neighborhood Meeting on April 13, 2017 on Site

For: Annexation/Major Site Plan

The following were in attendance:

Deeon Welliver 2916 I70 B 248-9677

Esther Nelson 187 Mariah Ct 589-4611

Terry Hammer & Camilla 482 Sparn St.

Also in attendance were:

Dave Thornton, City Planner

Ted Ciavonne, Project Planner

Sean Brumelle, Applicant

The meeting informed the neighbors of this property annexing into the City of Grand Junction as C-2 and build a single story 2,000 SF building with associate parking in Phase 1. Access was explained to be at both ends with a purposely curvy road through the property to calm traffic.

Questions/Comments were:

1. Is the development going to be single story? Yes
2. What is planned for Phase 2? Don't know
3. When does construction start? As soon as possible

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE HILL BUSINESS COMPLEX ANNEXATION
TO C-2 (GENERAL COMMERCIAL)**

LOCATED AT 2905 HILL AVENUE

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Hill Business Complex Annexation to the C-2 (General Commercial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-2 (General Commercial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

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

HILL BUSINESS COMPLEX ANNEXATION

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 17 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 17 bears N 00°12'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°55'25" E, along the North line of the SW 1/4 NW 1/4 of said Section 17, a distance of 330.52 feet to a point on the Westerly right of way for Teller Avenue, as same is defined and described in Book 4835, Page 205, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence, from said Point of Beginning, traversing along and across said right of way the following ten (10) courses:

1. N 00°11'53" W a distance of 131.84 feet; thence...
2. S 89°55'25" E a distance of 63.28 feet; thence...
3. N 16°16'19" W a distance of 65.93 feet; thence...
4. N 61°52'30" W a distance of 67.18 feet; thence...
5. N 16°16'19" W a distance of 34.00 feet; thence...
6. N 29°19'52" E a distance of 67.18 feet; thence...
7. N 73°53'05" E a distance of 74.00 feet; thence...
8. S 58°54'40" E a distance of 63.51 feet to a point on the North right of way for Hill Avenue, being the beginning of a 519.00 foot radius curve, concave South, whose long chord bears N 84°04'03" E with a long chord length of 98.18 feet, non-tangent to the previously described line; thence...
9. Easterly along the arc of said curve, thru a central angle of 10°51'18", an arc distance of 98.33 feet; thence...
10. N 89°29'41" E, along said North right of way, a distance of 97.73 feet to a point on the West line of Freeway Commercial Subdivision Amended, as same is recorded in Plat Book 11, Page 122, Public Records of Mesa County, Colorado;

thence departing said right of way, S 00°11'49" E, along said West line, a distance of 43.61 feet; thence S 89°48'49" W, a distance of 1.99 feet, to a point on the North end of two Boundary Line Agreements recorded with Reception Numbers 2800336 and 2800337, Public Records of Mesa County, Colorado; thence S 00°01'10" E, along said Boundary Line Agreement, a distance of 277.52 feet, more or less, to a point on the North right of way for Interstate 70 Business Loop, as same is recorded in Book 605, Page 241, Public Records of Mesa County, Colorado; thence S 73°41'04" W, along said Northerly right of way and being the North line of the Overpass Annexation, Ordinance No. 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado, a distance of 361.19 feet; thence N 36°43'00" E, along right of way described in Book 4742, Page 133, Public Records of Mesa County, Colorado, a distance of 32.33 feet; thence N 00°11'53" W, along the Westerly right of way for said Teller Avenue, a distance of 80.02 feet, more or less, to the Point of Beginning.

CONTAINING 119,107 Square Feet or 2.734 Acres, more or less, as described.

INTRODUCED on first reading the ___ day of ___, 2017 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Date: June 8, 2017
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner, x 4033
 Proposed Schedule: Resolution
 Referring Petition, June 7, 2017
 1st Reading Zoning: July 5, 2017
 2nd Reading (if applicable): July 19, 2017
 File #: ANX-2017-189

PLANNING COMMISSION AGENDA ITEM

Subject: Hill Zone of Annexation, Located at 2905 Hill Avenue
Action Requested/Recommendation: Forward a recommendation to City Council to zone 1.09 acres from a County C-2 (General Commercial District) to a City C-2 (General Commercial) zone district.
Presenter(s) Name & Title: Lori Bowers

Executive Summary:

A request to zone 1.09 acres from a County C-2 (General Commercial District) to a City C-2 (General Commercial) zone district.

Background, Analysis and Options:

The property owner has requested annexation into the City and a zoning of C-2 (General Commercial) in order to develop the property. Under the 1998 Persigo Agreement with Mesa County, certain Annexable Developments within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City. The property owner would like to construct a commercial office building that is clearly defined as Annexable Development within the Persigo Agreement.

Neighborhood Meeting:

A neighborhood meeting was held on site, April 13, 2017. Six people, including the applicant and their representatives attended the meeting. There was no opposition to the proposed use.

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

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

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

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

Annexation of the property will create an opportunity for future commercial development in a manner consistent with adjacent commercial development.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed annexation and zoning meets with the goal and intent of the Economic Development Plan by supporting and assisting existing businesses within the community. The subject property is in close proximity of the 29 Road Mixed Use Corridor.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

This information will be provided will with the Acceptance of the Annexation Petition and the Zoning Ordinance at the Public Hearing.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

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

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2905 Hill Avenue		
Applicants:		Hill Business Complex LLC c/o Sean Brumelle		
Existing Land Use:		Vacant land		
Proposed Land Use:		Insurance office		
Surrounding Land Use:	North	Commercial		
	South	Commercial/Industrial		
	East	Commercial		
	West	Commercial		
Existing Zoning:		County C-2 (General Commercial District)		
Proposed Zoning:		City C-2 (General Commercial)		
Surrounding Zoning:	North	County C-2		
	South	City I-1 (Light Industrial)		
	East	County C-2		
	West	County C-2		
Future Land Use Designation:		Commercial		
Zoning within density range?		X	Yes	No

Section 21.02.140(a) of the Grand Junction Municipal Code:

Zone of Annexation: Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map designates the property as Commercial. The request for C-2 (General Commercial) zone district is consistent with this designation

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

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

Response: The requested annexation and rezoning is being triggered by the 1998 Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of future development. In general, the Persigo Agreement defines non-residential Annexable Development to include 1) any proposed development that would require a public hearing under the Mesa County Land Development

Code as it was on April 1, 1998 and 2) any new or non-residential structure. (GJMC Section 45.08.020.e.1). The property owner intends develop the site for the use of an office building therefor requiring annexation.

Based on the Comprehensive Plan Future Land Use designation, existing County Zoning of C-2 and surrounding C-2 Zonings of this property, the original premise and findings have not been invalidated by subsequent events.

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

Response: 29 Road improvements were completed in this area in 2012, along with the implementation of the 29 Road Mixed Use Corridor. The area has benefited by the roadway improvements and is experiencing new interest in re-development and new development along this corridor.

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

Response: Ute Water serves the area east of 29 Road. There are public utilities available within 29 Road, Hill Avenue, Teller Avenue and I-70 B Frontage Road. Existing streets also provide adequate public access to the site. Sanitary sewer service, maintained by the City, and electricity from Xcel Energy (a franchise utility) are available. Utility mains and/or individual service connections will be required to be extended into the property as part of future development of the parcel.

(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

Response: The C-2 zone district is the predominant zoning designation east of 29 Road. The proposed zone is consistent with the existing county zoning of C-2 and the future land use designation of Commercial.

It is the proposed development and the adherence to the Persigo Agreement that brings this annexation and the requested zoning to the City, not a shortage or an inadequate supply of suitably zoned land.

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

Response: The proposed C-2 zone district creates consistent land use jurisdiction, will allow for efficient provision of municipal services and creates an opportunity for future commercial development in a manner consistent with

adjacent commercial development. As such, the community and area will derive benefits from the proposed zoning.

STAFF RECOMMENDATION:

Based on review of Section 21.02.140(a), Staff believes one or more criteria have been met to support approval of the C-2 (General Commercial) zone district for the Hill Business Complex Annexation. As such Staff recommends that the Planning Commission forward a recommendation to the City Council, of approval of the C-2 (General Commercial) zone district for the Hill Business Complex Annexation, ANX-2017-189.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Hill Business Complex Zone of Annexation, ANX-2017-189, located at 2905 Hill Avenue, I move that the Planning Commission forward to City Council a recommendation of approval of the C-2 (General Commercial) zone district for the Hill Business Complex Annexation with the following findings:

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



Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: July 5, 2017

Presented By: Jodi Romero, Finance Director, Greg Caton, City Manager

Department: Finance

Submitted By: Jodi Romero, Finance Director

Information

SUBJECT:

2017 Second Supplemental Appropriation

RECOMMENDATION:

Introduce a Proposed Ordinance regarding supplemental appropriations for 2017 and set a Hearing for July 19, 2017.

EXECUTIVE SUMMARY:

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2017 budget amendments . Supplemental appropriations are required to ensure adequate appropriations by fund and often are needed to carryforward capital projects that regularly span more than one year. This action re-appropriates the funds for projects approved and started in the prior budget year but not completed in that year. Because these capital projects have already been planned for and the expenditure approved by Council in the 2016 budget, they do not decrease the budgeted fund balances. Other items requiring a supplemental appropriation include the authorization to spend unexpected revenues during the year such as seized funds for public safety.

BACKGROUND OR DETAILED INFORMATION:

This request is to appropriate certain sums of money to defray the necessary expenses and liabilities of the accounting funds of the City of Grand Junction based on the 2017 budget amendments . Supplemental appropriations are required to ensure adequate appropriations by fund and often are needed to carryforward capital projects that regularly span more than one year. This action re-appropriates the funds for projects

approved and started in the prior budget year but not completed in that year. Because these capital projects have already been planned for and the expenditure approved by Council in the 2016 budget, they do not decrease the budgeted fund balances. Other items requiring a supplemental appropriation include the authorization to spend unexpected revenues during the year such as seized funds for public safety.

Transfers out of a fund to be expended in another fund and the expenditure itself both need appropriation authority.

The 2017 Supplemental appropriation provides, upon passage of the ordinance, for the following by fund:

General Fund 100

\$1,127,701 to appropriate seized funds applied for and received in 2017 for police operations and equipment {\$191,053}. The transfer of employee retiree health insurance funds to the Self-Insurance Fund. Originally it was anticipated to create a formal trust to manage the plan, however after further study including recent actuarial information the trust has not been formed and the plan will be managed out of the Self-Insurance Fund {\$937,648}. These budget amendments do not decrease the General Fund Balance.

Sales Tax CIP Fund 201

\$850,153. All capital projects were approved in the 2016 budget.

Capital Carryforward - Las Colonias Park	\$558,424
Capital Carryforward - Riverside Borrow Revegetation	\$33,046
Capital Carryforward - B 1/2 Road Overpass	\$194,418
Capital Carryforward - Training Center Fire	\$184,951
Capital Carryforward - Transfer to Drainage Fund for Buthorn	\$76,400
Drainage	
Savings Offset	- \$197,086
Total Fund 201	\$850,153

Storm Drainage Fund 202

\$76,400 to carryforward the Buthorn Drainage Project which was approved in the 2016 budget.

Water Fund 301

\$407,529 to carryforward the Kannah Creek Intake project {\$263,662}, Hallenbeck Reservoir project {\$73,695}, and the 301 Filter Retrofit project {\$70,172} as approved in the 2016 Budget.

Solid Waste Removal Fund 302

\$109,000 for the increases to commercial landfill costs which are set by Mesa County and were not available at the time the 2017 budget was adopted.

Self Insurance Fund 404

\$490,100 for retiree health insurance premiums that were expected to be paid out of a formal trust. City staff and the advisory board are still evaluating the best way to move forward with the program. Trust has therefore not been established, and the plan will be managed through the Self-Insurance Fund.

Joint Sewer Fund 902

\$5,438,640. All capital projects were approved in the 2016 budget.

Capital Carryforward - Sewer Interceptor Repair & Replacement	\$3,507,388
Capital Carryforward - Diffuser Construction	\$1,500,000
Capital Carryforward - Raw Sewage Wet Well	<u>\$431,251</u>
Total Fund 902	<u>\$5,438,639</u>

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to introduce a Proposed Ordinance Making Supplemental Appropriations to the 2017 Budget of the City of Grand Junction, Colorado and Set a Hearing for July 19, 2017

Attachments

1. 2017 Second Supplemental Appropriation

ORDINANCE NO.

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2017 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2017, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$1,127,701
Sales Tax CIP Fund	201	\$850,153
Storm Drainage Fund	202	\$76,400
Water Fund	301	\$407,529
Solid Waste Removal Fund	302	\$109,000
Self-Insurance Fund	404	\$490,100
Joint Sewer Operations Fund	900	\$5,438,640

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 5th day of July, 2017

ADOPTED ON FINAL PASSAGE ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2017

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: July 5, 2017

Presented By: Greg Lanning, Public Works Director, Jay Valentine, Deputy Finance Director

Department: Public Works - Streets

Submitted By: Justin Vensel, Project Engineer Street Division

Information

SUBJECT:

Change Order for Elam Construction on the 2017 Contract Street Maintenance/Overlay Contract

RECOMMENDATION:

Authorize the City Purchasing Department to initiate a change order with Elam Construction for an additional amount of \$251,643.75.

EXECUTIVE SUMMARY:

This work will utilize funds authorized in Measure 2B for street maintenance. The area selected to be resurfaced will be Ridges Boulevard from Highway 340 to Mariposa Drive. The work will include a new 2" asphalt mat, water valve and manhole adjustments and the installation of shoulder gravel as a safety edge.

BACKGROUND OR DETAILED INFORMATION:

This section of roadway had been slated to be resurfaced in 2018, however, with funding available this year and competitive prices, this project is recommended to be completed this year. The Pavement Condition Index rating for the segment ranges from 40 to 56. The area to be resurfaced is just under two lane miles of our network. The contractor will honor their existing unit pricing as proposed on the original bid.

FISCAL IMPACT:

Earlier this year, City Council approved the supplemental appropriation of \$3,750,000 of the available \$11,205,000 in the Riverside Parkway Debt Retirement fund to be

allocated to road improvement projects in 2017. The breakdown of the utilization of these funds is detailed below.

Measure 2B

2017 Budgeted Funds Available Through Supplemental Appropriation	\$3,750,000
<i>Change Order - Elam Construction (This Action)</i>	251,644
Redlands Parkway Resurfacing (Council Approval June 7, 2017)	<u>2,594,252</u>
Remaining 2017 Budgeted Funds	\$904,104

SUGGESTED MOTION:

Authorize the City Purchasing Division to initiate a change order with Elam Construction in the amount of \$251,643.75.

Attachments

None



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: July 5, 2017

Presented By: Kristen Ashbeck, Senior Planner/ CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, CDBG Administrator

Information

SUBJECT:

A Resolution Adopting the 2017 Program Year Action Plan as a Part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program

RECOMMENDATION:

City Council approved the projects to be funded in the 2017 CDBG Program Year at its May 17, 2017 meeting.

EXECUTIVE SUMMARY:

The City will receive an estimated \$375,000 CDBG funding for the 2017 Program Year which begins September 1st. The City also has \$14,938 in funds remaining from the 2015 Program Year to be allocated with the 2017 funds. The purpose of this hearing is to adopt the 2017 Annual Action Plan which includes allocation for 11 projects as part of the Five-Year Consolidated Plan.

BACKGROUND OR DETAILED INFORMATION:

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction which became eligible for the funding in 1996. The City's 2017 Program Year will begin September 1, 2017. For each CDBG Program Year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. Applications for funding were solicited and received by the City in March. The City has received grant requests of \$429,581 from outside agencies and has identified City capital improvements projects totaling \$225,782 that would be eligible for CDBG funding for a total of \$655,363 in grant requests. The City has not yet

received its 2017 allocation, but estimates it will receive \$375,000 for the 2017 Program Year and has \$14,938 in funds remaining from the 2015 Program Year to be allocated with the 2017 funds. On May 17, 2017 City Council approved the 2017 funding requests totaling \$389,938. A summary of the projects to be funded is included as an attachment.

FISCAL IMPACT:

2017 CDBG appropriation is estimated at \$375,000 and the balance of non-allocated and unexpended funds from 2015 of \$14,938.

SUGGESTED MOTION:

I move to (approve/deny) Resolution Number No. 35-17 - A Resolution Adopting the 2017 Program Year Action Plan as a part of the Grand Junction Five-Year Consolidated Plan for the Community Development Block Grant (CDBG) Program.

Attachments

1. Summary of 2017 Projects to be Funded
2. 2017 CDBG Annual Action Plan Report
3. Resolution Adopting 2017 CDBG Annual Action Plan

	PROPOSED PROJECT	RECOMMENDED FUNDING	FUNDS LEVERAGED
1	Program Administration – Planning Documents	\$8,400 from remaining 2015 funds	-
2	2017 Program Administration	\$25,000	-
3	Las Colonias Business Park Design and Engineering	\$50,000	-
4	Karis, Inc. Mental Health Services	\$10,400	\$28,860
5	HomewardBound Homeless Shelter Food Purchase	\$13,165	\$11,835
6	St Mary’s Foundation Gray Gourmet Program – Purchase Food	\$16,000	\$265,800
7	Counseling and Education Center Low Income Counseling	\$6,000	\$359,606
8	Marillac Clinic Purchase Dental Diagnostic Equipment	\$10,685	\$17,435
9	Grand Valley Catholic Outreach Day Center Renovation	\$55,788	\$1,014,442
10	Housing Resources of Western CO Critical Home Repair Program	\$22,500	\$10,000
11	City of Grand Junction Riverside Park Improvements	\$50,000	Potential GoCo Grant of 10x City Match
12	City of Grand Junction Bookcliff Middle School Pedestrian Improvements	\$42,000	\$18,000 from Mesa County
13	City of Grand Junction Nisley Elementary Safe Routes to School	\$80,000	-

Total Allocation: \$389,938

Total Funds Leveraged: \$2,225,978



Second Program Year Action Plan

Community Development Block Grant Program

HUD - CDBG

2017

250 NORTH 5TH STREET GRAND JUNCTION CO 81501

The City of Grand Junction 2017 Community Development Block Grant (CDBG) Annual Action Plan was produced by the Grand Junction Community Development Division Office

For more information on the plan contact:

Para obtener más información sobre el plan ponerse en contacto:

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

(970) 244-1491
kristena@gicity.org

Written comments must be submitted to the City no later than July 3, 2017 at 4:30 pm

Los comentarios escritos deben ser presentados a la ciudad a más tardar el 3 de julio 2017 a las 4:30 pm

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In 1996 the US Department of Housing and Urban Development (HUD) established Grand Junction as a community entitled to receive Community Development Block Grant (CDBG) funds. Every five years the City prepares and adopts a new five-year consolidated plan. The current Five-Year Consolidated Plan was adopted by the Grand Junction City Council in June 2016. In addition, each year the City prepares and adopts a program year action plan, which becomes a part of the five-year consolidated plan. Applications for CDBG funds are made available to all interested parties in February with a March deadline for each Program Year. Applications that are funded become a part of the respective program year action plan. The 2017 Program Year Annual Action Plan outlines how the City of Grand Junction intends to spend CDBG funds during the time period from September 1, 2017 through August 31, 2018. The objectives and proposed outcomes identified in the 2017 Annual Action Plan are to address decent housing, human services and non-housing community development needs. Specific proposed outcomes and objectives for the 2017 Program Year that reflect the City's Five-Year Consolidated Plan objectives are discussed in the full Annual Action Plan report.

2. Summarize the Objectives and Outcomes Identified in the Plan

The 2016 Five-Year Consolidated Plan integrates economic, physical, environmental, community and human development activities in Grand Junction in a comprehensive and coordinated manner so that agencies, groups, and all citizens can work together to improve the quality of life of its residents. Consolidated Plan objectives and specific needs have been identified along with actions that define how the community will respond over the life of the Five-Year Consolidated Plan. The Consolidated Plan has three Objectives:

Create a Suitable Living Environment

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

Provide Decent Affordable Housing

1. Increase inventory of affordable housing units
2. Lead-based paint hazards
3. Prevent and Reduce Homelessness

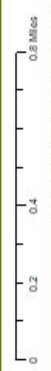
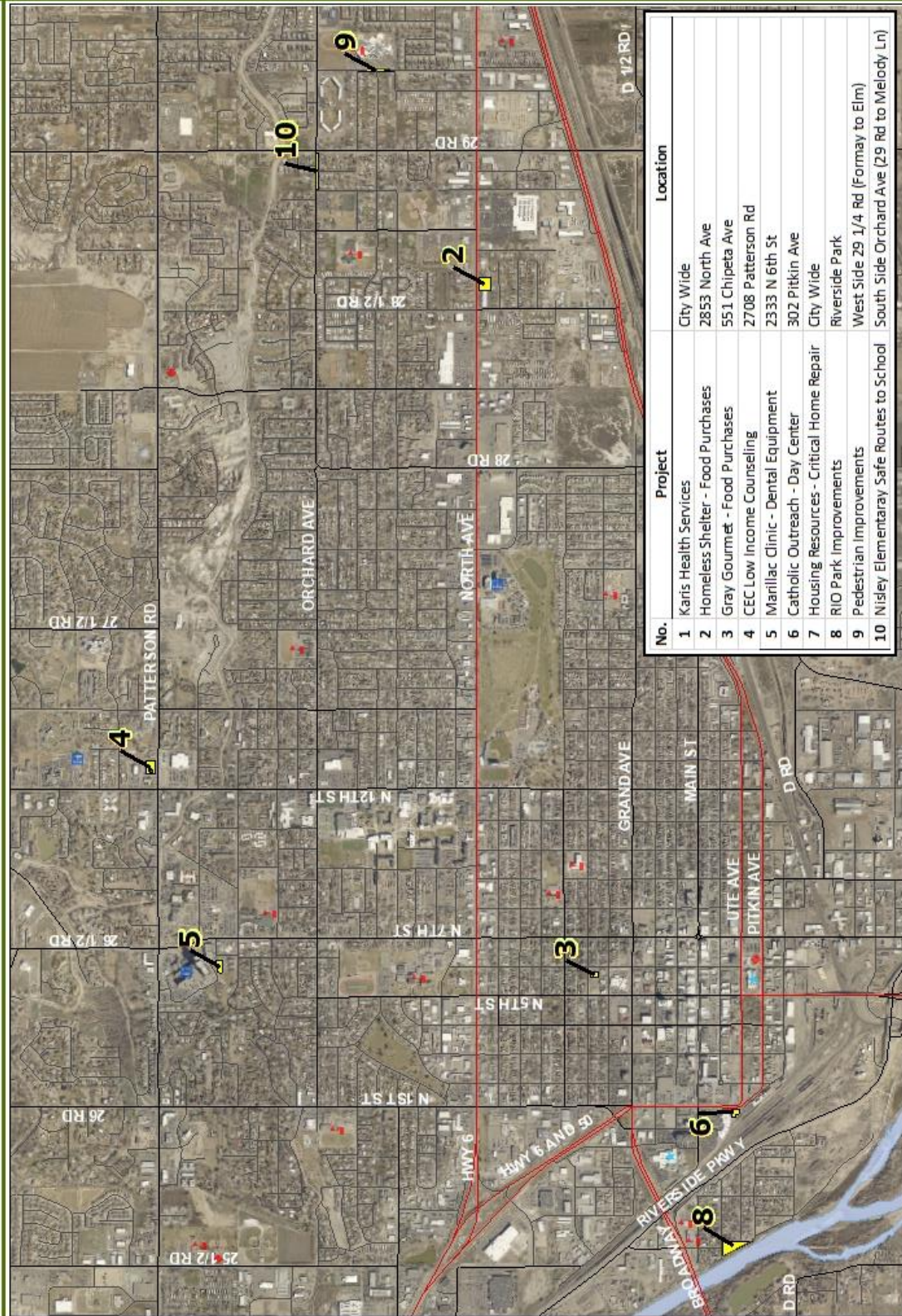
Create Economic Opportunities

1. Childcare
2. Economic Development

Proposed objectives and outcomes within the 2017 Program Year include the activities listed in section AP-35 and shown on the following map.

1. CDBG program administration and furthering fair housing - administer program including staff salary, subrecipient monitoring, reporting, public participation, training, fair housing activities and pre-construction engineering and design for economic development projects.
2. Suitable Living Environment – Non-Housing: Nisley Elementary Safe Routes to School; Bookcliff Middle School/Community Center Neighborhood Pedestrian Improvements; and Riverside Park Safety Improvements
3. Suitable Living Environment – Homeless: Homeless Shelter Food Purchase; Grand Valley Catholic Outreach Day Center Rehabilitation; and Karis, Inc. Mental Health Services for Youth
4. Suitable Living Environment – Gray Gourmet Program; CEC Low Income Counseling; and Marillac Clinic Dental Equipment
5. Decent Affordable Housing – Housing Resources Critical Home Repair Program

City of Grand Junction CDBG 2017 Action Plan Projects



2017 AAP Projects Location Map

Annual Action Plan
2017

3. Evaluation of Past Performance

The past performance of the City of Grand Junction and its CDBG subrecipients has been thorough and timely. Many persons with low and moderate income have benefited through housing activities, human services and community facilities construction. A summary of the CDBG activities for the past two program years are listed below.

2015 Program Year-All Projects Completed

- CDBG Program Administration \$43,000
- STRiVE Diagnostic Clinic \$4,500
- Western CO Suicide Prevention Bridges Program \$1,560
- Gray Gourmet Program \$9,950
- Foster Grandparent Program \$8,998
- Karis Asset House Improvements \$10,200
- Housing Resources Emergency Home Repair Program \$22,500
- Homeless Shelter HVAC Improvements \$28,293
- GVCO Transitional Housing Rehabilitation \$4,000
- STRiVE Group Home HVAC Replacement \$27,210
- Partners Office Safety Improvements \$23,797
- Orchard Avenue Elementary Safe Routes to School \$43,129
- Westlake Park Neighborhood Pedestrian Improvements - \$113,833

2016 Program Year - Progress as Noted

- CDBG Program Administration \$43,000 (63% expended)
- HopeWest PACE Center Therapy Equipment \$10,000 (no expenditure)
- Marillac Clinic Replace Two Dental Operatories \$19,832 (completed)
- Western Colorado Suicide Prevention Public Outreach \$5,874 (no expenditure)
- Senior Companion Program \$8,000 (80% expended)
- Foster Grandparent Program \$8,000 (33% expended)
- Counseling and Education Center Low Income Counseling \$6,000 (completed)
- Center for Independence Accessible Riser \$18,750 (no expenditure)
- Phoenix Project – Rehabilitate Two Housing Units \$7,750 (no expenditure)
- HopeWest PACE Center – Kitchen Equipment \$28,000 (no expenditure)
- GJHA Nellie Bechtel Housing Rehabilitation \$75,000 (completed)
- Karis, Inc. Zoe House Acquisition \$50,000 (no expenditure)
- Nisley Elementary School Safe Routes to School \$90,000 (underway)
- El Poso Neighborhood Pedestrian Improvements \$45,000 (underway)
- Downtown Senior Recreation Center Rehabilitation \$87,373 (underway)

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

Though the competition for CDBG funds has continually increased since program inception and the amount of annual CDBG funds continues to decrease, the City will continue to make an effort to balance

disbursement of these funds between the various needs of the community over the course of the five-year Consolidated Plan.

4. Summary of Citizen Participation Process and Consultation Process

The City adopted a Citizen Participation Plan in 2011 to describe citizen involvement in the 5-Year Consolidated Plan and Annual Action Plans. The City's Community Development Division, as lead agency for the Consolidated Plan and Action Plan, has invited human service agencies and citizen involvement; the findings and needs identified by those who serve and work with the low/moderate income populations are the basis of the Plan. The City has met the requirements of the Citizens Participation Plan by publishing public notices and holding public meetings.

A meeting was held in February 2017 to inform and receive input from the public. Invitations were mailed to over 60 citizens and human service providers throughout the area. An advertisement was placed in the *Daily Sentinel* inviting citizens to participate. Efforts to broaden public participation included invitations to and working with agencies that serve minority, disabled and special needs populations regarding CDBG applications for funding. These agencies include the Riverside Task Force Inc, Mind Springs Health, STRIVE, Hilltop Community Resources, Gray Gourmet, Foster Grandparent program. Of these, applications were received from Hilltop, Gray Gourmet. Senior Companion and Foster Grandparent projects. In total, the City received 17 requests for CDBG funding that totaled \$655,363.

On May 17, 2017 a public hearing before City Council was held to discuss projects and determine funding for the 2017 Program Year. On July 5, 2017 City Council will conduct a public hearing to seek public comment and consider adoption of the 2017 Annual Action Plan. The City of Grand Junction will, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities to participate in City Council meetings; none were requested for the May 17, 2017 public meeting; aids and services will be available for July 5, 2017 public meeting.

A 30-day public review period will occur from June 2 to July 3, 2017. The Annual Action Plan will be available in the City Community Development Division and the City Clerk's offices and the City's web site. A note in Spanish language is included on the cover page that the Community Development Division should be contacted if someone requests the document in the Spanish language. Google Translate is also available on the City's website for any document or information that appears on the web site. The City also has phone translation services available as requested.

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

5. Summary of Public Comments

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

6. Summary of Comments Not Accepted and Reasons for not Accepting Them

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

PR-05 Lead and Responsible Agencies – 91.200(b)

Agency Role	Name	Department/Agency
Lead Agency	GRAND JUNCTION	
CDBG Administrator	GRAND JUNCTION	Community Development Department

Table 1 – Responsible Agency

The City of Grand Junction is the lead agency administering the development and implementation of this plan. The Grand Junction Housing Authority, Housing Resources of Western Colorado, the Mesa County Departments of Health and Human Services, and many local nonprofit and faith-based organizations are key stakeholders and decision-makers in administering activities described in the plan. The City of Grand Junction is entering its twenty-second year as an entitlement community that receives Community Development Block Grant (CDBG) funding. This plan covers requirements for use of those funds. The time period covered by this plan is September 1, 2017 through August 31, 2018.

Consolidated Plan Public Contact Information

City of Grand Junction Community Development Department
 Kristen Ashbeck AICP Senior Planner/CDBG Administrator
 Community Development Department
 250 North 5th Street
 Grand Junction Colorado 81501
 970-244-1491
 kristena@gjcity.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Development of the Five-Year Consolidated Plan and each subsequent Annual Action Plan is a community effort, managed by the City of Grand Junction. The City holds consultations and communicates electronically with representatives of various organizations, who meet in focus groups to formulate the Plans. The community entities played a major role in identifying the needs of the low and moderate income persons in the Grand Junction area. The primary participating agencies are summarized in Table 2.

Summary of Activities to Enhance Coordination between Housing Providers and Private and Governmental Health, Mental Health and Service Agencies (91.215(l))

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

Coordination with the Continuum of Care and Efforts to Address the Needs of Homeless Individuals and Families

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

Consultation with the Continuum(s) of Care to Determine Allocation and Use of ESG Funds

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

Table 2 – Agencies, Groups, Organizations Who Participated in Plan Development

1	Agency/Group/Organization	City of Grand Junction
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non Housing Public Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Grand Junction is the lead coordinating agency for development of the Consolidated Plan and subsequent Annual Action Plans. Several departments helped identify non-housing community development needs.
2	Agency/Group/Organization	Grand Junction Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Grand Junction Housing Authority participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2016-2020 Consolidated Plan and subsequent Annual Action Plans.</p> <p>Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.</p>
3	<p>Agency/Group/Organization</p>	<p>Housing Resources of Western Colorado</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Service-Fair Housing</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Housing Resources of Western Colorado participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2016-2020 Consolidated Plan and subsequent Annual Action Plans.</p> <p>Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.</p>

4	Agency/Group/Organization	Grand Valley Catholic Outreach
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment Service-Fair Housing Food, meals, clothing, veterans
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Grand Valley Catholic Outreach participates in focus group and public meetings, provides data and reviews draft sections of the Plan. The agency was interviewed by the City's consultant for the Grand Valley Housing Needs Assessment (HNA). The information provided was used to develop the HNA and Analysis of Impediments to Fair Housing Choice which, in turn, helped guide the 2016-2020 Consolidated Plan and subsequent Annual Action Plans. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.

5	Agency/Group/Organization	Mesa County
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Employment Health Agency Child Welfare Agency Other government - County Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Various departments of the Mesa County government participate in focus group and public meetings, provide data and reviewed draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
6	Agency/Group/Organization	Mind Springs Health West
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mind Springs Health participate in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
7	Agency/Group/Organization	STRiVE
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Health Current name of organizationis STRiVE
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	STRiVE participate in focus group and public meetings, provided data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.

8	Agency/Group/Organization	Hilltop Community Resources
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services - Victims Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hilltop participates in focus group and public meetings and provide data. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
9	Agency/Group/Organization	HomewardBound of the Grand Valley
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HomewardBound participates in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
10	Agency/Group/Organization	Western Colorado AIDS Project (Westcap)
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Western Colorado AIDS Project (WestCAP) participate in focus group and public meetings, provide data and review draft sections of the Plan. Representatives from 24 agencies that provide services in the areas of housing, health, homeless, advocacy, education, neighborhood engagement, community development, fair housing, human services, and substance abuse attend meetings. Discussions help identify the priority needs for the Consolidated Plan.
11	Agency/Group/Organization	Latin Anglo Alliance
	Agency/Group/Organization Type	Mnority Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Minority
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Latin Anglo Alliance was invited to participate in focus group and public meetings but did not attend. They have, in the past, participated in the CDBG application process and submitted grant applications.

Identify any Agency Types Not Consulted

The entities that represent minorities were contacted during the planning process but there was limited participation. The primary agencies representing minority populations that did participate were the Riverside Task Force and Rocky Mountain SER Head Start.

Other Planning Efforts Considered When Preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Coalition	Goals regarding homeless activities in the Consolidated Plan overlap with the goals and priorities of the Continuum of Care plan.
Comprehensive Plan	Mesa County and City of Grand Junction	Goals addressing land use, neighborhoods and housing in the Consolidated Plan complement similar goals in the adopted City-County Comprehensive Plan.
Analysis of Impediments to Fair Housing Choice	City of Grand Junction	Goals regarding the development of housing are consistent with findings of impediments and actions in the Analysis of Impediments to Fair Housing Choice.
Grand Valley Housing Needs Assessment	City of Grand Junction	Goals regarding the development of affordable housing, homelessness and special needs housing align with those identified in the Grand Valley Housing Needs Assessment completed in March 2016.

Table 3 – Other Planning Efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of Citizen Participation Process

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>The public meeting was advertised in the newspaper and on the City's website. Individual invitations to over 60 agencies were individually emailed or mailed. 11 people were in attendance at the meeting and several others were unable to attend but requested application materials.</p>	<p>CDBG administration staff provided information about the 2017 Program Year grant process and those in attendance asked questions about the application, the funding available, HUD regulations and potential activities.</p>	<p>There were no comments that were not accepted.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	May 17, 2017 Public Hearing - There were 4 members of the public in attendance that addressed City Council, representing grant applicants.	Comments described the services provided by the agencies, the proposed use of CDBG grant funds if awarded, and expressed thanks for Council's consideration of applications.	There were no comments that were not accepted

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	July 5, 2017 Public Hearing - This section will be updated after the public hearings are completed	This section will be updated after the public hearings are completed	

Table 4 – Citizen Participation Outreach

AP-15 Expected Resources – 91.220(c) (1, 2)

The only Federal resources available to the City of Grand Junction are Community Development Block funds. However, other agencies and organizations in the community are able to leverage funds from other sources including the Housing Choice Voucher Program, Low Income Housing Tax Credits, the Weatherization Program, Energy Assistance Programs, NeighborWorks, SBG and ESG funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of 5-Year Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	375,000	0	14,938	389,938	1,125,000	Total CDBG projected to be available for 5-Year plan: Entitlement - \$ 1,875,000

Table 5 - Expected Resources

Leveraged Funds

The City of Grand Junction shares HUD’s goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction does not have matching requirements for CDBG funds. However, as the City is assessing projects for potential funding, the ability of the applicant to leverage other funding sources whether public or private to complete a proposed project is reviewed. In many cases, recipients have been able to leverage other public and private funding sources by using CDBG dollars for the required local match.

The funds provided through the City’s CDBG program over the past 20 years have leveraged a substantial amount of other public and private

resources despite difficult economic circumstances in recent years. The amount of funds leveraged by subrecipients is reported in the CAPER each Program Year. Typically, for every one CDBG dollar allocated, subrecipients are able to leverage five times that from other resources.

Public Land or Property Used to Address the Needs Identified in the Plan

Some activities within the non-housing community development goals will be accomplished within City rights-of-way and on City-owned properties to be able to make infrastructure and facilities improvements that will benefit low and moderate income neighborhoods in Grand Junction including streets, utilities and parks and recreation facilities or for economic development purposes.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment - Non-Housing	2016	2020	Non-Housing Community Development	Census Tracts	Non-Housing Community Development Infrastructure	CDBG: \$172,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18171 Persons Assisted
2	Decent Affordable Housing	2016	2020	Affordable Housing Public Housing Non-Homeless Special Needs	City-Wide	Increase the Inventory of Affordable Housing Units	CDBG: \$22,500	Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	Suitable Living Environment - Homeless	2016	2020	Homeless	City-Wide	Homeless	CDBG: \$79,353	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 110 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Suitable Living Environment - Special Needs, Human Services and Youth	2016	2020	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Special Needs Populations and Other Human Services	CDBG: \$32,685	Public service activities other than Low/Moderate Income Housing Benefit: 11351 Persons Assisted

Table 6 – Goals Summary

1	Goal Name	Suitable Living Environment - Non-Housing
	Goal Description	This goal will address Non-Housing Community Development Infrastructure. Public improvements will be neighborhood based and primarily include street, sidewalk, storm drainage, solid waste, parks and recreation improvements. This goal will also include acquisition, construction, rehabilitation or other improvements to other public facilities that are owned and operated by other entities and organizations that serve low and moderate income persons.
2	Goal Name	Decent Affordable Housing
	Goal Description	This goal is to increase and improve the inventory of affordable housing units and remove lead-based hazards in residential units.
3	Goal Name	Suitable Living Environment - Homeless
	Goal Description	This goal addresses shelter, housing, services and other activities to support homeless individuals and families.
4	Goal Name	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Goal Description	This goal will provide activities to support Special Needs Populations and Other Human Services and Youth need categories.

Table 7 – Goal Descriptions

Estimated Number of Low and Moderate Income Families Provided Affordable Housing

The activities under this goal are human services and will not provide affordable housing.

AP-35 Projects – 91.220(d)

The purpose of the Program Year Action Plan is to identify One-Year Strategies for each of the Objectives set in the Five-Year Consolidated Plan. The Consolidated Plan strategies are accomplished by utilizing a variety of resources including the annual allocation of CDBG funds. For each program year, a new one-year action plan is completed and adopted as part of the Five-Year Consolidated Plan. On May 17, 2017 the Grand Junction City Council approved 2017 CDBG funding requests totaling \$391,251 for eleven activities which will be made a part of the 2017 Action Plan. The total amount is based on the City's allocation for the 2017 Program Year and remaining funds from the 2015 Program Years.

	Project Name
1	2017 Program Administration
2	Karis, Inc. Mental Health Services for Youth
3	HomewardBound Homeless Shelter Food Purchase
4	St. Marys Foundation Gray Gourmet Program Food Purchase
5	Counseling and Education Center Low Income Counseling
6	Maillac Clinic Purchase Dental Diagnostic Equipment
7	Grand Valley Catholic Outreach Day Center Renovation
8	Housing Resources of Western Colorado Critical Home Repair Program
9	City of Grand Junction Riverside Park Improvements RIO Initiative
10	City of Grand Junction Bookcliff Middle School / Community Center Pedestrian Improvements
11	City of Grand Junction Nisley Elementary Safe Routes to School

Table 8 – 2017 Projects

Allocation Priorities and Obstacles to Addressing Underserved Needs

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City's objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2016-2020 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city and areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map of the locations of the 2017 project locations.

AP-38 Projects Summary

Table 9 – Project Summary

1	Project Name	2017 Program Administration
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Non-Housing Decent Affordable Housing Suitable Living Environment - Homeless Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Non-Housing Community Development Infrastructure Special Needs Populations and Other Human Services Economic Development and Childcare Increase the Inventory of Affordable Housing Units Homeless
	Funding	CDBG: \$75,000
	Description	Funds for general program administration including subrecipient oversight, reporting fair housing activities, staff training and a portion of staff salary during the 2017 Program Year. Approximately \$50,000 will be used for pre-development planning and engineering work for economic development activities and \$2,500 will be expended for fair housing activities including working with HUD FHEO to finalize an LEP Plan for the City of Grand Junction.
	Target Date	8/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	City-Wide
	Planned Activities	Funds for general program administration including subrecipient oversight, reporting fair housing activities, staff training and a portion of staff salary during the 2017 Program Year. Approximately \$50,000 will be for pre-development planning and engineering work for economic development activities and \$2,500 will be expended for fair housing activities including working with HUD FHEO to finalize an LEP Plan for the City of Grand Junction.
2	Project Name	Karis, Inc. Mental Health Services for Youth
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Homeless

	Funding	CDBG: \$10,400
	Description	Karis, Inc. provides housing and support services for homeless, unaccompanied teens and youth in the community. CDBG funds would be used to provide mental health and substance abuse services to Karis clients at its various housing facilities in the City limits. With CDBG funds, Karis, Inc. will be able to increase direct service hours per week for two clinicians to a total of 40 hours per week.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	110
	Location Description	Locations of housing facilities for homeless, unaccompanied youth is confidential.
	Planned Activities	Karis, Inc. provides housing and support services for homeless, unaccompanied teens and youth in the community. CDBG funds will be used to provide mental health and substance abuse services to Karis clients at its various housing facilities in the City limits. With CDBG funds, Karis, Inc. will be able to increase direct service hours per week for two clinicians to a total of 40 hours per week.
3	Project Name	HomewardBound Homeless Shelter Food Purchase
	Target Area	NA
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$13,165
	Description	HBGV provides year-round overnight emergency shelter for up to 180 individuals nightly. The shelter typically serves 126 single men, 54 single women and 8-12 families per night with meals, bedding, hot showers and community outreach opportunities. In 2016, the shelter provided 116,207 nutritious meals for breakfast and dinners. Full meals provided by volunteer groups has decreased to very few so the shelter supplements 100% of the meals. 13,980 additional meals are expected to be served this year. CDBG funds will help fund the gap to purchase food for this expected increase.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	1358 individuals were served in the past year, trends imply that the shelter expects 1350 will need shelter services in the coming year. However, the shelter provides meals to anyone needing the meals, regardless of whether they choose to stay in the shelter or not.

	Location Description	Grand Junction Community Homeless Shelter located at 2853 North Avenue, Grand Junction, Colorado
	Planned Activities	HBGV provides year-round overnight emergency shelter for up to 180 individuals nightly. The shelter typically serves 126 single men, 54 single women and 8-12 families per night with meals, bedding, hot showers and community outreach opportunities. In 2016, the shelter provided 116,207 nutritious meals for breakfast and dinners. Full meals provided by volunteer groups has decreased to very few so the shelter supplements 100% of the meals. 13,980 additional meals are expected to be served this year. CDBG funds will help fund the gap to purchase food for this expected increase.
4	Project Name	St. Marys Foundation Gray Gourmet Program Food Purchase
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$16,000
	Description	Gray Gourmet prepares and serves a nutritious lunchtime meal for Mesa County seniors age 60 and older. CDBG funds will be used to help off-set the cost of food purchases for meals to be prepared and served for 10-11 more City residents with an estimated 1,952 more meals.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	11 new persons provided meals and an additional 1,952 meals
	Location Description	City-wide
	Planned Activities	Gray Gourmet prepares and serves a nutritious lunchtime meal for Mesa County seniors age 60 and older. CDBG funds will be used to help off-set the cost of food purchases for meals to be prepared and served for 11 more City residents with an estimated 1,952 more meals.
5	Project Name	Counseling and Education Center Low Income Counseling
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$6,000
	Description	This program provides counseling services for low income citizens. Funds will help pay for 80 more hours of counseling sessions for an estimated 30 more clients seeking care. The number of persons served is directly related to the amount of funding received.

	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Total persons served in the program will be 263, including 30 new clients provided 80 hours of additional counseling with the 2017 CDBG funds.
	Location Description	Counseling services are provided at the main office of the Counseling and Education Center located at 2708 Patterson Road
	Planned Activities	This program provides counseling services for low income citizens. Funds will help pay for 80 more hours of counseling sessions for an estimated 30 more clients seeking care. The number of persons served is directly related to the amount of funding received.
6	Project Name	Marillac Clinic Purchase Dental Diagnostic Equipment
	Target Area	City-Wide
	Goals Supported	Suitable Living Env - Sp Needs/Human Svcs/Youth
	Needs Addressed	Special Needs Populations and Other Human Services
	Funding	CDBG: \$10,685
	Description	Marillac Clinic, Inc. recently attained a designation as a Federally Qualified Community Health Center and, thus, are undergoing many changes and significant increase in services. Most of the heavily-used dental equipment at the clinic is 15-20 years old. This grant will help fund the purchase of a new diagnostic piece of equipment that detects decay and crack not typically revealed by x-rays. The grant amount is based on 40 percent of Marillac's patients residing in the City thus 40% of project costs is eligible to be funded with CDBG.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	11,088 persons are projected to be served at the Marillac Clinic in the coming year
	Location Description	Dental services are provided at the main Marillac Clinic located at 2333 North 6th Street, Grand Junction, Colorado
Planned Activities	Marillac Clinic, Inc. recently attained a designation as a Federally Qualified Community Health Center and, thus, are undergoing many changes and significant increase in services. Most of the heavily-used dental equipment at the clinic is 15-20 years old. This grant will help fund the purchase of a new diagnostic piece of equipment that detects decay and crack not typically revealed by x-rays. The grant amount is based on 40 percent of Marillac's patients residing in the City thus 40% of project costs is eligible to be funded with CDBG.	

7	Project Name	Grand Valley Catholic Outreach Day Center Renovation
	Target Area	City-Wide
	Goals Supported	Suitable Living Environment - Homeless
	Needs Addressed	Homeless
	Funding	CDBG: \$55,788
	Description	Grand Valley Catholic Outreach provides 12 core programs to meet the needs of individuals and families in distress. The Outreach Day Center located at 302 Pitkin Avenue is visited by 100 or more persons per day for the services it provides, including showers, clothes washing, see a doctor or therapist or assistance with obtaining a job. CDBG funds will be used to remodel the Day Center and construct an addition to provide more space, privacy and security for the medical and mental health providers who serve on site.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	90 - 110 adults visit the Day Center each day
	Location Description	The Grand Valley Catholic Outreach Day Center is located at 302 Pitkin Avenue, Grand Junction, Colorado
Planned Activities	Grand Valley Catholic Outreach provides 12 core programs to meet the needs of individuals and families in distress. The Outreach Day Center located at 302 Pitkin Avenue is visited by 100 or more persons per day for the services it provides, including showers, clothes washing, see a doctor or therapist or assistance with obtaining a job. CDBG funds will be used to remodel the Day Center and construct an addition to provide more space, privacy and security for the medical and mental health providers who serve on site.	
8	Project Name	Housing Resources of Western Colorado Critical Home Repair Program
	Target Area	City-Wide
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Increase the Inventory of Affordable Housing Units
	Funding	CDBG: \$22,500

	Description	Housing Resources provides low income residents with 24-hour emergency repair including roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative coolers. CDBG funding will help pay for materials and labor for the program. Housing Resources expects to serve 65-75 city residents through the program.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	The goal of the Critical repair program is to serve 100 families in total, 65 of which will be located in the City limits.
	Location Description	City-wide
	Planned Activities	Housing Resources provides low income residents with 24-hour emergency repair including roof repair, furnace repair, carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative coolers. CDBG funding will help pay for materials and labor for the program. Housing Resources expects to serve 65-75 city residents through the program.
9	Project Name	City of Grand Junction Riverside Park Improvements
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$50,000
	Description	RIO is a local planning effort funded by the Great Outdoors Colorado (GOCO) Inspire Initiative. The Inspire Initiative is a \$25 million initiative aimed at influencing Coloradans, particularly kids, to appreciate, enjoy, and take care of our great outdoors. GOCO asked for local coalitions across the state to bring projects to life through an integrated, youth-driven, and collaborative approach. RIO has been working since January of 2016 to develop plans to engage and connect our underserved youth and their families with the outdoors in the target areas of Riverside and Orchard Mesa. Use of the CDBG funds will focus on the safety related place improvements developed by the Riverside community and youth coalition for Riverside Park.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	There are approximately 300 homes in the Riverside Neighborhood

	Location Description	Riverside Park is located at 140 West Avenue in Grand Junction, Colorado
	Planned Activities	RIO is a local planning effort funded by the Great Outdoors Colorado (GOCO) Inspire Initiative. The Inspire Initiative is a \$25 million initiative aimed at influencing Coloradans, particularly kids, to appreciate, enjoy, and take care of our great outdoors. GOCO asked for local coalitions across the state to bring projects to life through an integrated, youth-driven, and collaborative approach. RIO has been working since January of 2016 to develop plans to engage and connect our underserved youth and their families with the outdoors in the target areas of Riverside and Orchard Mesa. Use of the CDBG funds will focus on the safety related place improvements developed by the Riverside community and youth coalition for Riverside Park.
10	Project Name	City of Grand Junction Bookcliff Middle School / Community Center Pedestrian Improvements
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing
	Needs Addressed	Non-Housing Community Development Infrastructure
	Funding	CDBG: \$42,000
	Description	Pedestrian improvements along 29-1/4 Road in front of Bookcliff Middle School are missing and present a dangerous situation to students and users of the community center. The project will construct 375 feet of curb, gutter and sidewalk along the west side of 29-1/4 Road and accessible ramps and crosswalks that presently do not exist.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	The census tract surrounding Bookcliff Middle School / Community Center has a population of 7,636
	Location Description	Bookcliff Middle School / Community Center is located at 29-1/4 Road in Grand Junction, Colorado
	Planned Activities	Pedestrian improvements along 29-1/4 Road in front of Bookcliff Middle School are missing and present a dangerous situation to students and users of the community center. The project will construct 375 feet of curb, gutter and sidewalk along the west side of 29-1/4 Road and accessible ramps and crosswalks that presently do not exist.
11	Project Name	City of Grand Junction Nisley Elementary Safe Routes to School
	Target Area	Census Tracts
	Goals Supported	Suitable Living Environment - Non-Housing

Needs Addressed	Non-Housing Community Development Infrastructure
Funding	CDBG: \$80,000
Description	There are no sidewalks along Orchard Avenue between 29 Road and Melody Lane which is a primary walking route for students getting to/from Nisley Elementary School. This project will construct 550 feet of missing curb, gutter and sidewalk along the south side of Orchard Avenue and 3 accessible ramps.
Target Date	12/31/2018
Estimate the number and type of families that will benefit from the proposed activities	The census tracts surrounding Nisley Elementary have a population of 9,535 persons
Location Description	Nisley Elementary School is located at 543 28-3/4 Road in Grand Junction, Colorado
Planned Activities	There are no sidewalks along Orchard Avenue between 29 Road and Melody Lane which is a primary walking route for students getting to/from Nisley Elementary School. This project will construct 550 feet of missing curb, gutter and sidewalk along the south side of Orchard Avenue and 3 accessible ramps.

AP-50 Geographic Distribution – 91.220(f)

All funds are expended within the City limits or are directed to services and public improvements for city residents. The City of Grand Junction does not limit the use of CDBG funds to any specific geographical location within the City. Nor does the City of Grand Junction limit the use of CDBG funds to any specific groups based on race, minority or ethnic concentration. All funds will be used to serve persons with low to moderate income who live within the Grand Junction city limits. CDBG allocation priorities are based on need, income level of persons to be served and whether or not a proposed activity meets one of the national objectives and the City’s objectives outline in the Five-Year Consolidated Plan. All CDBG funds received from HUD during the 2016-2020 timeframe will be used to address at least one of the priority need categories outlined in the Five-Year Consolidated Plan.

Target Area	Percentage of Funds
Census Tracts	44
City-Wide	56

Table 10 - Geographic Distribution

Rationale for the Geographic Allocation Priorities

Allocation of investments must be within the City limits and, as applicable, in areas of low to moderate income households are more prevalent in the central and east/southeast parts of the city and areas of racial/minority concentration are more prevalent in the central and eastern parts of the city. Refer to the map included in AP-05 that illustrates the locations of the 2017 Program Year projects.

AP-55 Affordable Housing – 91.220(g)

The housing stock in the Grand Junction area rose 28.6 percent between 2000 and 2010, from 42,391 units in 2000 to 54,507 units in 2010. Homeownership in the area declined slightly over the period, from 71.0 percent to 69.6 percent. There was an increase in the number of vacant housing units, which rose by 75.8 percent or 1,957 vacant units to 3,440 vacant units. However, the more concerning component of vacant housing units are those that are considered as other vacant by the Census. These types of units are not for rent, nor are they for sale; and are not available to the market place. There may be challenges in ownership; they may be abandoned or foreclosed upon; they may be too dilapidated to be considered habitable. With 798 such units empty in 2010, they comprise 23.2 percent of all vacant units. When located in close proximity to one another, they may be considered a blighting influence, and there were several areas throughout the Grand Junction area with higher concentrations of these units. Some of the vacant units may present opportunities for rehabilitation and should be further assessed.

In terms of housing production, the number of permits issued for construction for all units in Mesa County peaked in 2006 before declining sharply. The vast majority of these newly permitted units were single family homes. The median home value increased from \$121,500 in 2000 to \$217,700 in 2010. The median contract rent also increased during this time, from \$496 in 2000 to \$715 in 2010. Information about the Grand Junction area's current rental units was gathered through use of the 2015 Rental Vacancy Survey, covering single family rental units, apartments, mobile homes, and other types

of rental units. All told, today's vacancy rates of properties surveyed was a low 4.1 percent, with single family units at 6.8 percent and apartments at 4.1 percent. The most frequently surveyed units were two bedroom units, with the most frequently surveyed type being apartment units. The average rent for single family units was \$1,152.70 and the average for apartment units was \$743.00.

Households that experience one or more of the housing problems, including overcrowding, incomplete plumbing or kitchen facilities, and cost burdens are considered to have unmet housing needs. There were 18,649 households with unmet housing needs, which represented 38.6 percent of the households in the Grand Junction area. The most common type of housing problem was cost burden, or households that spend more than 30 percent of their income on housing, with 35.8 percent of Grand Junction area residents facing cost burden. However, 50.2 percent of renters were cost burdened.

Housing for the homeless continues to be a need in the Grand Junction area. According to the 2015 Point-in-time count, there were 318 homeless persons in Grand Junction. Local shelters have served 1,300 unduplicated persons with shelter and meals.

Group home housing for persons with special needs, including assisted living facilities, persons with development disabilities, and long term care has a capacity of 1,423 beds, of which 1,119 were filled in September of 2015. However, smaller assisted living facilities are at capacity.

Based on this evaluation and results of a housing needs survey conducted in conjunction with the *Grand Valley Housing Needs Assessment*, the highest need areas are for rental assistance, particularly for lower income housing and those with special needs to ease cost burdens; provision of more affordable rental/multifamily units; and provision of more transitional and emergency housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	100
Special-Needs	0
Total	100

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	100
Acquisition of Existing Units	0
Total	100

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

The City of Grand Junction has no public housing units but recently coordinated completion of the *Grand Valley Housing Needs Assessment* to examine the current local housing situation. The report includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs, identification of housing challenges and recommendations and actions to begin to address the market needs. It is anticipated that City staff and community entities will continue to collaborate on efforts based on the *Housing Needs Assessment*.

The Grand Junction Housing Authority has disposed of its remaining public housing known as Capital Terrace and now no longer holds any public housing. Several other local organizations hold vouchers, primarily for special needs populations. The City of Grand Junction has worked closely with the Grand Junction Housing Authority as it has phased out public housing in Grand Junction and constructs developments in a more sustainable affordable housing model. The City has a history of providing building and development fee deferrals, reductions and grant funds to the Housing Authority and other housing providers for the construction of new affordable units.

There are no public housing units in the Grand Junction area. Consequently, the City will not be spending any CDBG funds on public housing in the 2017 Program Year but will continue to support the housing entities in the community in their pursuit of other funding sources. During the 2011 5-Year Consolidated Plan some steps were taken to address housing needs. For example, in 2011, CDBG funds were used towards the rehabilitation of a 27-unit apartment complex owned and operated by the Grand Junction Housing Authority. There were no applications for new housing in the 2012 or 2013 Program Year but the City has provided support for the Grand Junction Housing Authority's Village Park development which recently opened with 72-low and moderate income units. CDBG Program Year 2006 funds were used to facilitate acquisition of the Village Park property. The City allocated 2014 CDBG funds to the Grand Junction Housing Authority to upgrade 78 units in the Walnut Park Apartment complex that are occupied by elderly and disabled persons. Recently, the City provided financial support for a new senior housing development to be owned and operated by the Grand Junction Housing Authority known as the Highland Apartments. The development will ultimately include 128 units, the first phase of which was completed in May 2017.

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

The City will not be undertaking actions in the next year to address the needs of public housing but, as stated above, the Grand Junction Housing Authority will likely be undertaking a second phase of the Highland Apartments (64 more units) during the coming year.

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

Residents of all housing developments, including those in accessible units, owned and operated by the Grand Junction Housing Authority and Housing Resources of Western Colorado are encouraged to participate in their respective housing communities. Participation typically involves volunteering to serve on a community board or committee that meets with staff to discuss issues, concerns and ways to resolve them to improve housing conditions for all residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

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

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

One-Year Goals and Actions for Reducing and Ending Homelessness

CDBG are the only funds allocated to the City that can be used to address homeless needs and to prevent homelessness. For the 2017 Program Year Action Plan, funds will be allocated to Karis, Inc. to provide mental health services for homeless, unaccompanied youth and to HomewardBound to purchase food for meals provided to clients. In addition, other 2017 activities will address homeless persons as a portion of the clients served by several organizations including the Marillac Clinic and the Counseling and Education Center.

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

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

Addressing Emergency Shelter and Transitional Housing Needs of Homeless Persons

The Grand Valley Coalition will continue to study the results of the latest survey and the Vulnerability Index study to determine the best way to solve the homeless problem. In its Continuum of Care Plan, the Coalition has identified that the priority homeless needs are for transitional housing, case management, and housing placement. The Plan is intended to provide a continuous network of housing

and service support for persons working to permanently leave the streets.

Helping Homeless Persons the Transition to Permanent Housing and Independent Living

The community homeless shelter recently developed a new strategy that re-examines its role in the continuum of care that will focus attention on the shelter as a beginning rather than an end on moving individuals and families on a path from homelessness to self-sustainability in housing and employment. HomewardBound is working with many other local agencies to coordinate services provided to transition homeless individuals and families to permanent housing and independent living. 2012 CDBG funds were used to help HomewardBound purchase a property for construction of a new family center to house these services. Construction of the first phase of the development has been completed and the second phase is expected to be underway in 2017. In addition, the City has funded a 2017 CDBG project that will be used to rehabilitate and expand the Homeless Day Center that is operated by Grand Valley Catholic Outreach.

Helping Low-Income Individuals and Families Avoid Becoming Homeless

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

Discussion

Through development of the Consolidated Plan, the community identified needs in the following community development areas: Transportation, Medical Services, Child Care and Youth. The high priority non-housing community development need summarized in Section NA 40 of the Five-Year Consolidated Plan includes the following:

- Childcare for people transitioning to work and working low income
- Better coordination between public transportation planning and location of childcare facilities for low/moderate income families
- Childcare with more flexible and weekend hours of operation
- Youth-oriented activities and programs that are coordinated in schedule and location for

transportation to and from the facilities.

- Expansion of medical and mental health facilities
- Improvement and expansion of senior activity centers
- Facilities for abused adults and children
- Improvement and expansion of centers for the disabled
- Improvement and expansion of other facilities where human and public facilities are provided

In the past 5 years, the City funded Partners, STRiVE, the Parenting Place, Giving Adolescents New Goals (GANG) Outreach, Karis, Inc. and HopeWest for projects related to child education, day care and other youth needs. In addition, funds have been allocated several years for the Foster Grandparent Program which serves early and elementary-aged children with special programs at various child care and education locations.

In addition, the City of Grand Junction supports homeless facilities and a variety of community services and programs, many of which are eligible for CDBG funding. Such projects funded for the 2017 Program Year are:

- Grand Valley Catholic Outreach Homeless Day Center Rehabilitation/Expansion
- Marillac Clinic Dental Facilities
- Counseling and Education Center
- Karis, Inc. Mental Health Services for Youth

AP-75 Barriers to Affordable Housing – 91.220(j)

As part of the *Grand Valley Housing Needs Assessment*, a public opinion survey was conducted. One of the questions asked respondents to check from a list the perceived barriers to housing production and affordable housing in the Grand Junction area. The highest rated responses were the cost of land or lot, the current state of the housing market, and the cost of labor. These factors are typically outside the control of local governments. The next highest rated responses included community resistance, cost of materials, lack of adequate public transportation and lack of affordable housing development policies. Of these, the latter could be considered a negative effect of public policies on affordable housing and residential investment. The *Housing Needs Assessment* also suggested a series of recommendations and actions pertaining to public policy that are listed below. Based on these, the City has an opportunity to continue this discussion with other housing interests and work towards making changes to public policies to better support affordable housing and residential investment.

RECOMMENDATION: Encourage Low to Moderate Income Housing

- Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers.
- Increase the density of housing in some areas that could accommodate higher density rental development to maximize housing in residential zone districts

RECOMMENDATION: Encourage Rental Housing Development

- Assess areas that can accommodate additional rental/multifamily development within the range of existing infrastructure and accommodations.
- Encourage rental developments through development incentives and fee waivers.
- Review zoning requirements that may limit rental/multifamily developments and areas of increased density, especially in areas adjacent to existing amenities and infrastructure.

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

Based on the recommendations above from the *Grand Valley Housing Needs Assessment*, the City will work with local housing and other agency partners to establish a housing committee to begin developing a more detailed strategic plan to address affordable housing in the community. Additionally, City staff will continue to assess public policies to alleviate negative effects on the development of affordable housing. Other actions to be undertaken in this area are outlined in the Analysis of Impediments to Fair Housing Choice as listed below.

- Review zoning requirements that may limit rental/multifamily developments and areas of increased density, especially in areas adjacent to existing amenities and infrastructure.
- Encourage mixed income development (i.e. market and affordable units) to accommodate more

individuals and families that have been waiting for viable housing.

- Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers.

2017 projects that accomplish fair housing goals are listed below.

- Approximately \$3,000 Administration resources will be used to improve information available to citizens regarding fair housing issues through staff time, staff resources, training and in-kind contributions by housing and other agencies pertinent to furthering fair housing in Grand Junction. In addition, working with the FHEO, the City will finalizing its Limited English Proficiency Plan during the 2017 Program year.
- Karis, Inc., Counseling and Education Center, Marillac Clinic, HomewardBound and Gray Gourmet will all provide and increase services available to vulnerable and special needs populations that will help stabilize their lives and move them towards self-sufficiency
- 2017 CDBG-funded capital improvements that improve facilities and agencies that serve low and moderate income individuals, families, youth and homeless and help them attain fair and affordable housing thereby my impact housing choice for these Grand Junction residents: Housing Resources of Western Colorado Critical Home Repair Program and Grand Valley Catholic Outreach Day Center Renovation.
- Three 2017 projects will improve the physical infrastructure of low and moderate income residential neighborhoods: Riverside park Improvements, Bookcliff Middle School/Community Center Pedestrian Improvements, and Nisley Elementary Safe Routes to School. These projects will improve the overall neighborhoods and maintain the value of affordable housing areas.
- The grand Junction Housing Authority will start construction of Phase 2 of the 128-unit housing complex for seniors known as the Highland Apartments. While 2017 CDBG funds are not being utilized on the project, the City has made other commitments to the project to help increase the number of affordable units in the community.
- The City will continue implementation of its Comprehensive Plan and updated Zoning and Development Code that help remove impediments/barriers including enhanced neighborhood input, improved development flexibility to create a variety of housing options, and a streamlined development review process.
- The local transit system will continue to expand its operating hours and routes to be more available to persons using the bus to travel to locations for training/education opportunities, employment and services and at various times of the day.

- The City will continue to work with the Grand Junction Economic Partnership (GJEP), the Business Incubator, the Downtown Development Authority and the Chamber of Commerce to promote opportunities to develop new businesses or expand existing ones and to improve wage levels in the Grand Junction area. The partners are in the process of creating a business park in the lower downtown area - CDBG funds are expected to be expended on pre-development design and engineering studies and documents for this economic development activity. AP-85 Other Actions – 91.220(k)

As described in the Five-Year Consolidated Plan and in the Projects section of the 2017 Action Plan, there are a variety of community needs and obstacles to addressing them. These include a growing need for services as the community grows and ages, limited federal, state and local funds, availability of accessible and affordable housing, the increased cost of housing, gaps in affordability of owner-occupied and rental housing for populations at specific income levels, and increased compliance and technical skills required for administering the CDBG program. Actions planned to address some of these challenges are further discussed below.

Actions to Address Obstacles to Meeting Underserved Needs

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

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

Actions planned to address these obstacles involve many of the coordination and participation activities that are ongoing in the community, many of which are discussed throughout the Consolidated Plan.

- 1) Support agencies and organizations as they seek funding for activities to be able to leverage as much financial support as possible for priority projects.
- 2) Continue, support and promote classes offered by local housing entities that address foreclosure prevention.
- 3) Continue economic development efforts with local and state partners; support and coordinate with local housing agencies that provide affordable housing options; and support ongoing activities and services that promote family stabilization.

Actions to Foster and Maintain Affordable Housing

During the 2017 Program Year, there is one activity to be funded with CDBG that will help foster and maintain affordable housing: Housing Resources of Western Colorado will rehabilitate approximately 100 housing unit through its critical repair program. This same activity was funded in 2015 and was very

successful in maintaining homes and their affordability.

Actions to Reduce Lead-Based Paint Hazards

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

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

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

Actions to be Taken

- 1) Housing Resources of Western Colorado and the Grand Junction Housing Authority will continue to meet the requirements of the Federal Rule.
- 2) The City of Grand Junction will investigate, identify, coordinate and/or support additional efforts to address this potential health hazard. This includes complying with the Federal Rule as it applies to the expenditure of CDBG funds on the 2017 activities to which it applies.
- 3) The Grand Junction Housing Authority and other local entities will continue to provide information to residents concerning potential hazards of lead-based paint.

Actions to Reduce the Number of Poverty-Level Families

The Anti-Poverty Strategy is an effort to reduce the number of people earning low- to moderate-income wages and at risk of homelessness. This Strategy, described in the 2016 Five-Year Consolidated Plan, outlines community activities to:

- Collect demographic data regarding poverty levels to identify the problem and monitor trends;
- Focus on a continuum of prevention and intervention strategies/activities by age group to

- prevent/deter persons from entering poverty situations;
- Encourage efforts to raise earned income levels;
 - Maintain a strong diversified economic base;
 - Increase the employability of recipients of public benefits;
 - Attract higher paying employers to Grand Junction;
 - Increase access to employment through expansion of the service area and hours of operation of the public transportation system and through the availability of responsible affordable childcare;
 - Foster increased household stability through educational programs, drug and alcohol rehabilitation programs, and services to persons with special needs;
 - Support efforts to reduce the possibility of catastrophic expense through the provision of essential healthcare to the uninsured and the availability of effective public transportation to reduce the dependence of low-income persons on private automobiles and their associated costs.
 - Focus affordable housing development near employment centers.

Actions to Reduce the Number of Poverty Level Families

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

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

b) Continue Work on an Anti-Poverty Coalition

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

c) Analyze results of the 2016 Vagrancy and Vulnerability study completed by the Grand Junction Housing Authority to better understand the needs of poverty-level families and the homeless situation.

Actions to Develop Institutional Structure

The City Community Development Department provides the staff and framework for the institutional structure for administration of the Community Development Block Grant program. No visible gaps were found in the institutional delivery system. The City will continue to facilitate and foster relationships with agencies to strengthen public services, work with other local jurisdictions and organizations to improve the community, and participate in community efforts that allow for information sharing and dialogue concerning affordable housing, homelessness and special needs populations.

Actions to Enhance Coordination between Housing and Social Service agencies

The City of Grand Junction will work with public and private housing and human service agencies to enhance coordination in the implementation of the Five-Year Consolidated Plan and each subsequent Annual Action Plan. Some of the actions the City will take are listed below.

- Coordinate meetings with community agencies and organizations to discuss community needs, funding opportunities, and potential partnerships.
- Offer technical assistance to agencies to discuss the sources of funding available, associated timelines for applying for funds and most impactful uses of funds.
- Offer technical assistance for potential developers and/or property owners that are considering new development or rehabilitation of existing housing.
- Survey housing units to determine rehabilitation needs to maintain affordable housing.
- Provide letters of support on behalf of affordable housing project proposals or other proposals from agencies that are requesting funding from external sources.
- Facilitate agency to collaboration to help the low-income homeowner population they serve.

Discussion

As discussed in the Strategic Plan section of the Five-Year Consolidated Plan, the Community

Development Department uses monitoring efforts to ensure that programs funded with CDBG are compliant with federal, state and local requirements. In order to achieve this goal, the City has developed a monitoring procedure for all CDBG funded projects. In the 2017 Program Year, staff will perform desk monitoring, technical assistance and on-site monitoring both pre- and post-award, which often includes consultation with HUD CPD staff to ensure program compliance. The amount of monitoring will vary dependent on the subrecipient's previous CDBG experience, performance and complexity of the project. Also, the City ensures compliance during setup, update and closeout of activity information in IDIS. IDIS tracks funds drawn and provides another level of monitoring to ensure program eligibility. Additionally, regularly updating IDIS helps verify that subrecipients are on track with timely expenditures and outcomes. This ongoing review helps the City of Grand Junction identify needs of the subrecipient and provide additional support as necessary.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

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

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

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

Other CDBG Requirements

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

Annual Action Plan 46
2017

The City of Grand Junction will not incur program income for any of its 2017 Program Year activities. Inasmuch as possible, CDBG funds will be entirely expended to benefit persons of low and moderate income or presumed benefit with the exception of Program Administration funds.

RESOLUTION NO. ____-17
A RESOLUTION ADOPTING THE 2017 PROGRAM YEAR ACTION
PLAN AS A PART OF THE GRAND JUNCTION FIVE-YEAR
CONSOLIDATED PLAN FOR THE COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) PROGRAM

RECITALS.

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

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

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

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

WHEREAS, the planning process in developing the 2017 Program Year Action Plan included an emphasis on Citizen Participation and interagency involvements;

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

WHEREAS, the Five-Year Consolidated Plan established a strategic plan that addresses the priority needs, goals and strategies identified by the community that will be undertaken between 1016 and 2020.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO that the CDBG 2017 Program Year Annual Action Plan, as a part of the Five-Year Consolidated Plan is hereby adopted.

Adopted this ____ day of _____, 2017.

ATTEST:

City Clerk

President of City Council



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: July 5, 2017

Presented By: Greg Caton, City Manager

Department: City Manager

Submitted By: Greg Caton, City Manager

Information

SUBJECT:

Bonsai Design Incentive Agreement - Authorization of the City Manager to Execute an Economic Development Incentive Agreement to Retain and Expand an Existing Business

RECOMMENDATION:

City Staff recommends approval as presented.

EXECUTIVE SUMMARY:

This item is to discuss whether to authorize the City Manager to execute an incentive package for the retention and expansion of an existing business. The company would locate the facility on City owned land that would be improved for the purposes of establishing a business park on the riverfront at the east end of Las Colonias Park. As the anchor tenant, the company would actively participate with Grand Junction Economic Partnership in the recruitment of businesses to the park. If the incentive agreement is consummated, the business park will be considered under separate action at a future City Council meeting. Conceptual design of the business park includes the development of approximately 10% of the entire Las Colonias Park for the location of several businesses in a campus setting combined with public park amenities consistent with the Las Colonias Master Plan. Approximately one-half of the project is related park amenities which include irrigation systems, a shelter, bathroom facilities, a dog park, a boat ramp and an athletic turf area. The cost to develop the business park includes street infrastructure for both access on and off Riverside Parkway as well as internal street structure within the park development.

BACKGROUND OR DETAILED INFORMATION:

This item is to discuss whether to authorize the City Manager to execute an incentive package for the retention and expansion of an existing business which includes \$1 million toward the construction of a facility (estimated to be \$2 million), City payment of \$71,000 in fees, and a 10-year rebate of the City's real property tax which is estimated at a total \$46,000. In addition to its portion of the building, the company would construct a public asset estimated at \$600,000 for public use, execute a land lease on City owned land for \$20,000 per year for 25 years (totaling \$500,000), and the company would actively participate with Grand Junction Economic Partnership in the recruitment of businesses to the park.

With the successful execution of an incentive agreement, the company would locate its facility on City owned land that would be improved for the purposes of establishing a business park. The business park will be considered under separate action at a future City Council meeting; however, to provide some context for the negotiation of the incentive package, there is an economic development opportunity within the City and Downtown Development Authority (DDA) district to build a business park in connection with the next phase of Las Colonias Park for an overall public/private investment of \$30 million on the riverfront (\$10 million public and \$20 million private). The City wishes to partner with the DDA in pursuit of this development.

Of the \$10 million estimated cost of the project, approximately one-half is for park amenities which include irrigation systems, a shelter, bathroom facilities, a dog park, a boat ramp and an athletic turf area. The cost to develop the business park includes street infrastructure for both access on and off Riverside Parkway as well as internal street structure within the park development.

Conceptual planning of the recreation and business park estimates between 10 to 15 acres developed with park amenities complimenting a business park designed to attract the outdoor recreation industry. Key to this development is the retention of a native Grand Junction business. This business is looking to move and expand its current operations and is proposed as the anchor tenant for the development. The vision of the combination recreation and business park centers around two main concepts: one, providing a Google-like campus for a cluster of like type industry businesses is a proven tool to attract significant economic development to a defined area. The business will play an active and key role in the recruitment of other businesses to this park and two, the combined park allows for the company as well as other businesses to build significant amenities that will have public and private benefit. The City, or a City-based organization such as a development corporation, would manage the park including 25-year land leases to businesses located in the park.

The State of Colorado has placed specific emphasis in the outdoor recreation industry

with the creation of the Office of Outdoor Recreation Industry in 2015. In support of expansion and new job creation, the State has offered \$75,000 in cash incentives to the company. Officials at the State level have also encouraged the concept of a “plug and play” business park to compete with other States and in particular, Utah. The vision of this business park is in direct alignment with the State of Colorado’s goals and initiatives related to economic development and specifically this targeted industry.

FISCAL IMPACT:

The economic development incentive includes:

- \$1 million toward the construction of a facility (estimated to be \$2 million)
- Waiving \$71,000 in fees
- 10-year rebate of the City’s real property tax estimated at a total \$46,000

In addition to constructing their portion of the building, the company would also:

- Construct a public asset estimated at \$600,000 for public use
- Execute a land lease on City owned land for \$20,000 per year over 25 years (totaling \$500,000)

SUGGESTED MOTION:

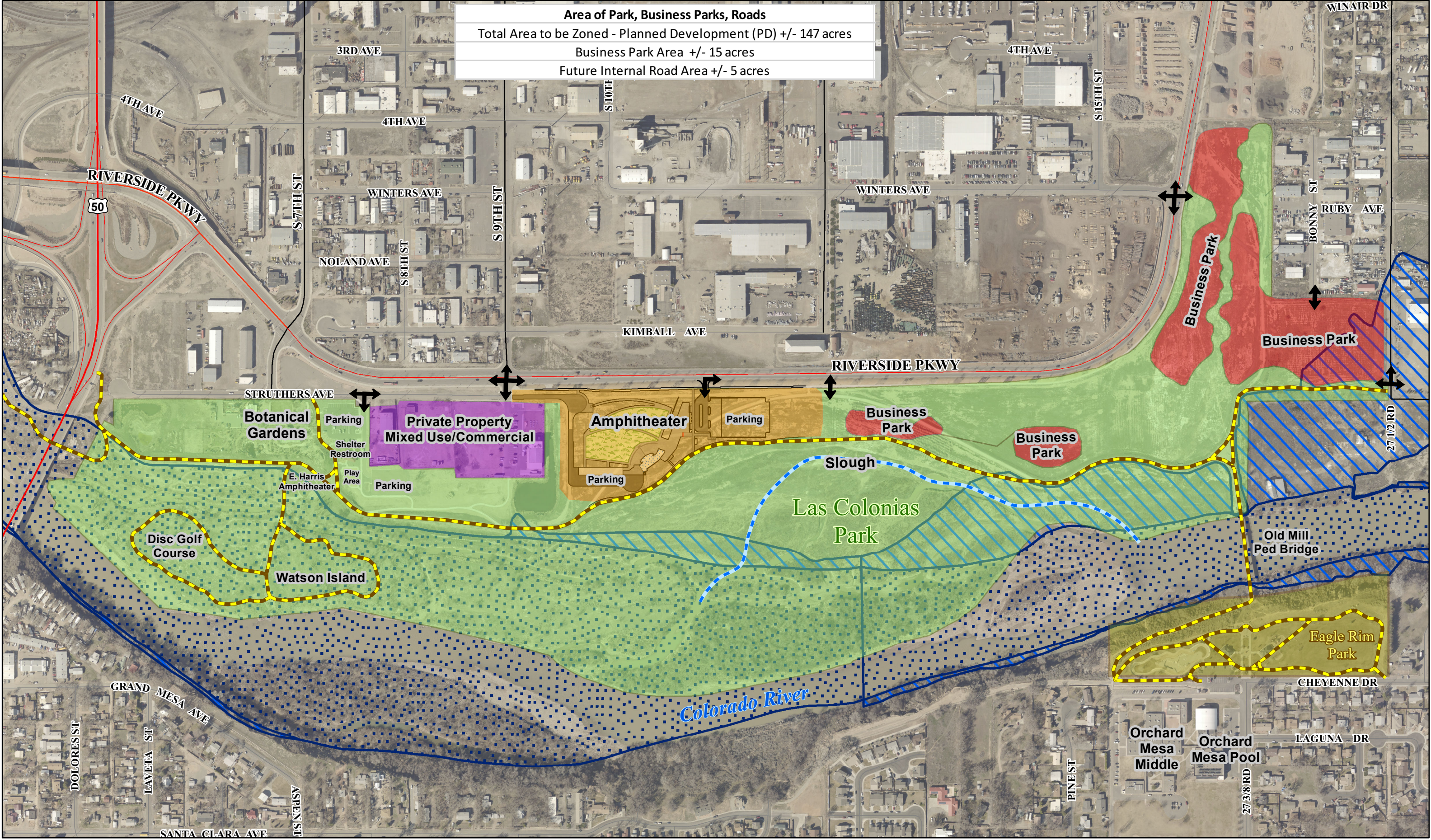
I move to authorize (to not authorize) the City Manager to execute an economic incentive agreement consistent with the terms presented with Bonsai Design.

Attachments

1. Draft Outline Development Plan (ODP)
2. GJEP-Bonsai Economic Impact
3. Agreement

Las Colonias Park - Outline Development Plan (ODP)

Area of Park, Business Parks, Roads
 Total Area to be Zoned - Planned Development (PD) +/- 147 acres
 Business Park Area +/- 15 acres
 Future Internal Road Area +/- 5 acres



FEMA -2012 Floodplain Data

- ZONE AE - Floodway
- ZONE AE (100yr) 1% Annual Chance Flood
- Existing Park
- Colorado Riverfront Trail
- Access Points

Document Path: G:\GIS\DEPARTMENT\PARKS\GIS\LasColonias\OutlineDevelopmentPlan.mxd



Economic Impact Analysis Bonsai Riverfront Project

Overall economic impact is valued based on the direct spending of a business as well as the indirect and induced spending that is often referred to as the “multiplier” effect. This multiplier effect not only applies to spending levels but also new jobs created.

Bonsai employs people and spends money with other businesses to run their operations (direct impact). In turn those businesses buy goods and services from other businesses (indirect impact). Finally, labor income generates household spending in the local economy (induced impact). The total of direct, indirect, and induced spending yields the overall economic impact of **Bonsai**. The following breaks out the current operations, new construction in the Business Park, and addition of new full time employee positions in Mesa County.

Current Operations-21 Full Time Mesa County Employees

DIRECT Economic Impact-Bonsai Spending:

Employment: 21
Labor Income: \$1,600,000
Overall Economic Impact: \$6,800,000

INDIRECT Economic Impact-Business to Business Spending:

Employment: 10.63
Labor Income: \$512,000
Overall Economic Impact: \$1,800,000

INDUCED Economic Impact-Household Spending:

Employment: 13.21
Labor Income: \$491,000
Overall Economic Impact: \$1,600,000

TOTAL:

Employment: 44.84
Labor Income: \$2,603,000
Overall Economic Impact: \$10,200,000

Business Park \$2 million New Construction Project:

DIRECT Economic Impact-Bonsai Spending:

Employment: 16.4
Labor Income: \$792,000
Total Economic Impact: \$2,000,000

INDIRECT Economic Impact-Business to Business Spending:

Employment: 2.6
Labor Income: \$128,000
Overall Economic Impact: \$422,000

INDUCED Economic Impact-Household Spending:

Employment: 5.7
Labor Income: \$212,000
Overall Economic Impact: \$689,000

TOTAL:

Employment: 24.7
Labor Income: \$1,132,000
Overall Economic Impact: \$3,111,000

**Expanded Operations-Add 15 Employees
36 Total Full Time Mesa County Employees**

DIRECT Economic Impact-Bonsai Spending:

Employment: 36
Labor Income: \$2,770,000
Overall Economic Impact: \$11,700,000

INDIRECT Economic Impact-Business to Business Spending:

Employment: 18.22
Labor Income: \$877,000
Overall Economic Impact: \$3,100,000

INDUCED Economic Impact-Household Spending:

Employment: 22.65
Labor Income: \$842,000
Overall Economic Impact: \$2,700,000

TOTAL:

Employment: 76.87
Labor Income: \$4,489,000
Overall Economic Impact: \$17,500,000

**AGREEMENT TO BE PROVIDED PRIOR TO THE
CITY COUNCIL MEETING ON JULY 5, 2017**

CITY COUNCIL MEETING

CITIZEN PRESENTATION

Date: 5 July 2017
 Citizen's Name: Ricki Howie
 Address: 1003 Chipeta Ave 95 81501
 Phone Number: 239 839 8336
 Subject: Lofts Approval

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: July 5
 Citizen's Name: Bruce Kolemiller
 Address: 3032 N. 15th Street
 Phone Number: _____
 Subject: "The Tower Chimes" Rev. J. Dodson

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: 7-5-17
 Citizen's Name: CORY TOMPS
 Address: 1261 INVERNESS WAY (FRUITA)
 Phone Number: 970-201-5441
 Subject: BOY SCOUT MERIT BADGE (TROOP 323 - FRUITA)
(CITIZENSHIP IN THE COMMUNITY) GAVIN & JORDAN

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.