

To access the Agenda and Backup Materials electronically, go to [www.gjcity.org](http://www.gjcity.org)



**CITY COUNCIL AGENDA  
WEDNESDAY, MARCH 7, 2018  
250 NORTH 5<sup>TH</sup> 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, Invocation**

Adrian de Lange, Senior Pastor New Life Church

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

**Presentations**

Economic Development Funding for the Grand Junction Economic Partnership, Business Incubator Center, Greater Grand Junction Sports Commission, Grand Junction Chamber of Commerce and Industrial Developments, Inc.

**Proclamations**

Proclaiming March 2018 as Developmental Disabilities Awareness Month in the City of Grand Junction

**Appointments**

Ratify Appointment to the Mesa County Building Code Board of Appeals

**Citizen Comments**

*Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

**Council Reports**

## **CONSENT AGENDA**

*The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.*

### **1. Approval of Minutes**

- a. Minutes of the February 21, 2018 Regular Meeting
- b. Minutes of the February 28, 2018 Special Session

### **2. Set Public Hearings**

*All ordinances require two readings. The first reading is the introduction of an ordinance and generally not discussed by City Council. Those are listed in Section 2 of the agenda. The second reading of the ordinance is a Public Hearing where public comment is taken. Those are listed in the Regular Agenda below.*

- a. Quasi-judicial
  - i. Set a hearing to consider a request by ReGeneration LLC for review of a Service Plan for the proposed Lowell Village Metropolitan District
  - ii. Introduction of an Ordinance Zoning the Camp Annexation CSR (Community Services and Recreation) and C-1 (Light Commercial), Located at 171 Lake Road, and Setting a Hearing for March 21, 2018

### **3. Contracts**

- a. Purchase of Three Side-Load Trash Trucks
- b. Contract Approval for Construction Manager/General Contractor for the Two Rivers Convention Center Improvements Project

### **4. Resolutions**

- a. Resolution Designating New Authorized Signatories for Water Resources and Power Development Authority Loan Agreement

- b. A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for the Development of Las Colonias Park

## **REGULAR AGENDA**

*If any item is removed from the Consent Agenda by City Council, it will be considered here.*

### **5. Other Action Items**

- a. Discussion and Possible Direction Regarding the School Resource Officer Program
- b. Consider a request by Two R & D, LLC to Accept the Dedication of 15.06 Acres of Open Space in the Pinnacle Ridge Subdivision Instead of Payment of the City's Open Space Fee

### **6. Contracts**

- a. Contract for the Las Colonias Business Park Phase 1 and 1A Project

### **7. Non-Scheduled Citizens & Visitors**

*This is the opportunity for individuals to speak to City Council about any item and time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

### **8. Other Business**

### **9. Adjournment**



## Grand Junction City Council

### Regular Session

Item #

---

**Meeting Date:** March 7, 2018

**Presented By:** Greg Caton, City Manager

**Department:** Finance

**Submitted By:** Greg Caton, City Manager

---

#### **Information**

#### **SUBJECT:**

Economic Development Funding for the Grand Junction Economic Partnership, Business Incubator Center, Greater Grand Junction Sports Commission, Grand Junction Chamber of Commerce and Industrial Developments, Inc.

#### **RECOMMENDATION:**

N/A

#### **EXECUTIVE SUMMARY:**

Presentation of the 2018 budgeted economic development funds to the Grand Junction Economic Partnership, Business Incubator Center, Greater Grand Junction Sports Commission, Grand Junction Chamber of Commerce, and Industrial Developments, Inc.

#### **BACKGROUND OR DETAILED INFORMATION:**

This presentation of funding to the Economic Development partners will provide an opportunity for the community to learn about the funding the City provides on an annual basis for these purposes. The economic development agencies will be present to accept the funding and provide some brief comments.

#### **FISCAL IMPACT:**

N/A

#### **SUGGESTED MOTION:**

This is a presentation only and no formal action is needed.

# Grand Junction

State of Colorado

## PROCLAMATION

*WHEREAS, individuals with development disabilities, their families, friends, neighbors, and co-workers encourage everyone to focus on the abilities of all people; and*

*WHEREAS, the most effective way to increase this awareness is through everyone's active participation in community activities and the openness to learn and acknowledge each individual's contribution; and*

*WHEREAS, policies must be developed, attitudes shaped, and opportunities offered for citizens with developmental disabilities to live as independently and productively as possible in our community; and*

*WHEREAS, we encourage all citizens to support opportunities for people with disabilities that include full access to education, housing, employment, and recreational activities.*

*NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim March, 2018 as*

### *“Developmental Disabilities Awareness Month”*

*in the City of Grand Junction and offer full support to efforts that assist people with developmental disabilities to make choices that enable them to live successful lives and realize their potential; furthermore, we urge all citizens to take time to get to know someone with a disability and ask ‘What’s Your Story?’ Every person’s story holds a promise to educate and inspire others.*

*IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7<sup>th</sup> day of March, 2018.*

\_\_\_\_\_  
Mayor





**Grand Junction City Council**

**Regular Session**

**Item #**

---

**Meeting Date:** March 7, 2018  
**Presented By:** Wanda Winkelmann, City Clerk  
**Department:** City Council  
**Submitted By:** Wanda Winkelmann

---

**Information**

**SUBJECT:**

Ratify Appointment to the Mesa County Building Code Board of Appeals

**RECOMMENDATION:**

Ratify applicant recommended by Mesa County Board of County Commissioners.

**EXECUTIVE SUMMARY:**

Mesa County Board of County Commissioners recommended the appointment of Roy Anderson to the Mesa County Building Code Board of Appeals at their meeting on February 26, 2018.

**BACKGROUND OR DETAILED INFORMATION:**

N/A

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

Ratify applicant recommended by the Mesa County Board of County Commissioners.

**Attachments**

None

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

**February 21, 2018**

The City Council of the City of Grand Junction convened into regular session on the 21<sup>st</sup> day of February, 2018 at 6:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, Duke Wortmann, and Council President Rick Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

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

**Presentations - Holiday Parking Revenue Donation to United Way**

Council President Rick Taggart explained the downtown parking donation that was collected as part of the holiday parking program. Instead of offering free holiday downtown parking, the City continued to charge and donated 50% of the proceeds to the United Way. Council President Taggart presented the CEO and Board Chairman of United Way with a check in the amount of \$14,167 and thanked United Way for their contribution to the community.

The Chairman of the Board of United Way thanked the City and Council for the support and donation.

**Proclamations**

**Proclaiming February 24, 2018 as National TRiO Day in the City of Grand Junction**

Councilmember Wortmann read the proclamation. Melissa Calhoon, TRiO and Student Support Services Director was present to receive the proclamation. TRiO was founded in 1964 and is a collection of federally-funded programs designated to prepare low-income and first-generation students (students from families whose parents do not have a four-year college degree) for college success. Ms. Calhoon introduced two TRiO students, gave some information on the history of TRiO at Colorado Mesa University (CMU), and thanked Council for their support.

**Proclaiming February 25 - March 3, 2018 as Peace Corps Anniversary Week in the City of Grand Junction**

Councilmember Boeschstein read the proclamation. Brian Webster, former Peace Corps Volunteer, was present to receive the proclamation. Mr. Webster thanked City

Council along with other former members of the Peace Corps who introduced themselves and said where they served.

### **Citizens Comments**

Kimberly Langston, member of People for Local Activities and Community Enrichment (PLACE), gave an update on the Community and Recreation Center public meetings. A summary of the January meeting is available on the City Parks & Recreation website. Councilmembers Kennedy and Boeschenstein thanked Ms. Langston for her work on this project.

Lawrence Anna asked if there are plans to expand commercial enterprise around the upcoming roundabout at Broadway and the Redlands Parkway. City Manager Caton said the property in this area is private and he is not aware of any new development opportunities at this time.

Bruce Lohmiller spoke about 911 violence reports, M-1 holds, and invited everyone to a Veterans art show.

### **Council Reports**

Councilmember Norris said the Las Colonias Development Corporation has started meeting and that they chose Carol Skubic as the last member of the board. She attended the retirement party for outgoing Visit Grand Junction Director Deb Kovalik and said Ms. Kovalik will be missed. On the 12<sup>th</sup> of February Councilmember Norris attended a municipalities dinner where local issues were discussed.

Councilmember Traylor Smith attended many of the same events. She noted that the municipalities dinner is very informative and is a meaningful use of time.

Councilmember Kennedy spoke of the Grand Junction Economic Partnership (GJEP) board meeting where they announced that four leads have resulted into new companies moving here, and eleven active leads are being pursued of which three were a direct result of their presence at the Outdoor Recreation Show. A lot of good-forward momentum is occurring and there are many good prospects. The marketing committee of GJEP also presented a marketing campaign to bring more new businesses into Grand Junction and he is excited about that.

Councilmember McArthur attended the Homeless Coalition meeting on January 9<sup>th</sup>. On January 18<sup>th</sup> he went to the Recreation Center promotional meeting. On January 20<sup>th</sup> he attended the ribbon cutting for the new rehabilitation facility at the Veteran's Hospital. On January 25<sup>th</sup> – 26<sup>th</sup> Councilmember McArthur traveled to the Colorado Water Congress annual meeting in Denver. On January 29<sup>th</sup> he attended the Grand Junction



Housing Authority's annual meeting at Lincoln Park where Jody Kole was acknowledged for serving for 25 years. On February 7<sup>th</sup> and 8<sup>th</sup> he was at the State capital for the legislative session. On February 9<sup>th</sup> he attended the prayer vigil honoring law officers and paying tribute to Officer Geer. February 15<sup>th</sup> – 16<sup>th</sup> Councilmember McArthur traveled to Denver for the Colorado Municipal League legislative workshop and policy meetings.

Councilmember Wortmann attended the municipalities dinner. He attended Ms. Kovalik's retirement party and stated she showed tremendous leadership for the community. He attended many Chamber of Commerce meetings where it is evident that this community is open for business and can look forward to many good things in the months ahead.

Councilmember Boeschstein said he is saddened by the incidents in Florida. He attended coffee with the City Manager where they reviewed ways to secure our schools. On February 21<sup>st</sup> he attended the Horizon Drive Association Business Improvement District meeting and spoke of crosswalks going in to help with safety issues and how they are also working on other improvements.

Council President Taggart said he was asked to attend the Faith Leaders' suicide prevention education seminar. He appreciated being asked to attend and noted it is helpful to hear how others have dealt with this tragedy. One of his Colorado Mesa University students was a recent victim and Mayor Taggart wanted to do everything he could to help the student's family. On February 20<sup>th</sup> he was invited to make a presentation to the Grand Junction High School wrestlers who won the State Championship for 5A. One wrestler has won the state title three years in a row. He attended the Grand Junction Regional Airport Authority meeting where they approved the Foreign Trade Zone application and will now move it forward to Customs for approval.

### **Consent Agenda**

Councilmember Traylor Smith moved to approve adoption of Consent Agenda items #1 through #2. Councilmember Wortmann seconded the motion. Motion carried by roll call vote.

#### 1. Approval of Minutes

- a. Summary of the February 5, 2018 Workshop
- b. Minutes of the February 5, 2018 Special Session
- c. Minutes of the February 7, 2018 Regular Meeting

## 2. Contracts

- a. Contract for the 2018 Waterline Replacement Project - Elm Avenue

### **Regular Agenda**

#### **Public Hearing - An Ordinance Amending Chapter 12 of the Grand Junction Municipal Code Concerning Riverfront and Other Trail Regulations Concerning the Operation of Electrical Assisted Bicycles**

City Council formally considered this item at the December 20, 2017 Regular City Council meeting and the ordinance was not adopted on second reading. Since that time, the Mayor and members of Council have requested that this item be brought back for Council discussion.

The City of Grand Junction currently maintains a trail system approximately 21 miles in length, including Riverfront, Ridges and Urban Trails. These developed hard surface trails are utilized for non-motorized activities such as walking, running and cycling. Other power-driven mobility devices (OPDMD's) may be operated on any of these trails by individuals with mobility disabilities.

E-bikes, or electrical assisted bicycles, use a small electric engine to boost rider's speeds. They are popular among riders of all ages and are designed to enhance a rider's pedaling with limited engine power.

Great Outdoors Colorado (GOCO) has provided significant capital funding for trails in the Grand Valley, primarily the Riverfront Trail. In general, GOCO opposes motorized uses on all of their grant funded trails. Recently, however, GOCO has stated that they view E-bikes differently than motorized uses, and are leaving these decisions up to the local communities. Policy revisions pertaining to E-bikes are currently being explored in several Colorado communities including, Loveland, Vail, Steamboat Springs, Boulder, Durango, Town of Breckenridge and Summit County.

During a City Council workshop on June 5, 2017, this topic was discussed with members of the Riverfront Commission. The Commission stated that they continue to support the ban of motorized equipment on the Riverfront Trail, with the exception of ADA (Americans with Disabilities Act) compliant devices. They also stated that while they support the ban, they would not oppose the exception of E-bikes if the City chose to allow them.

The proposed ordinance revision would continue to ban all OPDMD's on City trails with

the exception of ADA approved devices, and would also exclude Class I and Class II E-bikes from the definition of motorized devices.

Parks & Recreation Director Rob Schoeber reviewed the area's public trails within the City and what E-bikes are.

Councilmember Kennedy asked about the Riverfront support and if there was an updated letter from the 2016 letter in their packets. Mr. Schoeber said there was no updated letter, just the verbal statements to Council in June of 2017.

Councilmember Boeschstein asked if the Audubon Trail section would be included. Mr. Schoeber said any trail within City limits would be included with this amendment.

Councilmember Boeschstein read a statement from the Grand Valley Audubon Society opposed to this amendment.

City Manager Caton clarified that any trails outside City limits would not be impacted, if a section of trail is unincorporated it would not be impacted either.

Councilmember Boeschstein said the Audubon Trail is not in City limits so should not be affected and is an important distinction. He noted many of the grants used to build the trails were funded through the non-motorized grants of GOCO and these motors could disturb wildlife.

The public hearing was opened at 6:51 p.m.

John Hodge, City resident, encouraged Council to reject this amendment due to safety issues and believes that allowing E-Bikes will discourage people from using the trails. He said the maximum speed of 20 miles per hour is an excessive speed for many trails. This is the only trail system that is for non-motorized use and if it becomes open to E-bikes there will be no other place to go.

Scott Manupella, owner of Colorado E-Bikes, said there are a lot of misconceptions. He met with directors from the Forest Service and the Division of Wildlife who are contemplating E-bikes for their employees. The conclusion was that this is the wave of the future because they are clean, green and will encourage people to get out on the trails. He does not believe E-Bikes will allow people to ride faster than their ability. He encouraged the City to move forward.

Dave Jannick said he and his wife purchased E-Bikes and that it was one of the best purchases they have made. He said the Valley is a gem and they have enjoyed riding the trails. He feels non-motorized bicyclists are more reckless than those who use E-Bikes.

Diane Manupella, owner of Colorado E-Bikes, said she believes not adopting this amendment will discriminate against the older generations. She said these bikes are not made for speed, but rather for range of motion and getting out. She encouraged Council to pass the amendment.

The public hearing was closed at 6:59 p.m.

Councilmember Kennedy thanked everyone for their comments. He said access is the main point of all trail systems. He sees all sorts of transportation modes on the trails and feels E-bikes are less aggressive than others. To him, deciding on this amendment is about access and inclusion and he feels it is important to open trails up for all users, even those who need some type of help. He will support the ordinance.

Councilmember Norris agreed with Councilmember Kennedy and said the City's trails are for all citizens. She is discouraged that some groups are in opposition, but she will support the ordinance because she thinks it's good for the community.

Councilmember Boeschstein said the trails are open to everyone no matter their ability; they are designed to be accessible through the Americans with Disabilities Act. He is concerned about the speed and safety of E-bikes and therefore, he will not support the ordinance.

Councilmember McArthur said many people ride bikes on the roads and many people oppose this use even though these are public right-of-ways. E-Bikes would be a nice opportunity for those that have health issues to get back on bikes. He will support the ordinance.

Councilmember Traylor Smith asked for clarification on whether E-Bikes are noticeably motorized. Scott Manupella said it is difficult to tell which bikes are E-Bikes because they make no noise and have no emissions. Councilmember Traylor Smith rhetorically asked who would enforce the ordinance either way. She feels more resources like this will be used by baby boomers to help keep them active. This is the way of the future and she will support the ordinance.

Council President Taggart thanked those who spoke on both sides. He is a cyclist who rides many miles and believes that most experienced riders do so respectfully because they are aware that running into pedestrians is dangerous. This issue is a personal issue to him, because the use of E-Bikes would allow his wife to ride bikes with him again and therefore he will support the ordinance.

Councilmember Kennedy asked Mr. Schoeber how the other local municipalities feel about the topic in regard to their sections of the Riverfront Trail. Mr. Schoeber said the

City is leading the way with this amendment. Enforcement is done largely through education by trail hosts.

Councilmember Wortmann moved to adopt Ordinance No. 4785 - An Ordinance amending Chapter 12 of the Grand Junction Municipal Code concerning Riverfront and other trail regulations concerning the operations of electrical assisted bicycles on final passage and ordered final publication in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote with Councilmember Boeschstein voting NO.

**Public Hearing - An Ordinance Rezoning the Proposed Patterson Pines Subdivision, located at 2920 E 7/8 Road from R4 (Residential – 8 du/ac)**

The Applicant, James Cagle, is requesting a rezone of 3.99 acres of property located at 2920 E 7/8 Road from R-4 (Residential - 4 dwelling units per acre) to R-8 (Residential - 8 dwelling units per acre). The purpose of the request is to rezone the property to a higher density in anticipation of future single-family residential subdivision development. This property is proposed to be developed in conjunction with an existing vacant property to the south (4.39 acres) located at 2921 E 7/8 Road which is presently zoned R-8 and is also owned by the applicant. The proposed zoning of R-8 implements the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Medium (4 - 8 du/ac).

Scott Peterson, Senior Planner, reviewed the request, the property, and the zoning.

Councilmember Norris asked about where the streets would be built to access the property, if the County will be developing any streets and clarification about the zoning. Mr. Peterson answered her questions per his presentation.

Councilmember Kennedy asked how many lots would be developed and how large they would be. Mr. Peterson said there would be about 52 lots and the developer proposed single family detached homes. Councilmember Kennedy is happy to see more proposed affordable houses.

Councilmember Traylor Smith asked about the density of the neighboring subdivision. Mr. Peterson explained the zoning of the surrounding properties.

Councilmember McArthur noted the City approved connecting streets for the area. He asked if the R-8 County properties are filled with duplexes and Mr. Peterson answered in the affirmative. Councilmember McArthur said there is still a need for more affordable housing.

Ted Ciavonne, Ciavonne, Roberts and Associates, Inc., thanked Mr. Peterson for his report. He reviewed the property and proposed housing of 50 single family housing units. He said that in order to develop this property, an R-8 zone is required for the type of housing being proposed.

The public hearing was opened at 7:35 p.m.

There were no citizen comments.

The public hearing was closed at 7:35 p.m.

Councilmember Boeschstein asked where the nearest park is located. Mr. Peterson was unsure, but noted there is a park fee of \$200 per house and a 10% open space fee from the developer. Councilmember Boeschstein asked if any trails are close to the proposed development. Mr. Peterson said there are not.

Councilmember Traylor Smith moved to adopt Ordinance No. 4786 - An Ordinance rezoning the proposed Patterson Pines Subdivision, from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) located at 2920 E 7/8 Road on final passage and ordered final publication in pamphlet form. Councilmember Kennedy seconded the motion. Motion carried by roll call vote with Councilmember Wortmann voting NO.

**Public Hearing - Resolution Accepting the Petition for Annexation and Ordinances Annexing and Zoning the Adams Annexation to R8 du/ac), located south of B ¼ Road, west of 27 ½ Road and just west of the Mesa County Fairgrounds**

The Applicant, Paul Adams, is requesting to annex and zone 13.159 acres of currently undeveloped property located west of 27 ½ Road and just west of the Mesa County Fairgrounds. The Applicant is requesting zoning from County RSF-4 zone district to R-8 (Residential - 8 du/ac) as part of the request. This property does not have an assigned address. The Applicant would like to market and sell the property for future residential subdivision development. The proposed zoning of R-8 implements the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Medium (4 - 8 du/ac). The property is currently zoned RSF-4 (Residential Single Family - 4 du/ac) in the County.

The requested annexation consists of a currently vacant single parcel of land and includes no dedicated right-of-way; however, the Applicant's property does extend to the centerline of B ¼ Road. As part of this annexation, the City would take ownership and maintenance responsibilities of this 95 lineal feet section of roadway.

This annexation will create an enclave of one parcel of land located at 2738 B ¼ Road.

This parcel is approximately 0.19 acres in size. Notification has been mailed to the current property owner notifying her of the potential enclave and the required action to annex, should the enclave occur. Pursuant to State Statutes, enclaves may be annexed after 3 years of being enclaved and pursuant to the Persigo Agreement, must be annexed within 5 years.

Scott Peterson, Senior Planner, reviewed the annexation and zoning request, the site location, and neighborhood concerns.

Councilmember Kennedy asked what the costs would be to the City for this annexation, specifically for road maintenance, and asked if improvement costs would be rolled into the regular maintenance plan.

City Manager Caton said the costs listed are additional costs associated with the annexation and that they would be scheduled with other improvements in the area.

Councilmember Traylor Smith asked how the costs fit in with the City's budget. City Manager Caton said this is not included in the 10-year capital plan. Bringing roads into the City that are below the City's current Pavement Condition Index rating does impact the City. Councilmember Traylor Smith, to that point, asked if this property is sold, would it be required to be annexed even if it is not annexed now.

City Attorney Shaver said the property does meet the criteria triggers for annexation through Persigo.

Councilmember Norris asked which roads are County versus City. Mr. Peterson said it is a hodgepodge. Councilmember Norris noted the County shares responsibility per the Persigo Agreement to share in these costs.

City Attorney Shaver cited the section in the Persigo Agreement that speaks to the County contributing in the cost when funds are available, but the County has not helped fund these annexations.

Councilmember Norris said the City needs support from the County.

Council President Taggart said that City Manager Caton introduced a tiered program to update the Persigo Agreement, but it is not ready at this time.

Councilmember Boeschstein agreed with Councilmember Norris that the County needs to participate in the expenses, although he believes properties such as this one should be annexed.

The public hearing was opened at 8:01 p.m.

There were no citizen comments.

The public hearing was closed at 8:01 p.m.

Councilmember Wortmann moved to adopt Resolution No. 13-18 - A Resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Adams Annexation, located south of B ¼ Road, is eligible for annexation, Ordinance No. 4787 - An Ordinance annexing territory to the City of Grand Junction, Colorado, approximately 13.159 acres located south of B ¼ Road, and Ordinance No. 4788 - An Ordinance zoning the Adams Annexation to R8 (Residential - 8 du/ac), located south of B ¼ Road, on final passage and ordered final publication in pamphlet form. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmember Norris and Council President Taggart voting NO.

### **Public Hearing - An Ordinance Vacating a Portion of the Cannell Avenue Right-of-Way South of Orchard Avenue**

Colorado Mesa University (CMU) is requesting to vacate the remaining portion of the Cannell Street right-of-way (ROW) directly south of Orchard Avenue, consisting of 109 linear feet by 60 feet wide, to allow for the future north and westward expansion of the CMU campus. CMU owns the adjacent properties, as well as properties to the south where the Cannell Street ROW was vacated in 2015. The vacated ROW will be subject to the terms and conditions of the Colorado Mesa University and City of Grand Junction Utility Easement and Maintenance Agreement-CMU Main Campus. Private easement for Xcel Energy's utilities will be provided and access to privately owned properties north of Hall Avenue and east of N. 8<sup>th</sup> Street via the alley will be maintained. This section of ROW falls outside of CMU's Institutional and Civic Master Plan, therefore the vacation request is not subject to an administrative review and must proceed through the codified process for right of way vacation requests.

Community Services Manager Kathy Portner reviewed the request and location.

CMU Vice President for Intergovernmental and Community Affairs Derek Wagner thanked staff and supports their recommendation.

Councilmember McArthur asked for clarification on the request. Mr. Wagner said this request is to complete the vacation and move forward with the long-term planning and find the best use for this spot in the future.

Councilmember Norris asked if the three points of the ROW were considered. Mr. Wagner said yes and that all of them will be completed.



Councilmember Kennedy asked if there is an administrative way to expand the boundaries of the Master Plan. Ms. Portner said CMU set a boundary recommendation of 7<sup>th</sup> Street and Orchard Avenue. They are looking into more administrative vacations in the future. Mr. Wagner said they are holding off on administrative vacations because they are reviewing the circulation routes to find the best way to proceed since safety access still needs to be provided. Councilmember Kennedy asked if staff will look for administrative ways to expand the boundaries. City Manager Caton said it is a large test area and believes the current process is working well. If it is decided to expand the boundaries it will come back to Council.

Councilmember Boeschstein said it is important to have a public process for vacations. Council President Taggart said Council approved the administrative process for vacating. Ms. Portner said vacations all have the same notification process.

Councilmember Boeschstein asked Mr. Wagner if Cannel Avenue will continue to be a bike route. Mr. Wagner said there are many parking lots along it now, but there are good bike routes on the east side of the campus.

Councilmember Traylor Smith would like CMU to give a map to the JUCO (Junior College World Series) Committee for the best route to get to the fields. Mr. Wagner said there are designated bus lanes in many areas including this one. Councilmember Traylor Smith suggested notifying JUCO soon and Mr. Wagner agreed.

The public hearing was opened at 8:20 p.m.

There were no citizen comments.

The public hearing was closed at 8:20 p.m.

Councilmember Kennedy moved to adopt Ordinance No. 4789 - An Ordinance vacating a portion of the Cannell Avenue right-of-way south of Orchard Avenue on final passage and ordered final publication in pamphlet form. Councilmember Traylor Smith seconded the motion. Motion carried by roll call vote.

Council took a break at 8:21 p.m.

The meeting resumed at 8:26 p.m.

**Public Hearing - An Ordinance Amending Ordinance No. 4565 Extending the Development Schedule for the Mesa State Development Outline Development Plan to December 15, 2022**

The Applicant, Colorado Mesa University, requests a five-year extension of the Outline Development Plan (ODP) for the 154-acre property located 2899 D ½ Road at the

northwest corner of Riverside Parkway and 29 Road. The ODP was originally approved in 2008 and has been approved for two extensions. The ODP is a mixed-use development with light industrial, office, retail, service and multifamily residential uses and establishes a general circulation plan for the development, including access to 29 Road and Riverside Parkway, as well as site design standards. The Applicant requests the development schedule extension to allow for market conditions to improve to the point that development of the property becomes feasible. If granted, the extension would expire December 15, 2022.

Kathy Portner, Community Services Manager, reviewed the request and property location.

Derek Wagner with CMU spoke for the University and said they are requesting the extension because they are waiting for the right conditions and the right opportunity to sell the property per the recommendation of the real estate foundation.

Councilmember Traylor Smith asked what the right opportunity would be. Mr. Wagner said possibly a grocery store; they have actively marketed the property with commercial realtors. Councilmember Traylor Smith asked if CMU bought this property. Mr. Wagner said it was granted to CMU by the State. Mr. Wagner said it is currently being used for electrical pole training and leased for cattle.

Councilmember McArthur asked how many other projects were approved ten years ago that expired that Council did not renew. Ms. Portner said she didn't know of any others; this is a unique project. Councilmember McArthur asked if not finding the right buyer qualifies as a reason to have this extended. Ms. Portner said it is up to Council as to whether that is a sufficient reason.

Councilmember Boeschstein said this property was isolated before the 29 Road bridge and viaduct and it should be more attractive now.

Councilmember Wortmann said Maverik moving in to that area shows this side of town is viable. He believes at some point this property will sell.

Councilmember Norris believes the economy is not sufficient for this property to sell yet, since that area is not developed enough. She thinks that the improvements have helped the density of houses to grow and development will continue, therefore there is a real reason to extend the ODP. She will support the ordinance.

Councilmember McArthur said his point is to treat everyone the same since this could set a precedent.

Councilmember Kennedy pointed out that even if the ODP is not extended, they will have to start the whole process over again, which would not make it more viable.

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

There were no citizen comments.

The public hearing was closed 8:40 p.m.

Councilmember Wortmann moved to adopt Ordinance No. 4790 - An Ordinance amending Ordinance No. 4565 extending the Development Schedule for the Mesa State Development Outline Development Plan to December 15, 2022, located at 2899 D ½ Road on final passage and ordered final publication in pamphlet form.

Councilmember Boeschstein seconded the motion. Motion carried by roll call vote with Councilmember McArthur voting NO.

**Public Hearing - An Ordinance Vacating the Remaining North-South Alley Right-of-Way of Block 7, Richard D. Mobley's First Subdivision**

The Applicant, CenterPoint Development Group, is requesting vacation of the remainder of the alleyway south of West Main Street and between South Spruce Street and South 1<sup>st</sup> Street. The remaining alley right of way to be vacated is divided into two pieces. The northern portion is a square, approximately 0.01 acre; 20-feet by 25-feet in size. The second portion of the alley right-of-way is 0.02 acres and is an irregularly shaped piece. The east side is 82.61 feet in length, the west side is 72.61 feet, with a 10-foot by 10-foot jog at the northern end. The survey map provides clarity regarding the exact dimensions and location of this vacation request. Another exhibit, a copy of the GCK Subdivision, shows how a previous portion of the alley was partially vacated and will be completed with this vacation request. The vacation of the alley will enable the Applicant to develop the property using their preferred site plan.

Kathy Portner, Community Services Manager, reviewed the request and location.

Councilmember McArthur asked about the wording "an easement will be dedicated to Xcel at the time of the recording." Ms. Portner clarified the ordinance will not be recorded until that easement is dedicated to Xcel.

Councilmember Norris asked if that is the only utility in the area; Ms. Portner said yes.

The public hearing was opened at 8:46 p.m.

There were no citizen comments.

The public hearing was closed at 8:46 p.m.

Councilmember Wortmann moved to adopt Ordinance No. 4791 - An Ordinance

vacating the remaining north-south alley right-of-way of Block 7, Richard D. Mobley's first subdivision on final passage and ordered final publication in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried unanimously by roll call vote.

**Non-Scheduled Citizens & Visitors**

There were none.

**Other Business**

There was none.

**Adjournment**

The meeting adjourned at 8:47 p.m.

---

Wanda Winkelmann, MMC

City Clerk

## **GRAND JUNCTION CITY COUNCIL**

### **SPECIAL SESSION MINUTES**

**February 28, 2018**

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, February 28, 2018 at 5:00 p.m. in the Administration Conference Room, 2<sup>nd</sup> Floor, City Hall, 250 N. 5<sup>th</sup> Street. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, Duke Wortmann, and Mayor Rick Taggart.

Also present for the Executive Session were Municipal Judge Care McInnis and attorney Marni Nathan Kloster via phone.

Councilmember Kennedy moved to go into Executive Session to discuss Personnel Matters under Colorado Revised Statutes 24-6-402 (4)(f)(I) of the Open Meetings Law relative to a City Council Employee, specifically the Municipal Judge and will be returning to Open Session. Councilmember Boeschstein seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 5:02 p.m.

Councilmember Kennedy moved to adjourn from Executive Session and return to Open Session. Councilmember Boeschstein seconded. Motion carried unanimously.

The City Council convened into Open Session at 5:27 p.m.

Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith, Duke Wortmann, and Mayor Rick Taggart.

Also present were City Clerk Wanda Winkelmann and attorney Marni Nathan Kloster via phone.

Councilmember McArthur moved to consider retaining a third party with experience in municipal court matters to provide City Council with assistance in reviewing the work performance of the court and specifically the Municipal Judge. Councilmember Traylor Smith seconded. Motion carried unanimously.

Councilmember Kennedy asked if a specific third party needed to be named. Attorney Kloster replied in the negative and stated that the previous motion allowed any candidate to be named.

City Council expressed its gratitude to Attorney Kloster for her assistance in this matter.

The Open Session adjourned at 5:30 p.m.

Wanda Winkelmann  
City Clerk



## Grand Junction City Council

### Regular Session

Item #2.a.i.

---

**Meeting Date:** March 7, 2018

**Presented By:** Kristen Ashbeck, Senior Planner/ CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck, Senior Planner

---

### **Information**

#### **SUBJECT:**

Set a hearing to consider a request by ReGeneration LLC for review of a Service Plan for the proposed Lowell Village Metropolitan District

#### **RECOMMENDATION:**

Staff recommends setting a hearing for the March 21st City Council meeting.

#### **EXECUTIVE SUMMARY:**

As a means of generating capital for the proposed Lowell Village Townhomes development, ReGeneration LLC is proposing to form a Metropolitan District. Per Title 32 of the Colorado Revised Statutes (C.R.S.), the first step is to develop a Service Plan for the District, which is to be considered and, if found acceptable, approved by the City. Prior to consideration by the City Council and in accordance with State statute, the Council must take action to set a date for the public hearing to consider the formation of the metropolitan district.

#### **BACKGROUND OR DETAILED INFORMATION:**

Special districts are quasi-municipal corporations and political subdivisions that are organized to act for a particular purpose. A metropolitan district is a special district that provides any two or more services which may include fire protection, parks and recreation, safety protection, sanitation, solid waste, street improvements or water, to name a few. A district has the ability to acquire bonds for the construction of the improvements and to levy taxes to the area within their boundaries to repay those bonds. The financing, construction, and operation and maintenance of improvements and services to support new development is legally the responsibility of the district if

formed. In many jurisdictions, both municipalities and counties, special districts have been used as an implementation tool to harness private investment to achieve a city's planning, redevelopment, infill and economic goals.

The trend with special district legislation has been to allow general purpose local governments to exert greater control over the formation and operation of special districts. The service plan approval process is the key to exercising that control.

The legislative declaration found in Article 1 of Title 32 refers to "the Coordination and orderly creation of special districts" and the logical extension of special district services throughout the state." It further declares that the review procedures in Part 2 (the "Control Act") are created to "prevent unnecessary proliferation and fragmentation of local government and to avoid excessive diffusion of local tax sources." Also cited as reasons for these measures are "the elimination of the overlapping services provided by local governments" and efforts to "reduce duplication, overlapping and fragmentation of the functions and facilities of special districts."

Service Plans and statements of purposes in effect create binding agreements between the special district and the approval authority. ("Upon final approval by the court for the organization of the special district, the facilities, services, and financial arrangements of the special district shall conform so far as practicable to the approved Service Plan." (C.R.S. §32-1-201(1))).

The formation of a special district entails a three-part process that requires: 1) obtaining review and approval from the local governmental jurisdiction; 2) review by district court; and 3) a special election. The Grand Junction Municipal Code does not contain specific provisions related to the review of service plans therefore the process of submittal and review of the plans must be in compliance with requirements contained in Title 32 of the Colorado Revised Statutes. Those statutory requirements include submittal of the service plans to the clerk for the city council, referral of the plans to the planning commission for review and recommendation (if consistent with City policy), referral to City Council within thirty (30) days of plan submittal, and a public hearing with the City Council not more than thirty (30) days after setting the public hearing date.

In summary, metropolitan districts are formed and operated as follows:

- City Council must vote to approve a district service plan based on statutory approval criteria
- Affected property owners must vote to approve district formation by a simple majority
- Sale of municipal bonds generates funding for infrastructure and amenities
- As development occurs and property values increase, bonds are repaid by homeowners within the district via the additional taxes paid by district residents. The district does not tax anyone outside of its boundaries.
- The developer maintains oversight of the district, an annual outside audit is conducted



of the district, and annual transparency reports are submitted to the City and State and made publicly available.

- The City has no legal or financial liability during the life of the district; it does not reduce current or future tax revenues of other public agencies and it does not draw from the City's capital improvement budget or capital reserves.

The Applicant filed and requested review of the Service Plan for the proposed Lowell Village Metropolitan District on February 2, 2018 and, per C.R.S., the City Clerk provided notice to the Colorado Department of Local Affairs on February 5, 2018.

**FISCAL IMPACT:**

There is no fiscal impact associated with this action.

**SUGGESTED MOTION:**

I move to set a Public Hearing for March 21, 2018 for the review of the Service Plan for the proposed Lowell Village Metropolitan District.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #2.a.ii.

---

**Meeting Date:** March 7, 2018

**Presented By:** Kathy Portner, Community Services Manager

**Department:** Community Development

**Submitted By:** Kathy Portner

---

### **Information**

#### **SUBJECT:**

Introduction of an Ordinance Zoning the Camp Annexation CSR (Community Services and Recreation) and C-1 (Light Commercial), Located at 171 Lake Road, and Setting a Hearing for March 21, 2018

#### **RECOMMENDATION:**

The Planning Commission recommended approval of the requested zoning at their February 27, 2018 meeting.

#### **EXECUTIVE SUMMARY:**

The Applicant, Mirror Pond, LLC is requesting zoning of CSR (Community Services and Recreation) for 4.445 acres and C-1 (Light Commercial) for 4.181 acres of the property located at 171 Lake Road currently being considered for annexation. The proposed split zoning is consistent with the Comprehensive Plan Future Land Use Map and recognizes the constraints of the special flood hazard areas on the property. The property is currently being used as a primitive campground for special events under a Special Use Permit issued by Mesa County. The owner has requested annexation for future development of the property, which is anticipated to constitute "annexable development" and, as such, would be required to annex in accordance with the Persigo Agreement.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Camp Annexation consists of one 8.626 acre parcel of land located at 171 Lake Road, and also includes a portion of the right-of-way of the adjacent Power Road, Dike Road and Lake Road. The property is currently used as a primitive campground for

special events under a Special Use Permit issued by Mesa County. The owner has requested annexation for future development of the property, which is anticipated to constitute “annexable development” and, as such, would be required to annex in accordance with the Persigo Agreement.

Use of the property as a primitive campground for special events was originally approved by Mesa County in 2015 to provide camping facilities during area events, with a calendar of events being approved annually. There is an existing residential structure on the site that is used for an on-site caretaker. The campground operates from April through October and provides temporary toilets, trash, security and on-site personnel. Operation of the campground was approved for 18 events in 2017 by Mesa County and the same number of events are proposed for 2018.

The property is currently zoned RSF-R (Residential Single Family, Rural) in the County. The Applicant is requesting a split zoning of CSR (Community Services and Recreation) for 4.445 acres and C-1 (Light Commercial) for 4.181 acres. The CSR zone district allows primitive campgrounds and both the CSR and C-1 zone districts also allow non-primitive campgrounds, amongst other uses. The use as it was approved by Mesa County will be allowed to continue until such time additional development or a major revision is proposed. The proposed split zoning of CSR and C-1 is consistent with the Comprehensive Plan Future Land Use Map that dedicates these two areas as Conservation and Neighborhood Center. The CSR zone district is intended for uses such as parks, open space and recreational uses and can be applied to environmentally sensitive lands and in this case would apply to the portion of the property within the Floodway and with a Future Land Use Designation of Conservation. The C-1 zone district is a district for the primary use as Office, retail and services and is proposed for the portion of the property along Power Road, which has a Future Land Use Designation of Neighborhood Center. The area proposed for C-1 zoning is located within the designated 100-year floodplain which requires any proposed buildings to be elevated one foot above the flood elevation.

#### NOTIFICATION REQUIREMENTS

A Neighborhood Meeting was held on October 10, 2017 consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. Eight citizens attended the meeting along with the Applicant, Applicant’s representative and City Staff. The Applicant discussed the proposed annexation and zoning and the plan to continue operating the primitive campground as originally approved. Attendees expressed their concern with transient activity in the area. There was also some discussion of potential future use of the property.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City’s Zoning and Development Code. Mailed notice of the application submittal in the form of notification cards was sent to surrounding property owners within 500 feet of the

subject property on February 16, 2018. The subject property was posted with an application sign on December 15, 2017 and notice of the public hearing was published February 20, 2018 in the Grand Junction Sentinel.

## ANALYSIS

Pursuant to Section 21.02.140 (a) of the Grand Junction Zoning and Development Code, the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

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

The current zoning in unincorporated Mesa County is RSF-R (Residential Single Family, Rural), which is inconsistent with the Comprehensive Plan Future Land Use Map designation that was adopted subsequent to the original zoning. The Future Land Use Map adopted in 2010, designated the south half of the property as Neighborhood Center, which can be implemented by the requested C-1 zone district, and the north half of the property as Conservation, which can be implemented by the requested CSR zone district. Though the current zoning is not in the City, the subsequent event of adopting the 2010 Comprehensive Plan and its associated land use designations has invalidated the current/original zoning and therefore Staff finds that this criterion has been met.

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

Properties to the north and west of the Camp Annexation are still outside the City limits and zoned RSF-R with single family homes or vacant property. Properties to the east and south are inside the City limits and zoned C-1 and C-2. Development on those properties consist of the Pepsi warehouse and the Safeway Shopping Center that have been there for 20 plus years.

Staff has not found that the character of the area has changed and therefore finds this criterion has not been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve future development of uses allowed with the CSR and C-1 zone districts. Ute Water and City sanitary sewer are both presently available in Power Road. Property can also be served by Xcel Energy natural gas and electric. Due to the proximity and availability of services and facilities, staff finds this criterion has been

met.

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

The portion of this property that is proposed for C-1 zoning is within the Neighborhood Center identified on the Future Land Use Map of the Comprehensive Plan. Neighborhood Centers were identified throughout the community to serve the needs of the immediate neighborhoods with a mix of residential and commercial uses. Though there is C-1 located to the South and east of the property, the Future Land Use Map calls for additional area to be designated for a mix of uses, including commercial uses allowed within the C-1 zone district in this area.

The CSR zoning proposed is specific to the constraints of the portion of the property located within the regulated Floodway. Because there exist properties that have significant constraints such as this property from the special flood hazard area Floodway delineation, it could be implied that until all such properties are appropriately zoned that there is an inadequate supply of the CSR zone district designation.

Staff finds that there is an inadequate supply of these zoning designations in this area and, therefore, has found this criterion to have been met.

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

The area and community, in general, would derive benefits from the proposed zoning of this property as it would provide mixed use opportunities in an identified Neighborhood Center and preserve and protect the designated Floodway. This principle is supported and encouraged by the Comprehensive Plan and furthers the goal of promoting infill development. Because the community and area will derive benefits, staff has found this criterion has been met.

Section 21.02.140 of the Grand Junction Zoning and Development Code states that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan.

The Comprehensive Plan Future Land Use Map designates the property as Neighborhood Center and Conservation. The request for a C-1 zone district is consistent with the Neighborhood Center designation and the request for a CSR zone district is consistent with the Conservation designation and works to implement the Comprehensive Plan. Further, the zoning request is consistent with the following goal of the Comprehensive Plan:

Goal 3 / Policy A.: To create large and small “centers” throughout the community that provide services and commercial area.

Section 21.02.160(f)

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 shows this area to develop in the Neighborhood Center and Conservation categories. The Applicants’ request to zone the property to C-1 and CSR is consistent with the Comprehensive Plan.

**FINDINGS OF FACT**

After reviewing the Zoning of the Camp Annexation, ANX-2017-611, a request to zone the 8.626 -acre property to the C-1 zone district (4.181 acres) and CSR zone district (4.445 acres), the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. More than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. The applicable review criteria in Section 21.02.160(f) of the Grand Junction Municipal Code have been met.

**FISCAL IMPACT:**

This land use action does not have any direct fiscal impact. Subsequent actions related to future development may have direct fiscal impact. Costs would include maintenance and improvements to public infrastructure as well as the delivery of public safety services. Revenue would be based on the construction and improvements to the real property in the form of property taxes as well as sales and use taxes.

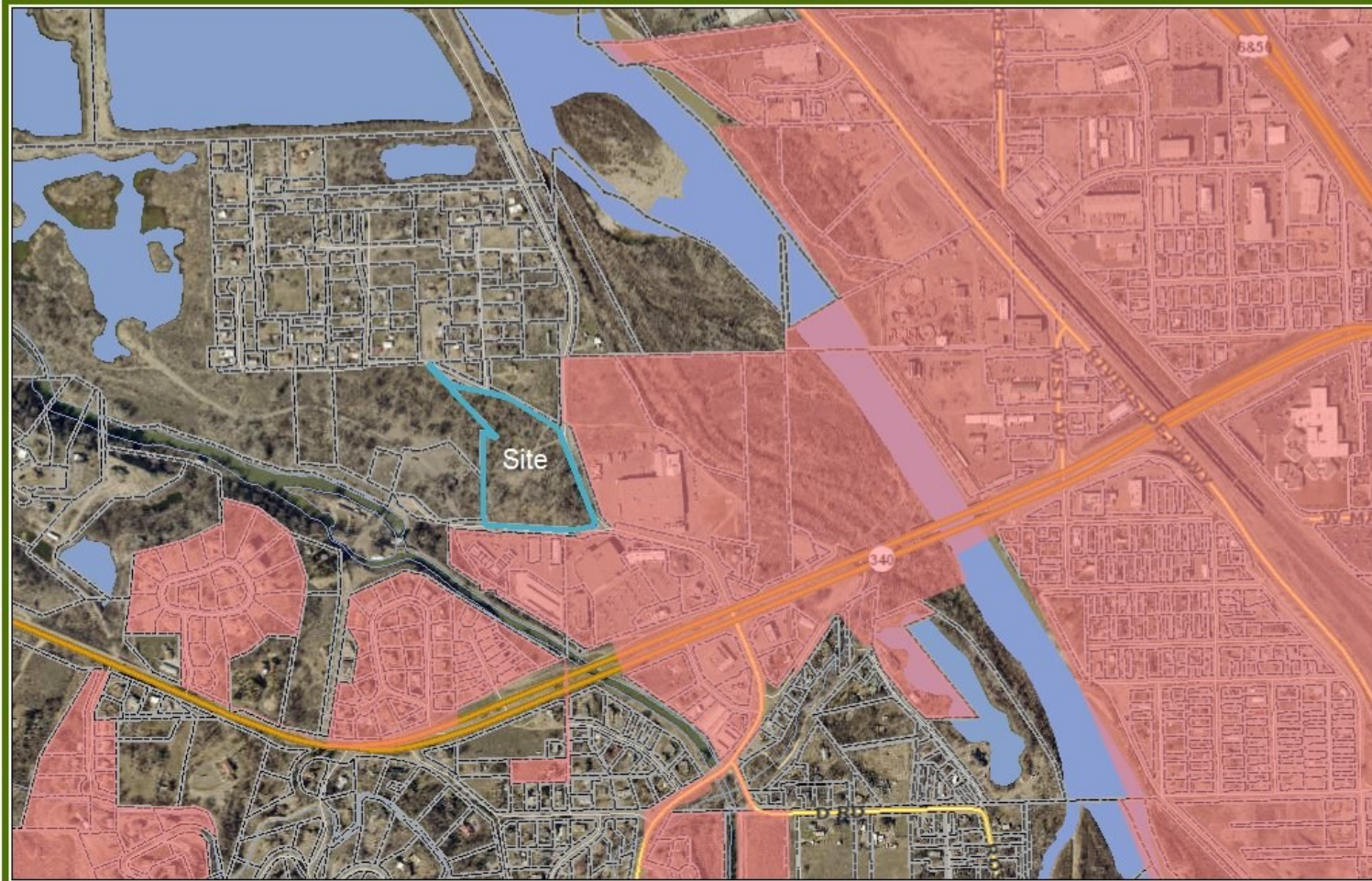
**SUGGESTED MOTION:**

I move to introduce Ordinance \_\_\_\_\_ an Ordinance Zoning the Camp Annexation to CSR (Community Services and Recreation) and C-1 (Light Commercial) and Set a Hearing for March 21, 2018.

**Attachments**

1. Site+Maps
2. Site Photos
3. Camp Zoning Ordinance

# Expanded City Limits Location Map

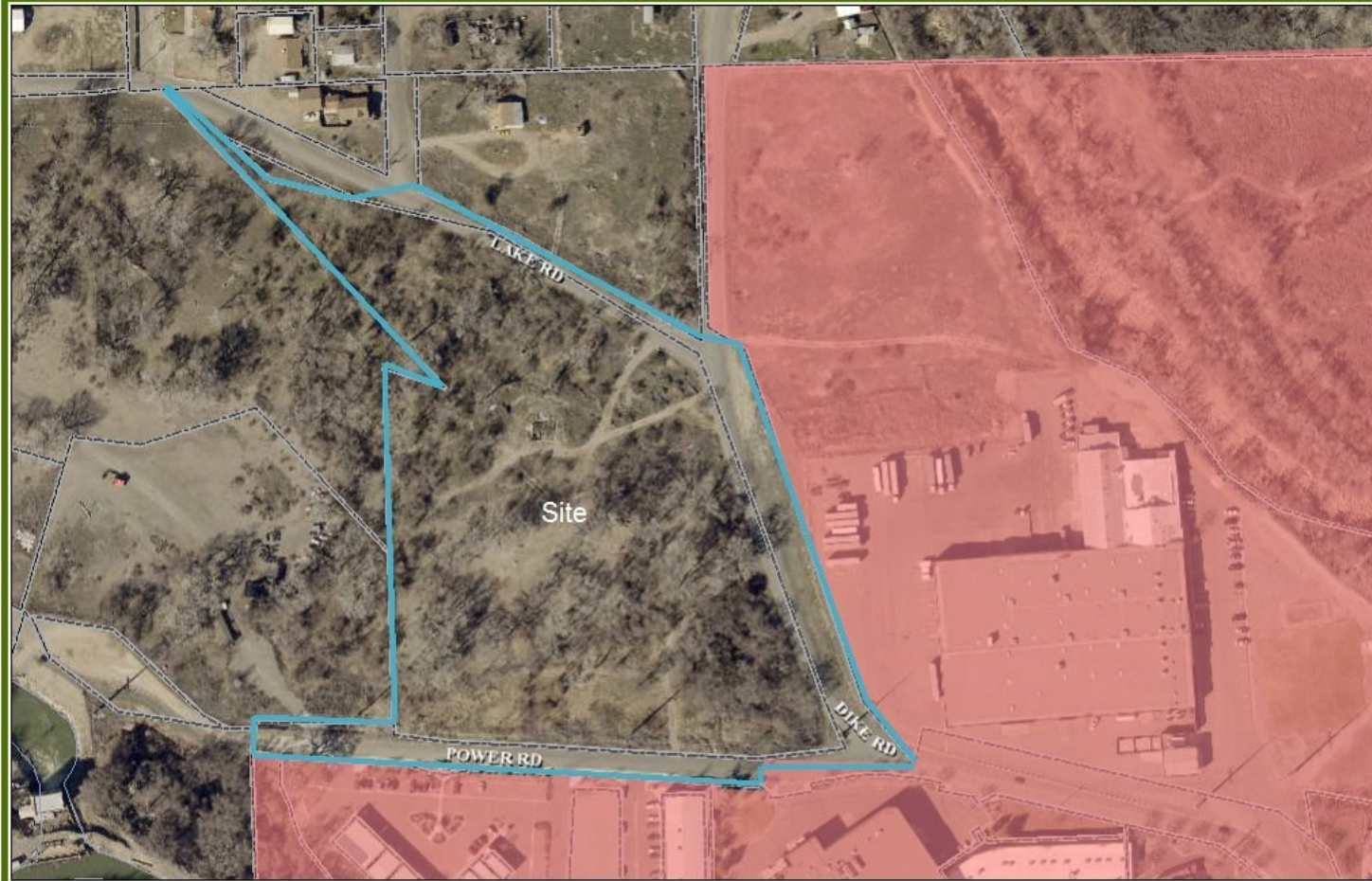


Printed: 1/4/2018

1 inch = 752 feet



# Camp Annexation



0 0.05 0.1  
Miles

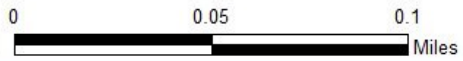
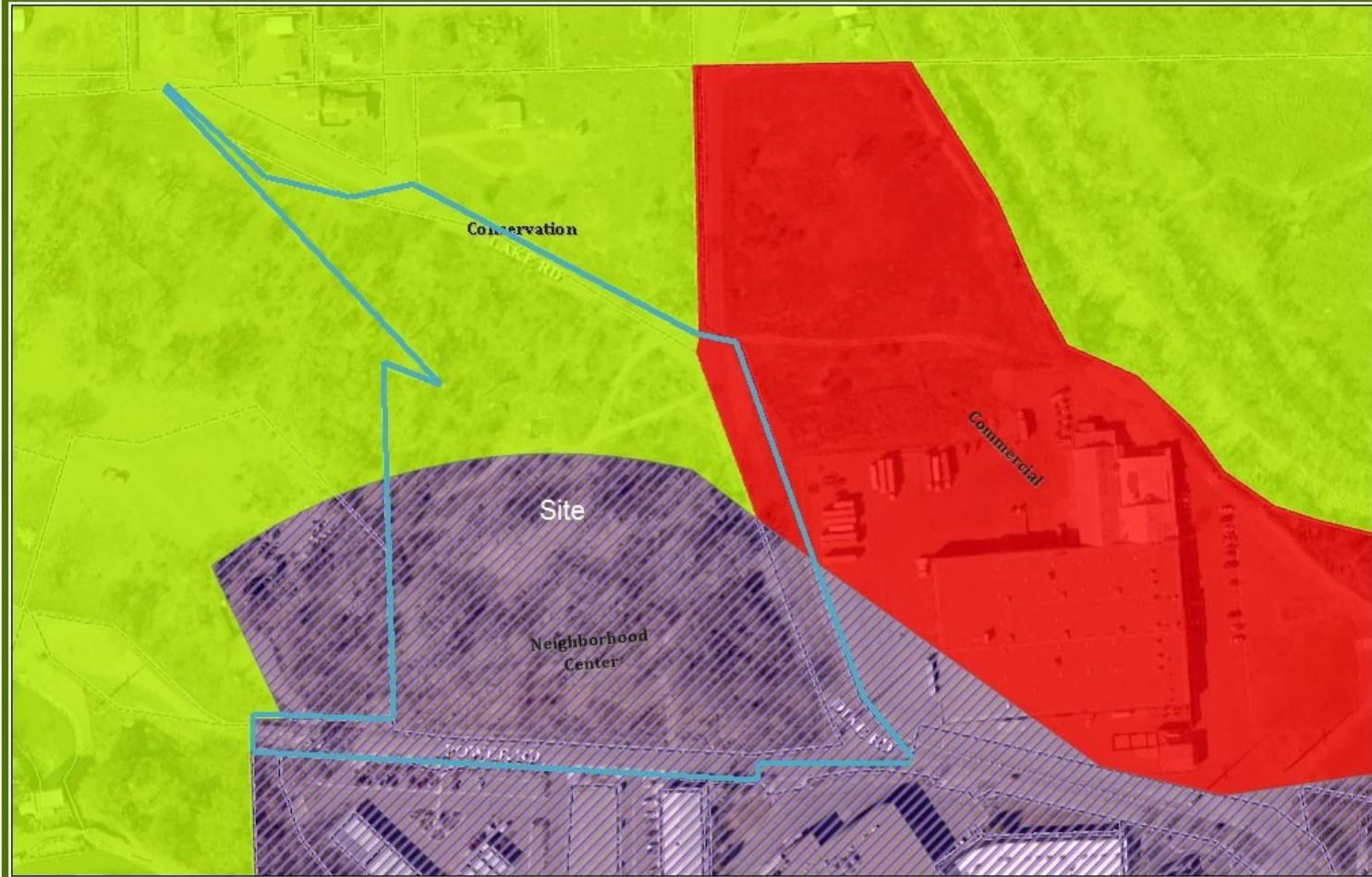
Printed: 1/4/2018

1 inch = 188 feet





# Camp Annexation - Future Land Use



Printed: 1/4/2018

1 inch = 188 feet



# Camp Annexation - Zoning

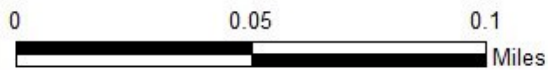
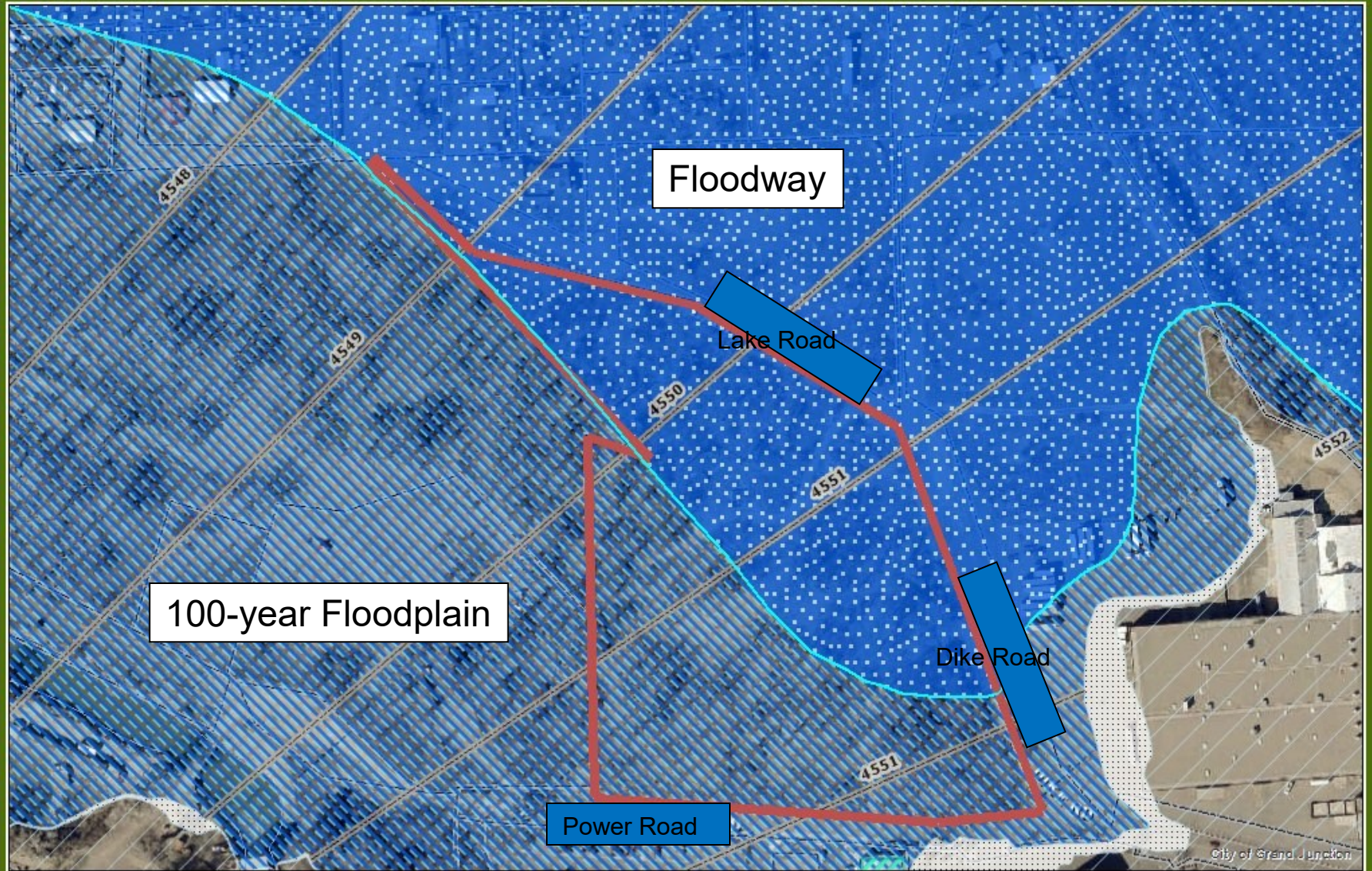


Printed: 1/4/2018

1 inch = 188 feet



# Camp Annexation - Flood Hazard Areas



Printed: 2/5/2018

1 inch = 188 feet

The Camp caretaker house along Lake Road



The Camp property along Dike Road



The Camp entrance from Power Road



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ZONING THE CAMP ANNEXATION  
CSR (COMMUNITY SERVICES AND RECREATION) AND C-1 (LIGHT COMMERCIAL)**

**LOCATED AT 171 LAKE ROAD**

Recitals

The Applicant is requesting zoning of CSR (Community Services and Recreation) for 4.445 acres and C-1 (Light Commercial) for 4.181 acres of the property located at 171 Lake Road currently being considered for annexation. The proposed split zoning is consistent with the Comprehensive Plan Future Land Use Map and recognizes the constraints of the special flood hazard areas on the property. The property is currently being used as a primitive campground for special events under a Special Use Permit issued by Mesa County. The owner has requested annexation for future development of the property, which is anticipated to constitute "annexable development" and, as such, is required to annex in accordance with the Persigo Agreement.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Camp Annexation to the CSR (Community Services and Recreation) and C-1 (Light Commercial) zone districts, finding that it conforms with the designation of Conservation and Neighborhood Center as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) and C-1 (Light Commercial)s zone districts are in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property be zoned CSR (Community Services and Recreation):

A portion of that parcel of land described at Reception Number 1084692 of the Mesa County records, situated in the NE1/4 SE1/4 of Section 16 and the NW1/4 SW1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Commencing at the southwest corner of said Section 15, a #6 rebar with a 2½" aluminum cap marked "PLS 24320, 2002" in a monument box whence the quarter corner common to said Sections 16 and 15, Mesa County Survey Marker #114 bears North 00°14'19" East, with all bearings herein relative thereto;

Thence North 03°26'35" East, a distance of 1832.76 feet to the Point of Beginning at the intersection of the westerly right of way of Dike Road as described in documents recorded in Mesa County at Reception Numbers 980386 and 980387 with a line five feet southerly and southwesterly of the mapped floodway limits as described in FEMA CLOMR-F Case No.: 14-08-0035C;

Thence along a line approximately five feet (5.00') southwesterly of the southwesterly floodway limits of the Colorado River as defined on Flood Insurance Rate Map 08077C0804G the following seven (7) courses:

1. North 88°28'42" West, a distance of 54.36 feet;
2. North 84°40'41" West, a distance of 53.94 feet;
3. North 67°51'58" West, a distance of 61.48 feet;
4. North 60°32'06" West, a distance of 92.23 feet;
5. North 43°24'41" West, a distance of 85.96 feet;
6. North 36°19'43" West, a distance of 102.68 feet;
7. North 39°36'15" West, a distance of 208.87 feet to the westerly boundary of said parcel;

Thence along the boundary of said parcel South 69°42'44" East, a distance of 24.72 feet;

Thence North 41°42'44" West, a distance of 589.96 feet to the north line of the NE1/4 SE1/4 of said Section 16;

Thence along said north line North 89°02'06" East, a distance of 8.93 feet;

Thence departing said north line South 46°36'24" East, a distance of 194.99 feet;

Thence South 75°05'12" East, a distance of 330.00 feet;

Thence South 57°32'17" East, a distance of 352.63 feet to the line common to said Section 16 and said Section 15 and the westerly right of way of said Dike Road;

Thence along said line South 00°14'19" West, a distance of 4.04 feet;

Thence departing said section line and continuing along said right -of-way 193.95 feet along the arc of a 597.96 foot radius tangent curve to the left, through a central angle of 18°35'01", with a chord bearing South 09°03'12" East, a distance of 193.10 feet;

Thence continuing along said right of way South 18°20'41" East tangent to said curve, a distance of 200.20 feet to a point being on a 383.10 foot radius non-tangent curve to the left, whence the radius point bears North 71°39'19" East;

Thence 21.42 feet along the arc of a 383.10 foot radius tangent curve to the left, through a central angle of 3°12'15", with a chord bearing South 19°56'49" East, a distance of 21.42 feet to the Point of Beginning.

Containing 4.445 acres, more or less. See Exhibit A.

The following property be zoned C-1 (Light Commercial):

A portion of that parcel of land described at Reception Number 1084692 of the Mesa County records, situated in the NE1/4 SE1/4 of Section 16 and the NW1/4 SW1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said portion being more particularly described as follows:

Commencing at the southwest corner of said Section 15, a #6 rebar with a 2½" aluminum cap marked "PLS 24320, 2002" in a monument box whence the quarter corner common to said Sections 16 and 15, Mesa County Survey Marker #114 bears North 00°14'19" East, with all bearings herein relative thereto;



Thence North 03°26'35" East, a distance of 1832.76 feet to the Point of Beginning at the intersection of the westerly right of way of Dike Road as described in documents recorded in Mesa County at Reception Numbers 980386 and 980387 with a line five feet southerly and southwesterly of the mapped floodway limits as described in FEMA CLOMR-F Case No.: 14-08-0035C, being on a 383.10 foot radius non-tangent curve to the left, whence the radius point bears North 68°27'04" East;

Thence with the boundary of said parcel and the right of way of Dike Road and Power Road the following eight (8) courses:

1. 146.60 feet along the arc of said curve, through a central angle of 21°55'30", with a chord bearing South 32°30'41" East, a distance of 145.70 feet;
2. South 17°27'41" East, a distance of 44.84 feet;
3. South 85°15'52" West, a distance of 129.40 feet;
4. North 85°28'41" West, a distance of 174.92 feet;
5. North 84°45'37" West, a distance of 152.64 feet;
6. North 86°02'48" West, a distance of 117.12 feet;
7. North 85°41'04" West, a distance of 31.95 feet;
8. North 83°22'23" West, a distance of 48.23 feet;

Thence continuing along said parcel boundary North 00°10'25" East, a distance of 535.88 feet;

Thence South 69°42'44" East, a distance of 64.18 feet;

Thence departing said boundary and along said line approximately five feet (5.00') southwesterly of the southwesterly floodway limits of the Colorado River as defined on Flood Insurance Rate Map 08077C0804G the following seven (7) courses:

1. Thence South 39°36'15" East, a distance of 208.87 feet;
2. Thence South 36°19'43" East, a distance of 102.68 feet;
3. Thence South 43°24'41" East, a distance of 85.96 feet;
4. Thence South 60°32'06" East, a distance of 92.23 feet;
5. Thence South 67°51'58" East, a distance of 61.48 feet;
6. Thence South 84°40'41" East, a distance of 53.94 feet;
7. Thence South 88°28'42" East, a distance of 54.36 feet to the Point of Beginning.

Containing 4.181 acres, more or less. See Exhibit A.

**INTRODUCED** on first reading this \_\_\_ day of \_\_\_, 2018 and ordered published in pamphlet form.

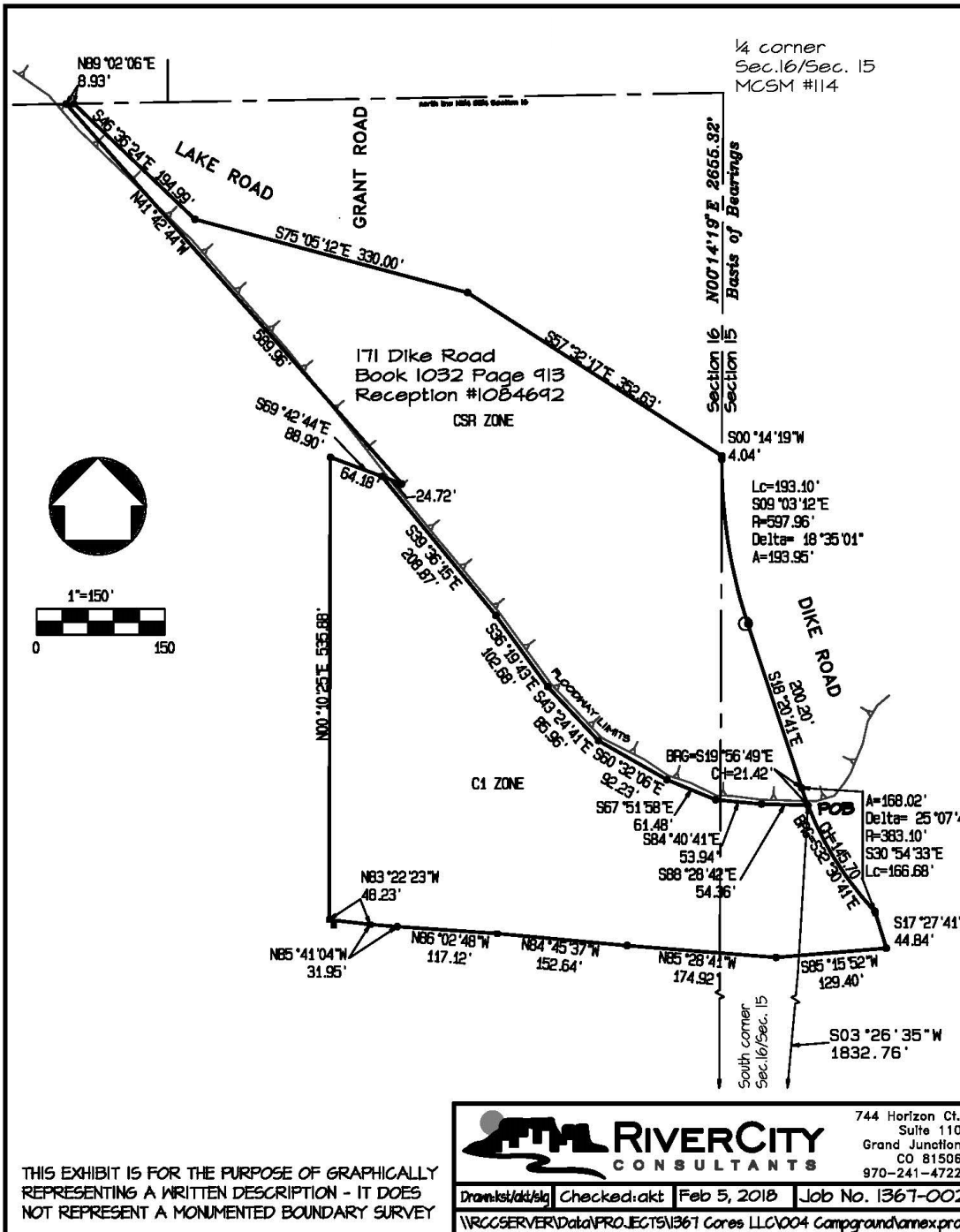
**ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2018 and ordered published in pamphlet form.

ATTEST:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

# Exhibit A




**RIVERCITY**  
 CONSULTANTS  
 744 Horizon Ct.  
 Suite 110  
 Grand Junction  
 CO 81506  
 970-241-4722

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

Drawn:skt/akt/klg Checked:akt Feb 5, 2018 Job No. 1367-002  
 \\RCCSERVER\Data\PROJECTS\1367 Cores LLC\004 Campground\amex.pro



## Grand Junction City Council

### Regular Session

Item #3.a.

---

**Meeting Date:** March 7, 2018

**Presented By:** Jay Valentine, Deputy Finance Director

**Department:** Finance

**Submitted By:** Jay Valentine

---

### **Information**

#### **SUBJECT:**

Purchase of Three Side-Load Trash Trucks

#### **RECOMMENDATION:**

Staff recommends approval of this purchase.

#### **EXECUTIVE SUMMARY:**

This purchase request is for three Mack Compressed Natural Gas (CNG) Refuse Trucks two of which will replace two units currently in the fleet and one addition to the fleet to be used for the soon to be implemented green waste program. In 2017 the City purchased one side-load refuse truck and because the vendor has agreed to hold the price, this purchase is a "piggyback" on the 2017 solicitation and subsequent terms.

#### **BACKGROUND OR DETAILED INFORMATION:**

In March of 2017, a formal solicitation was advertised and sent to a source list of manufacturers and dealers capable of providing complete refuse trucks per City specifications. From that solicitation, the purchase of a Mack CNG refuse truck with a Labrie body was awarded to Westfall O'dell of Fruita Colorado. Using the terms of the 2017 solicitation, this request is for the purchase of three additional trucks, two replacement units to the fleet and one addition to the fleet that will primarily be used for the City's green waste program.

In anticipation of three additional trucks, staff asked Westfall O'dell if they would hold the price offered in the 2017 solicitation and they agreed. Because of this, there was not a new solicitation completed for these three trucks but rather a "piggyback" on last

years price. In accordance with City Purchasing Policy, any procurement resulting from a formal competitive bid or proposal may be used as the basis for the negotiated purchase of additional quantities of the same materials or services at any time within a period of three years from the date of approval; provided, however, that subsequent procurements are expressly limited to the specific terms, conditions and pricing established by the original solicitation.

**FISCAL IMPACT:**

The Solid Waste fund has budgeted \$300,000 for the purchase of one of these units and the Fleet Services fund has budgeted funds for the remaining two. The cost detail is as follows:

Cost Per Unit	\$306,382
Less: Average Trade Offered	36,667
Average Cost Per Unit	269,715
<b>Total Cost Extended for Three</b>	<b>\$809,146</b>

**SUGGESTED MOTION:**

I move to authorize the City Purchasing Division to award a Contract for the Purchase of three 2018 Mack LR633 CNG Refuse Trucks with LaBrie Right Hand Bodies from Westfall O'dell of Fruita, CO in the Amount of \$809,146.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #3.b.

---

**Meeting Date:** March 7, 2018

**Presented By:** Jay Valentine, Deputy Finance Director

**Department:** Finance

**Submitted By:** Jay Valentine

---

### **Information**

#### **SUBJECT:**

Contract Approval for Construction Manager/General Contractor for the Two Rivers Convention Center Improvements Project

#### **RECOMMENDATION:**

Staff recommends approving a contract with FCI Constructors for Construction Manager/General Contractor services for the Two Rivers Convention Center Improvements Project.

#### **EXECUTIVE SUMMARY:**

The City of Grand Junction Downtown Development Authority (DDA) is financing approximately \$6,000,000 for capital improvements to Two Rivers Convention Center (TRCC). A Construction Manager/General Contractor (CM/GC) will work with the project team, which is comprised of staff from the DDA and the City, Chamberlin Architects and Pinnacle Venue Services, to develop the most effective scope of work that will include improvements to building systems, functionality and aesthetics.

#### **BACKGROUND OR DETAILED INFORMATION:**

The DDA is financing \$6,000,000 of capital improvements to the TRCC. The City of Grand Junction has committed to partner with the DDA in this project by contributing 50% of the amount of debt service costs over the next 15 years which is the full term of the DDA debt. Built in 1974, the 2-story facility was last renovated/expanded in 2001 and contains a gross area of 88,500 square feet which includes nearly 23,000 square feet of meeting/event space that can accommodate a group of up to 2,000 people. The Convention Center contains three ballrooms of at least 5,800 square feet each, as well

as six smaller rooms. TRCC is managed by Pinnacle Venue Services, which began managing the facility in January 2017.

The improvements to the Convention Center will include roof repairs, upgrades to the water distribution system, kitchen upgrades, exterior repairs, and various other improvements, including the construction of a corridor that will connect the Convention Center to a Jr. Ballroom located in the future hotel. The plans are to break ground on this hotel in fall of 2019 with completion in Spring of 2021.

A formal Request for Proposals was completed via the Rocky Mountain Bid System, an on-line site for government agencies to post solicitations, and advertised in *The Daily Sentinel*. Three firms responded as shown below.

<b>Company</b>	<b>Location</b>
FCI Constructors	Grand Junction, CO
Shaw Construction	Grand Junction, CO
PNCI Construction	Grand Junction, CO

**FISCAL IMPACT:**

Bond proceeds from the Downtown Development Authority in the amount of \$6,000,000 has been designated for the Convention Center remodel project. Construction of the improvements is planned for 2018 and 2019. The funding for CM/GC services is included in the \$6,000,000 and is budgeted in the Two Rivers Convention Center fund. The City of Grand Junction has committed to partner with the DDA in this project by contributing 50% of the amount of debt service costs over the next 15 years which is the full term of the DDA debt.

**SUGGESTED MOTION:**

I move to allow the Purchasing Division to enter into a contract with FCI Constructors to provide Construction Management/General Contractor services for the Two Rivers Convention Center Renovation Project.

**Attachments**

None



## Grand Junction City Council

### Regular Session

Item #4.a.

---

**Meeting Date:** March 7, 2018

**Presented By:** Randi Kim, Utilities Director

**Department:** Public Works - Utilities

**Submitted By:** John Eklund, Project Engineer

---

### **Information**

#### **SUBJECT:**

Resolution Designating New Authorized Signatories for Water Resources and Power Development Authority Loan Agreement

#### **RECOMMENDATION:**

Staff recommends adoption of the resolution.

#### **EXECUTIVE SUMMARY:**

Loan Agreement Number D16F376, between the City of Grand Junction (City) and Colorado Water Resources and Power Development Authority (WRPDA) under the State Revolving Fund (SRF), originally had two Authorized Signatories. Both have since separated from the City. This Resolution designates two new Signatories, Jodi Romero, Finance Director and Jay Valentine, Deputy Finance Director, for this Loan Agreement.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Utilities Department received a State Revolving Fund (SRF) Loan from the Colorado Water Resources and Power Development Authority (CWRPDA) in November 2016, to facilitate the rehabilitation of the filtration system at the City Water Treatment Plant. CWRPDA provides low-cost financing to governmental agencies in Colorado primarily for water and wastewater infrastructure development. Construction of the filtration system began in November 2016 and was completed in December 2017.

The loan originally listed two people as Officers/Signatories. However both have since

separated from the City. In order to process remaining actions involving the SRF Loan, the City must appoint new Signatories. These actions include, but not limited to signing reimbursement requests made to the WRPDA and loan payments.

There is one reimbursement request still to be submitted to WRPDA, but cannot be finalized without the acceptance of this resolution.

**FISCAL IMPACT:**

No fiscal impact.

**SUGGESTED MOTION:**

I move to adopt Resolution 14-18, a Resolution Authorizing Finance Director Jodilyn Romero And Deputy Finance Director Jay Valentine As Authorized Signatories For Colorado Water Resources And Power Development Authority (Wrpda) Loan Agreement Number D16f376 (Loan Agreement).

**Attachments**

1. RESOLUTION Designated Signator\_DRAFT2



RESOLUTION NO. \_\_\_\_-18

**A RESOLUTION AUTHORIZING FINANCE DIRECTOR JODILYN ROMERO AND  
DEPUTY FINANCE DIRECTOR JAY VALENTINE AS AUTHORIZED SIGNATORIES  
FOR COLORADO WATER RESOURCES AND POWER DEVELOPMENT  
AUTHORITY (WRPDA) LOAN AGREEMENT NUMBER D16F376 (LOAN  
AGREEMENT)**

Recitals:

The City of Grand Junction (City) and Water Resources and Power Development Authority (WRPDA) entered into a Loan Agreement the 17<sup>th</sup> day of November 2016.

In order for WRPDA and the City to manage the Loan Agreement, the City Council does designate Jodilyn Romero and Jay Valentine as Authorized Signatories of and for the Loan Agreement.

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

The Council of the City of Grand Junction authorizes Finance Director Jodilyn Romero and Deputy Finance Director Jay Valentine as Authorized Signatories on the Loan Agreement.

PASSED and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk



## Grand Junction City Council

### Regular Session

Item #4.b.

---

**Meeting Date:** March 7, 2018

**Presented By:** Kathy Portner, Community Services Manager

**Department:** Community Development

**Submitted By:** Kathy Portner

---

### **Information**

#### **SUBJECT:**

A Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for the Development of Las Colonias Park

#### **RECOMMENDATION:**

I move to adopt a Resolution 15-18, a resolution authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for the Development of Las Colonias Park.

#### **EXECUTIVE SUMMARY:**

This request is for authorization to submit a request to the Mesa County Federal Mineral Lease District for a \$200,000 grant, with a local match of \$200,000, for the continued development of Las Colonias. The project scope for this grant request includes the completion of the festival area and dog park.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Las Colonias Planned Development zoning set the vision and provides guidance and establishes appropriate land uses for the 147 acre Las Colonias site. 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 Park Master Plan.

#### Guiding Principles

The Guiding Principles for the proposed Planned Development (PD) zone district are

to:

- Establish a business park within a recreational park in a location near the Colorado River.
- Protect the Colorado River and its floodplain and habitat.
- Plan for future development in the business park using principles of compact development, appropriate architectural standards and good site design.
- Establish appropriate uses of the open space, relying on the list of amenities established in the Las Colonias Park Master Plan.

Several components of the Las Colonias property have been completed, including Phase I park improvements and the Amphitheater. Completion of the east end of the property will include original elements contemplated in the 2013 Master Plan such as a boat ramp, dog park, zip line and festival area, as well as the business park for outdoor related businesses and retail/restaurant pad sites.

The City was awarded a \$750,000 grant from DOLA for the completion of the road connecting the amphitheater area to the business park and has a second request under review for the road connection along the east end of the property, providing access to the remainder of the business pad sites, the proposed boat launch and 27 ½ Road. The request to the Mesa County Federal Mineral Lease District is for \$200,000 to partially fund the completion of the 2-acre dog park and 3.2 acre festival area proposed west of the Business Park.

**FISCAL IMPACT:**

The total estimated project cost for the dog park and festival area is \$887,000. The grant request is for \$200,000 with the local match being provided by the City. The match is budgeted within the Las Colonias project for 2018.

**SUGGESTED MOTION:**

I move to adopt Resolution 15-18, a Resolution Authorizing the City Manager to Submit a Grant Request to the Mesa County Federal Mineral Lease District for Las Colonias Park Development.

**Attachments**

1. Resolution
2. MCFML - Las Colonias Overview 20180221

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_-18**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE MESA COUNTY FEDERAL MINERAL LEASE DISTRICT FOR DEVELOPMENT OF LAS COLONIAS PARK**

**RECITALS.**

The Las Colonias Planned Development zoning set the vision and provides guidance and establishes appropriate land uses for the 147 acre Las Colonias site. 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 Park Master Plan.

**Guiding Principles**

The Guiding Principles for the proposed Planned Development (PD) zone district are to:

- Establish a business park within a recreational park in a location near the Colorado River.
- Protect the Colorado River and its floodplain and habitat.
- Plan for future development in the business park using principles of compact development, appropriate architectural standards and good site design.
- Establish appropriate uses of the open space, relying on the list of amenities established in the Las Colonias Park Master Plan.

Several components of the Las Colonias property have been completed, including Phase I park improvements and the Amphitheater. Completion of the east end of the property will include original elements contemplated in the 2013 Master Plan such as a boat ramp, dog park, zip line and festival area, as well as the business park for outdoor related businesses and retail/restaurant pad sites.

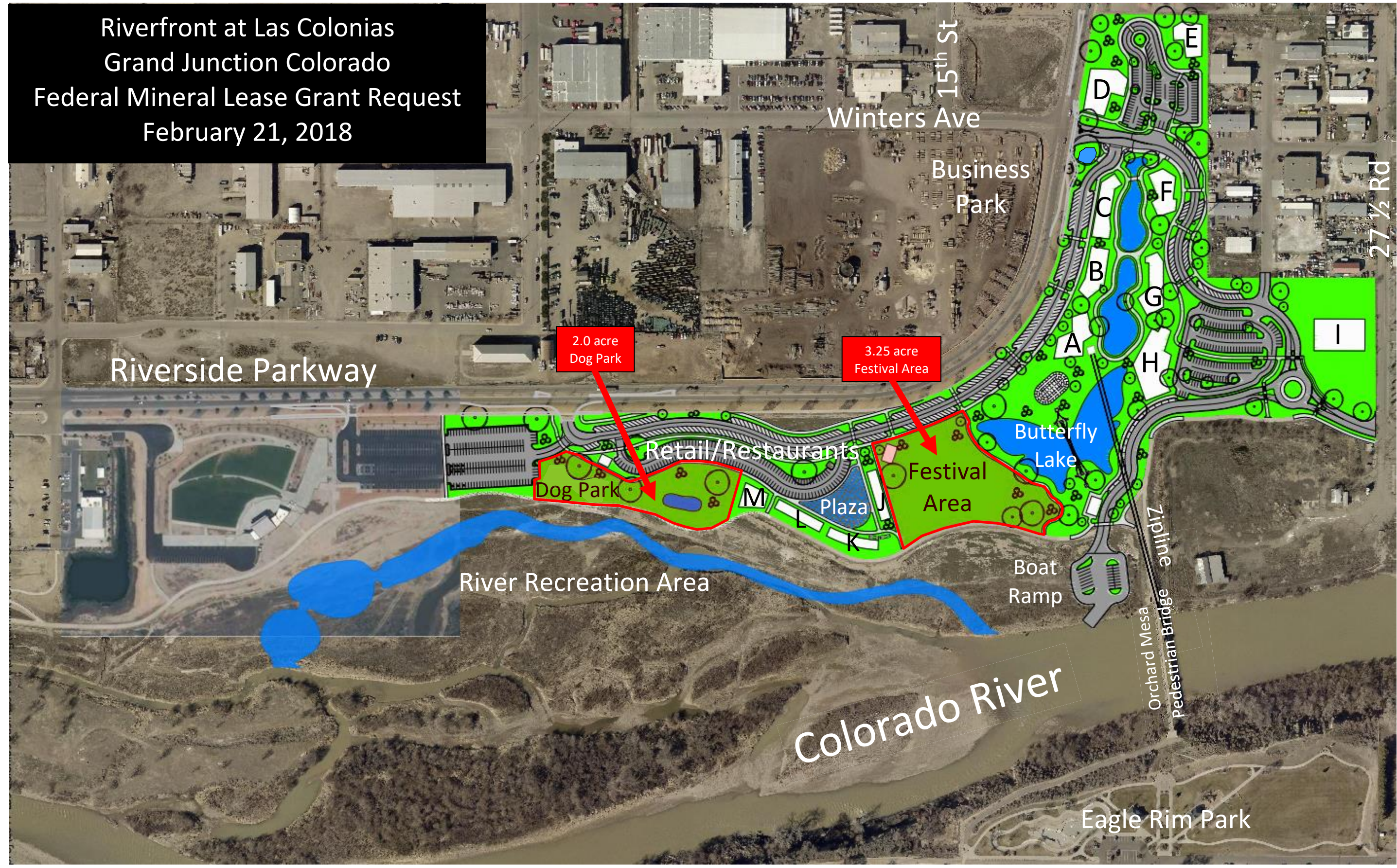
The City was awarded a grant from DOLA for the completion of the road connecting the amphitheater area to the business park and has a second request under review for the road connection along the east end of the property, providing access to the remainder of the business pad sites, the proposed boat launch and 27 ½ Road. The request to the Mesa County Federal Mineral Lease District is for \$200,000 to partially fund the completion of the 2 acre dog park and 3.2 acre festival area proposed west of the Business Park.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Grand Junction supports submitting the grant request to the Mesa County Federal Mineral Lease District for \$200,000 for the development of Las Colonias Park, in accordance

with and pursuant to the recitals stated above and authorizes the City Manager to enter into a grant agreement with MCFMLD if the grant is awarded.

**Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

Riverfront at Las Colonias  
Grand Junction Colorado  
Federal Mineral Lease Grant Request  
February 21, 2018



Riverside Parkway

2.0 acre  
Dog Park

3.25 acre  
Festival Area

Retail/Restaurants

Dog Park

Plaza

Festival  
Area

Butterfly  
Lake

River Recreation Area

Boat  
Ramp

Colorado River

Eagle Rim Park

15th St

Winters Ave

Business  
Park

27 1/2 Rd

Orchard Mesa  
Pedestrian Bridge  
Zipline

E

D

C

B

A

G

H

I

M

L

K

J



## Grand Junction City Council

### Regular Session

Item #5.a.

---

**Meeting Date:** March 7, 2018

**Presented By:** Greg Caton, City Manager

**Department:** City Manager

**Submitted By:** Greg Caton, City Manager

---

### **Information**

#### **SUBJECT:**

Discussion and Possible Direction Regarding the School Resource Officer Program

#### **RECOMMENDATION:**

This item is intended for the discussion and consideration of the members of City Council. Councilmembers may choose to direct City staff, defer action, or provide no action at this time.

#### **EXECUTIVE SUMMARY:**

The safety of our students is of the highest priority and they are best served through a comprehensive effort from all agencies and schools in the Grand Valley. While not a singular solution to a comprehensive issue, expanding the City's School Resource Officer program will help to address the recent need for additional safety in schools. This will allow for two officers at Grand Junction High School and will provide one officer at each of the four middle schools within city limits. Expanding the SRO Program would improve the safety of students and the public and would be a welcomed and responsible investment in the community. This is an opportunity to discuss this issue and for City Council to provide direction on addressing public safety in our schools.

#### **BACKGROUND OR DETAILED INFORMATION:**

The safety of our students is of the highest priority and they are best served through a comprehensive effort from all agencies and schools in the Grand Valley. The boundaries that dictate which schools children attend dissect and cross city and town limits. In addition to this, School District 51 supports giving parents and students a choice of where to attend in order to provide the best fit for the student and their

families. The result is that many students attend schools in jurisdictions different from where their home is located. Through a coordinated effort based on the concept of mutual aid, the Grand Junction Police Department (GJPD) works with Palisade Police Department, Fruita Police Department, Mesa County Sheriff's Office, School District 51, and several charter and private schools to develop a strategy for improving safety for our students and families.

School District 51 announced recently that additional security officers will be stationed at specific schools within the district as a precaution and in response to recent school shootings and threats. District 51 also announced the intent to hire security long-term to help fill gaps in coverage by current hired security firms and local law enforcement agencies. The Grand Junction Police Department has a School Resource Officer (SRO) program that specializes in school safety in Grand Junction. This program began in the early 1980s, based in GJPD, with three officers assigned to cover the entire County. Since then, Fruita Police Department and Mesa County have added SRO programs with two SROs currently deployed for each agency. Currently, Palisade Police Department does not have a dedicated SRO. The Grand Junction SRO program, designed for four officers, is currently staffed with three. One officer is assigned to Grand Junction High School and the other two split their time between the other district schools within city limits. In previous years, the SRO program has been staffed by up to five officers. While not a singular solution to a comprehensive issue, expanding the City's SRO program will help to address the recent need for additional safety in schools. It is recommended that we add two School Resource Officers to the four currently authorized. This will allow for two officers at Grand Junction High School and will provide one officer at each of the four middle schools. Expanding the SRO Program would improve the safety of students and the public and would be a welcomed and responsible investment in the community. With the addition of two sworn police officers, the SRO program could return to its intended level of staffing and better build a relationship with both students and school staff.

Currently, there are a combined total of seven School Resource Officers serving 44 elementary, middle, and high schools in Mesa County. The Grand Junction Police Department, Mesa County Sheriff's Office, and Fruita Police Department all have dedicated SRO positions. Additionally, School District 51 employs four armed security staff. District 51 has plans to expand and increase staffing for their campus safety program, and local law enforcement hopes to add to their School Resource programs, as well, in the coming months. Estimated costs for two additional School Resource Officers is \$243,383 in the first year which includes a partial year of personnel costs as well as one-time costs for gear and vehicles. Ongoing costs are estimated to start at \$212,000 per year and would increase based on wage changes. We are in discussions with other schools in the community (Caprock Academy, Juniper Ridge, etc.). Should these other schools be interested in the program this would require additional officer expansion. For each additional officer that may be added would be \$54,000 in one-time



costs and \$106,000 of ongoing costs.

It is important to highlight the difference between a School Resource Officer and security guards. Security services, like the firm used by District 51, are intended to provide a security presence at events or public areas. These services offer both armed and unarmed personnel, depending on the perceived level of threat to the public. Unlike these security services, school resource officers provide law enforcement services, critical incident response, and perform investigations. In addition to these core duties, SRO programs form relationships with students and build trust within the community. The officers act as a resource for students, the families of students, and District staff. They are a critical link between law enforcement and the safety of the public within District schools. Unlike hired security firms, school resource officers receive specialized training and are capable of responding to the types of incidents that might occur in schools. SRO programs are proven to be valued within communities and an effective method by which police departments can address school safety.

A recent discussion with law enforcement, City and County staff, and School District 51 staff recognized that systems and programs regarding student safety are already in place; however, there are opportunities for expansion or improvement which include a school infrastructure and technology, increased communication and engagement, and additional safety measures.

**FISCAL IMPACT:**

Depending on the direction of City Council, the fiscal impact could be an amendment to the current 2018 budget with a supplemental appropriation.

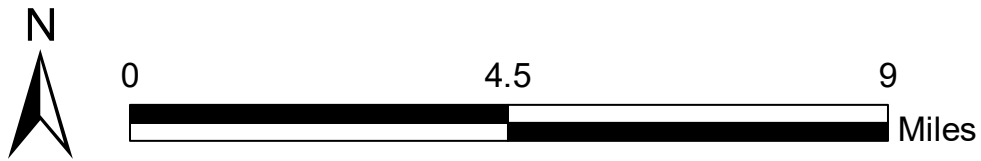
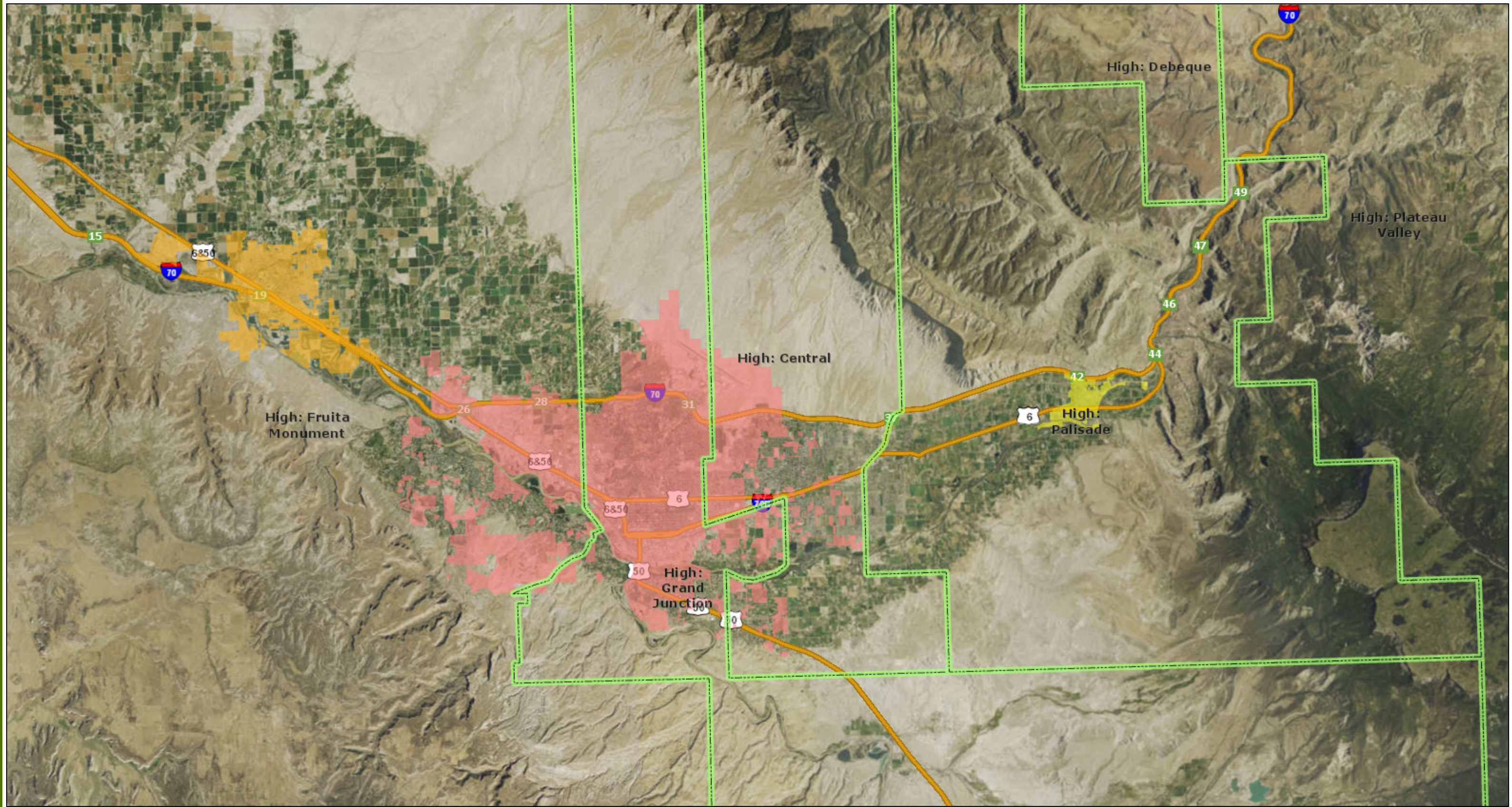
**SUGGESTED MOTION:**

After discussion, staff seeks direction from City Council.

**Attachments**

1. HS Boundary Map
2. MS Boundary Map

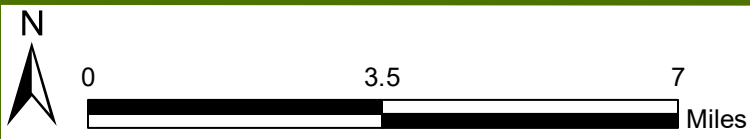
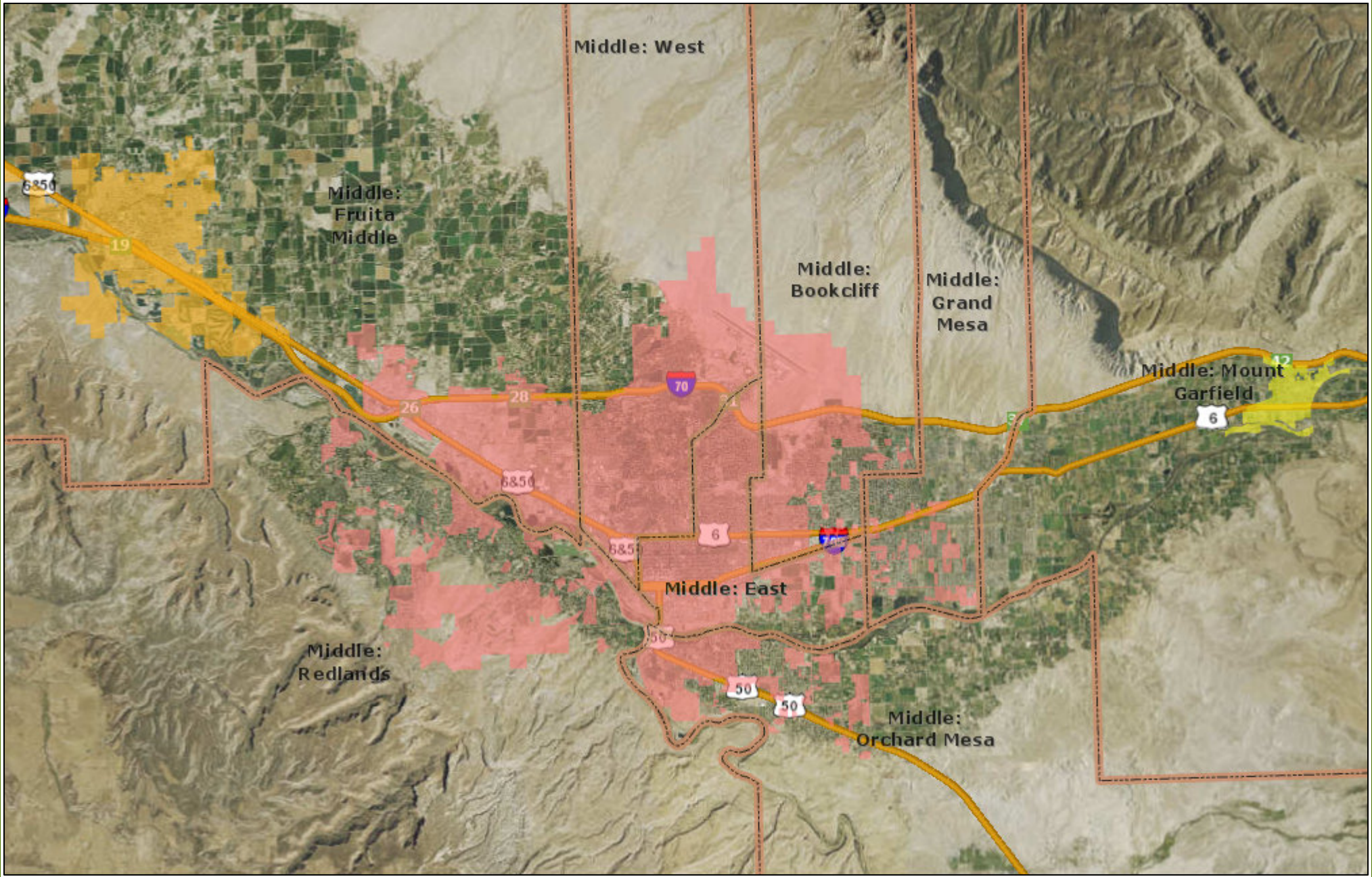
# City of Grand Junction



Date: 2/22/2018

1 inch = 12,037 feet

# City of Grand Junction



Printed: 2/28/2018

1 inch = 12,037 feet



## Grand Junction City Council

### Regular Session

Item #5.b.

---

**Meeting Date:** March 7, 2018

**Presented By:** Scott D. Peterson, Senior Planner

**Department:** Community Development

**Submitted By:** Scott D. Peterson, Senior Planner

---

### **Information**

#### **SUBJECT:**

Consider a request by Two R & D, LLC to Accept the Dedication of 15.06 Acres of Open Space in the Pinnacle Ridge Subdivision Instead of Payment of the City's Open Space Fee

#### **RECOMMENDATION:**

At their January 4, 2018 meeting, the Parks and Recreation Advisory Board recommended that the City accept the payment of the fee in-lieu of open space dedication instead of accepting the 15.06 acres of proposed open space.

#### **EXECUTIVE SUMMARY:**

The Applicant, Two R & D, LLC, is requesting the City accept the 15.06 acres of open space to be dedicated with the Pinnacle Ridge Subdivision Filing 1 plat and future filings instead of the payment in lieu of the dedication in the amount of \$82,000. The proposed open space is adjacent to the City-owned open space along Mariposa and Monument Road and would provide connections to the open space in the Ridges and Redlands Mesa developments.

#### **BACKGROUND OR DETAILED INFORMATION:**

Preliminary and Final Plans have been approved for the Pinnacle Ridge Subdivision, located east of Mariposa Drive in the Redlands. The Applicant has subsequently been approved to record the plats for Filing 1 and Filing 2 of the subdivision with 21 lots. The overall plan consists of 72 single-family lots to be developed in five phases/filings. The development utilizes the cluster provisions of the Zoning and Development Code to preserve approximately 15 acres of open space, which is 33% of the 45-acre

property.

Section 21.03.060 (d) and (g) of the Cluster provisions of the Code provide that, unless the Director approves otherwise, public open space shall abut or provide easy access to or protect other public land, especially federal land and the open space in a cluster shall be offered as a dedication to the City or, at the election of the City, to a nonprofit trust or conservancy approved by the City. Open space design and developer constructed improvements shall be linked to existing and planned public open spaces, constructed areas and trails as the Director deems possible, maximize access and use by residents of the cluster development, and provide trails, paths and walkways to recreation areas, schools, commercial areas and other public facilities.

The proposed open space will have access from two internal subdivision streets, Aiguille Drive and Elysium Drive, and is directly adjacent to open space owned by the City along Mariposa Drive and Monument Road (247 acres total). Trails have been established on the City property providing access to the Tabaguache trailhead and the Lunch Loop areas across Monument Road.

The Pinnacle Ridge property has been used by area residents in the past for hiking and biking and has a number of established trails on it. The proposed open space would continue to allow for access as an extension of the adjacent City open space as well as the open space systems in the Ridges and Redlands Mesa developments.

Section 21.06.020(b)(1) of the Zoning and Development Code states; "The owner of any residential development of 10 or more lots or dwelling units shall dedicate 10 percent of the gross acreage of the property or the equivalent of 10 percent of the value of the property. The decision as to whether to accept money or land as required by this section shall be made by the Director."

The Director, however, does not have the ability to accept the dedication and the acceptance of the dedication is reserved for the City Council pursuant to Section 21.06.020(b)(4) that states; "The City Council may accept the dedication of land in lieu of payment so long as the fair market value of the land dedicated to the City is not less than 10 percent of the value of the property." Because, only the City Council can accept the dedication of land, the Director has not provided a decision as to whether or not to accept money or land for this project.

The Applicant did complete an MAI appraisal of the property and it was determined that the 15.06 acres had a value of \$272,240. Consistent with the Code, for purposes of the appraisal, "the property shall be considered the total acreage notwithstanding the fact that the owner may develop or propose to develop the property in filings or phases." In other words, the appraisal takes into consider the total acreage, and is not specific to the open space which is largely located on steep slopes of which some are

unbuildable.

The proposed dedication of open space was brought to the Parks and Recreation Advisory Board for consideration at their December 7, 2017 and January 4, 2018 meetings. After a site visit, the Board recommended accepting the fee in lieu of the land dedication to the City citing their concern that the topography would be challenging and that there was minimal benefit to the community as a whole. Board meeting minutes are attached for review.

The Applicant continues to request the City accept the 15.06 acres of open space to be dedicated with the Pinnacle Ridge Subdivision Filing 1 plat and future filings in-lieu of the required open space payment and is requesting a City Council review. The Applicant continues to request the City accept the 15.06 acres of open space to be dedicated with the Pinnacle Ridge Subdivision Filing 1 plat and future filings in-lieu of the required open space payment and is requesting a City Council review. Should the City consider accepting the dedication, consideration should be taken regarding the drainage runoff from the open space steep slopes which will necessitate berms and/or ditches immediately behind the buildable lots to keep runoff and sediment from flowing onto adjacent private property. After a site visit to the property it was determined that the best place to locate the berms/ditches is directly adjacent to each lot and within the common open space (Tract B). It is anticipated that these berm/ditches are likely to silt in overtime and will require intermittent maintenance of which the Homeowners Association should be the responsible party. Agreements and easements for maintenance of this berms/ditches are recommended to be created if the City accepts the open space within Tract B.

If the City Council does not accept the proposed dedication of open space, the Director has requested of the Applicant the 15.06 acres of open space be retained as a public pedestrian easement over the open space for the continued access and enjoyment by the public within Tract B. The City's Cluster Development provisions are provided for the purposes of preserving environmentally sensitive areas, open space, and agricultural lands. The Code requires that open space be offered to the City or other entity such as a land trust or conservancy and that open space shall be conveyed to an entity to hold in perpetuity for the owners of the lots and/or the general public. The proposed public pedestrian easement would provide, for the benefit of both the homeowners and the public, the utilization of the existing trails located on the property and would provide connections to other City owned property and trails within the Ridges and Redlands Mesa areas.

**FISCAL IMPACT:**

In accordance with the Code, the dedication of land in lieu of open space payment can be considered so long as the fair market value of the land dedicated to the City is not less than 10 percent of the value of the property. The required open space fee for the

Pinnacle Ridge property would be \$82,000 (10% of the appraised land value of \$820,000). Based on the appraisal of \$18,077 per acre, the value of the 15.06 acres of open space is \$272,240, which exceeds the required open space fee.

See attachment "City Maintenance Cost Estimates" document for additional information regarding fiscal and maintenance considerations.

**SUGGESTED MOTION:**

I move to (approve or deny) the request to accept the dedication of open space land in the Pinnacle Ridge Subdivision in-lieu of open space payment.

**Attachments**

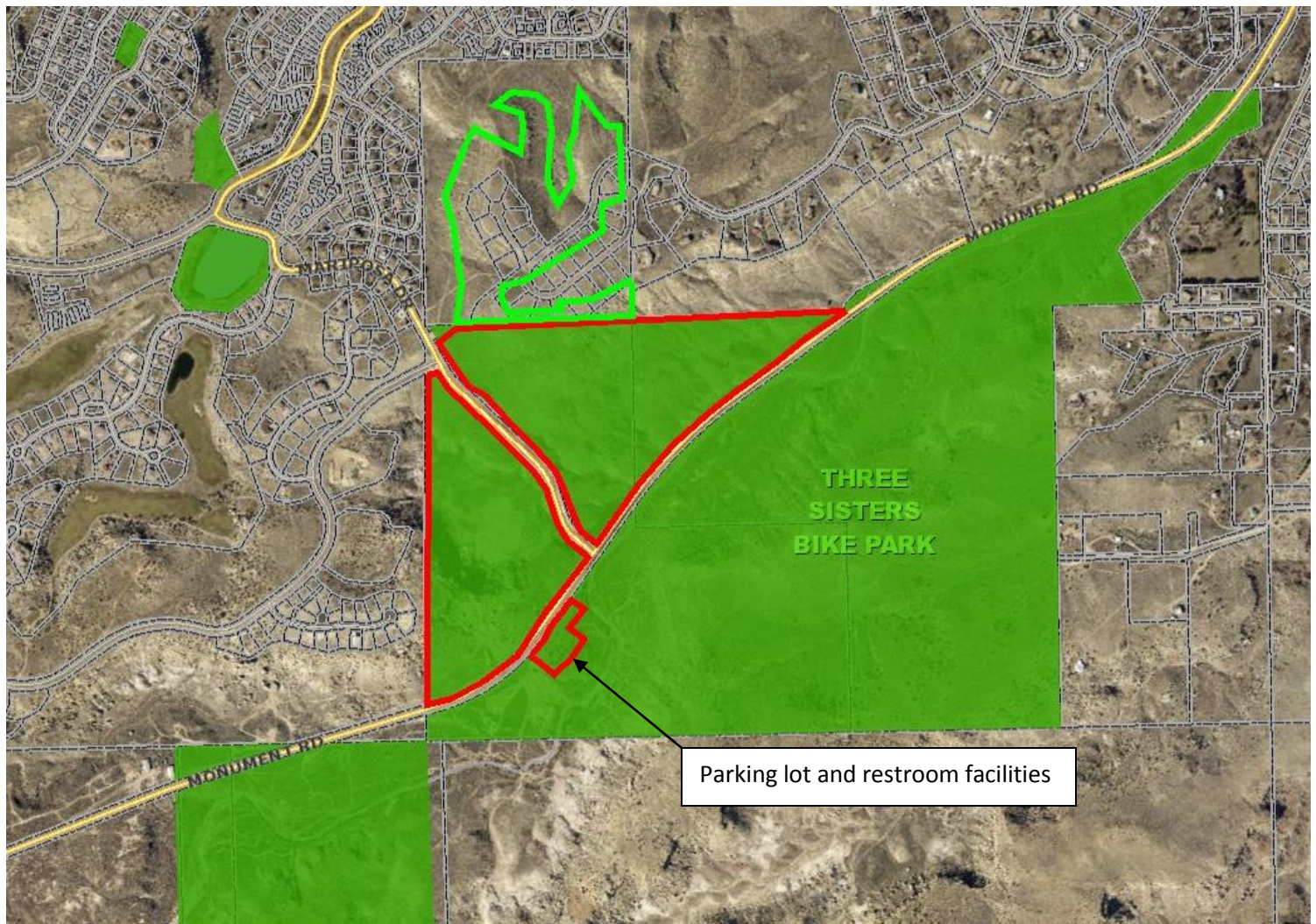
1. Open Space Dedication Request by Applicant (City Council)
2. Applicants Letter to Mayor Taggart
3. Aerial Photo of Proposed Open Space Area
4. Open Space Map
5. Grand Valley Trails Alliance Letter of Support
6. City Maintenance Cost Estimates
7. Photos of Open Space - Trails
8. PRAB Minutes - 2017 - December 7
9. PRAB Minutes - 2018 - January 4
10. Pinnacle Ridge Final Subdivision Plat - Filing 1
11. Pinnacle Ridge Final Subdivision Plat - Filing 2

## Pinnacle Ridge Subdivision – Open Space Dedication

The majority of the open space in the Pinnacle Ridge subdivision will be platted as Tract B with Filings 1 and 4. This tract contains 15.06 acres and will be accessed by public right-of-way with construction of Aiguille Drive and Elysium Drive. Tract B (shown in green on map below) is adjacent to open space land owned by the City of Grand Junction (shown in red on the map below). The City's open space land is contiguous with Mariposa Drive and Monument Road and provides parking and bathroom facilities for the popular Lunch Loop bike trail and the Three Sisters Bike Park.

Adding the Pinnacle Ridge open space to the City's existing open space would be a natural extension of the City's park system. Picturesque views from the Pinnacle Ridge open space are unparalleled. Little to no maintenance for the open space is anticipated.

For years this privately owned area has been used by area residents to hike, walk pets and to enjoy the outdoors. More recently, single track bike trails have been established on the City's open space land that is contiguous on the southern property line of the Pinnacle Ridge open space. These trails make a natural connection from the top of the Pinnacle Ridge open space to the bike trails in the Three Sisters Bike Park.





February 20, 2018

Mayor Rick Taggart  
Grand Junction City Council  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Re: Offer of dedication of 15.06 acres Open Space – Pinnacle Ridge subdivision

Dear Mayor Taggart,

An application was submitted on June 9, 2017 for Final Plat and Plan approval of Pinnacle Ridge, Filing 1. The Grand Junction Municipal Code requires that the owner of any residential development of 10 or more lots or dwelling units, dedicate 10 percent of the gross acreage of the property, or the equivalent of 10 percent of the value of the property. The Open Space fee for the Pinnacle Ridge subdivision (for all filings) is \$82,000; however, as part of the original submittal the applicant proposed dedication of 15.06 acres of open space to the City of Grand Junction for the use and enjoyment of the general public. The proposed dedication represents 33% of the gross acreage of the property, far exceeding the requirement of 10% of the gross acreage.

Section 21.06.020(b)(4) of the Code states “The required dedication and/or payment shall be subject to and made in accordance with this Code. The City Council may accept the dedication of land in lieu of payment so long as the fair market value of the land dedicated to the City is not less than 10 percent of the value of the property.” Based on the appraised value of \$820,000 of this land, the actual dedication value is equal to \$272,240.00. City staff calculated this value using the following formula: \$820,000 appraised value of vacant land for the property/45.36 acres total = \$18,077 per acre. \$18,077 per acre x 15.06 acres for Tract B (offered dedication to the City) = \$272,240.00, which exceeds the 10% Open Space Fee required by the Code.

City staff has reviewed the MAI appraisal of the property to be dedicated and found the fair market value meets the requirements of Section 21.06.020(b). Therefore, please accept this letter as a formal request of acceptance of the 15.06 acres of open space in the Pinnacle Ridge subdivision by the City of Grand Junction.

It is my understanding that the offer to dedicate the 15.06 acres will be considered by City Council at their March 7, 2018 meeting. Please let me know if there is any further information that I can provide to assist in the processing of this request.

Please don't hesitate to contact me at (970) 245-9051 or by email at [rjones@vortexeng.us](mailto:rjones@vortexeng.us) should you have any questions. Thank you.

Sincerely,  
**Vortex Engineering, Inc.**

A handwritten signature in black ink that reads "Robert W. Jones II". The signature is written in a cursive style with a large, stylized "R" at the beginning.

**Robert W. Jones II, P.E.**

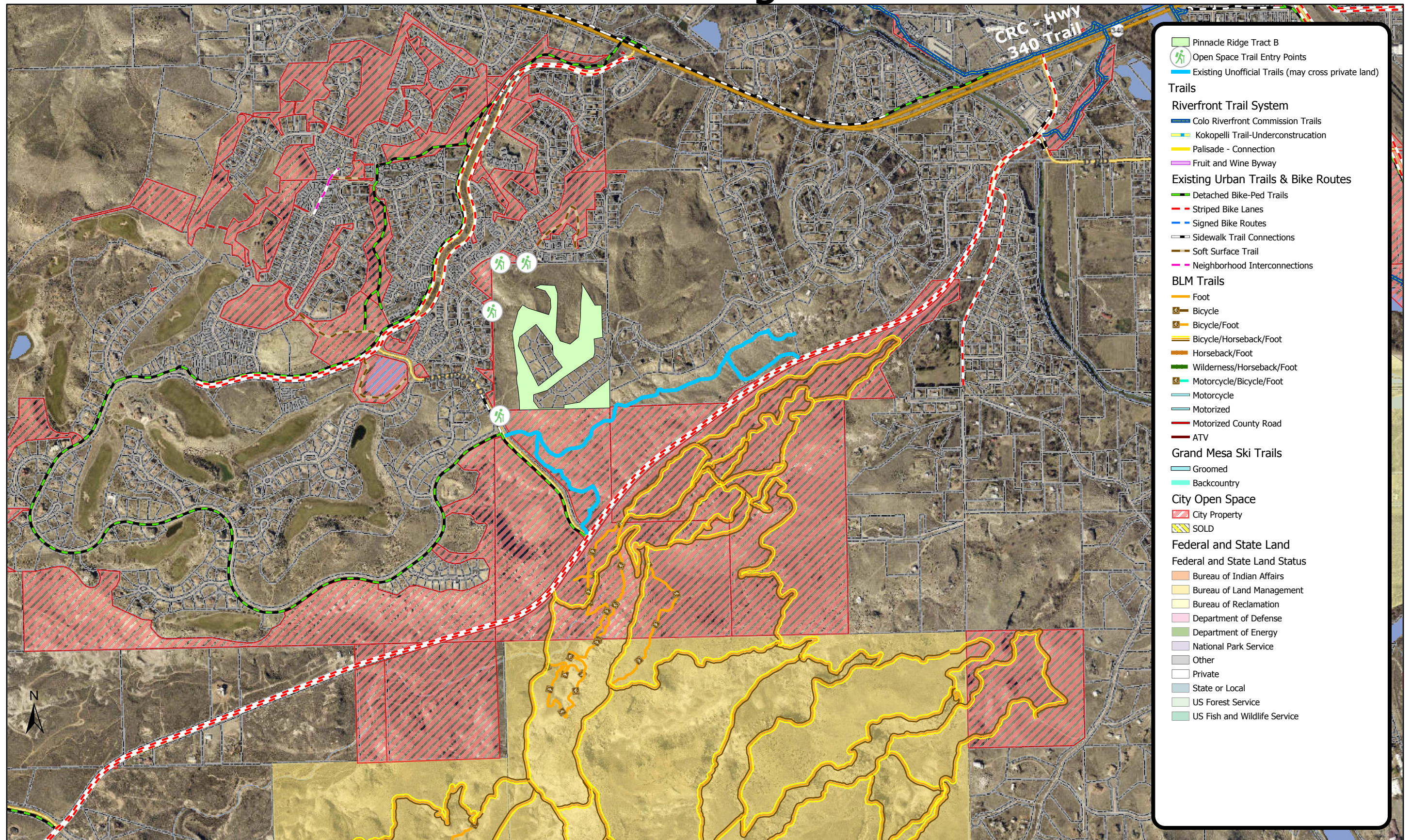
cc: File



**Tract B proposed  
dedication to City  
of GJ Parks Dept.**

**City of Grand Junction Open Space**

# Pinnacle Ridge Area





Federal Non-Profit Organization  
EIN: 46-0658735

City of Grand Junction  
Parks Advisory Board  
1340 Gunnison Ave  
Grand Junction, CO 81501

Thursday, December 7, 2017

RE: Letter of Support for the Pinnacle Ridge Open Space Donation

Members of the Parks Advisory Board:

The board of the Grand Valley Trails Alliance (GVTA) was asked whether our organization would consider support for the donation of an open space parcel within the Pinnacle Ridge development, as presented in the attached subdivision map. In determining our level of support of this donation, we assumed that the subdivision map accurately presents the relevant facts.

As the voice of trails in the Grand Valley, we support the establishment of residential developments that include open space trail components as part of the development. We contend that open space and trails integrated into the design of residential and commercial developments offer residents and the entire community increased home values, better work/life balance, increased opportunities for individual and community health, and a stronger sense of a community identity. Accordingly, the board is pleased to endorse the open space land donation within the Pinnacle Ridge development to the City of Grand Junction. The donation of this 15-acre open space parcel and the opportunities it presents to maintain and develop multi-modal connectivity between and through the Pinnacle Ridge development, surrounding neighborhoods, and the existing public trail system of the Lunch Loops are consistent with GVTA's mission and vision for our community.

GVTA works with trails organizations, land managers, and the public in efforts to sustain and enhance trails within the Grand Valley. Our efforts include all types of trails, for all types of trail users, motorized and non-motorized alike, with the ultimate goal of helping our community, the region, and the world recognize the

---

**Our Mission:**

Based in the Trails Capital of Colorado, the Grand Valley Trails Alliance works with user groups, communities and land managers to develop resources and collaborative frameworks which enhance and sustain our outstanding trails system.

PO Box 1032, Grand Junction, CO 81502  
970-462-7151 | [www.gvtrails.com](http://www.gvtrails.com)



Page 2 of 2  
City of Grand Junction  
Parks Advisory Board  
December 7, 2017

Grand Valley as the Trails Capital of Colorado.

Connecting the Pinnacle Ridge subdivision, its surrounding neighbors, and the public lands of the Lunch Loops trail system warrants our support and we encourage the Parks Advisory Board to join us in recommending the City of Grand Junction accept this donation and include it within the open space lands managed by the City.

Sincerely,

Dave Grossman, founder and board member  
on behalf of the Board of Directors of the Grand Valley Trails Alliance

---

**Our Mission:**

Based in the Trails Capital of Colorado, the Grand Valley Trails Alliance works with user groups, communities and land managers to develop resources and collaborative frameworks which enhance and sustain our outstanding trails system.

PO Box 1032, Grand Junction, CO 81502  
970-462-7151 | [www.gvtrails.com](http://www.gvtrails.com)



Pinnacle Ridge Proposed Open Space Dedication  
Maintenance Cost Estimates

All cost estimates include applicable labor

Onetime startup costs:

• Install trash receptacles	\$575
• Install pet pick up stations	\$875
• Trail first initial clean up, repairs/resurfacing, weed control	<u>\$1,800</u>
<b>Total onetime costs to open trails to the public</b>	<b>\$3,250</b>

Annual maintenance costs include all materials/supplies and applicable labor:

• Twice weekly inspections and maintenance	\$7,800
• Monthly weed/vegetation control	\$1,300
• Materials and supplies	<u>\$1,500</u>
<b>Total annual maintenance costs</b>	<b>\$10,600</b>

Site amenities

- As properties are transitioned into City owned, we typically receive requests for improvements including picnic tables, shade structures and/or restrooms. The annual cost of a portable restroom would be \$1,100. These are unsightly and would not be popular with adjacent homeowners.

Maintenance considerations:

- Access to the City properties/trails. There are currently other open space properties that are isolated similar to Pinnacle Ridge. Residents complain that public users access this space via their private property. It would also be very challenging for staff to access all points of the property for maintenance.
- Existing trails are not designed for public use, and once taken over by the City they would have to be brought up to public trail standards.
- We have a number of similar open space areas that are adjacent to residential homes. Often times, these undeveloped areas become dumping grounds by the adjacent homeowner (i.e. trash, yard waste, etc.)
- We have numerous cases whereby homeowners have encroached onto City undeveloped property. Examples include gardens, landscaping, sheds, outdoor storage, etc.















# **Parks and Recreation Advisory Board Minutes**

## **Regular Meeting – December 7, 2017**

Meeting Location: Hospitality Suite, Hamilton Tower - Stadium

### **Roll Call**

Board Members Present: William Findlay  
Abby Landmeier  
Marc Litzen  
Gary Schroen  
Barbara Traylor Smith  
Byron Wiehe  
Bob Wiig

Board Members Absent: Sam Susuras

City Staff Present: Rob Schoeber, Director Parks and Recreation  
Traci Wieland, Recreation Superintendent  
Marc Mancuso, Parks Supervisor  
Rick Dorris, City of Grand Junction Development Engineer  
Scott Peterson, City of Grand Junction Senior Planner  
Trent Prall, City of Grand Junction Engineering Manager  
David Thornton, City of Grand Junction Principal Planner  
Tricia Rothwell, Recreation Coordinator

Guests Present: Kevin Bray, TV Holdings LLC  
Dave Grossman, Grand Valley Trails Alliance  
Robert Jones, Managing Member of Two R & D LLC

**Item 1:** Meeting called to order by Mark Litzen at 12:00 pm

### **Item 2: Approve minutes from the November 2, 2017 Parks and Recreation Advisory Board Meeting**

Bob Wiig made a motion to approve the minutes with the following change: Special Meeting be removed. The motion was seconded by Gary Schroen and carried unanimously.

Motion approved by the Parks and Recreation Advisory Board:    Yes 6    No 0

### **Item 3: Introduce New Parks and Recreation Advisory Board Member**

Mark Litzen introduced William Findlay, and then asked all board members and staff present to introduce themselves.

### **Item 4: Update: Thunder Valley Subdivision Land Donation Request**

Scott Peterson summarized that the Thunder Valley Subdivision is proposing to donate 1.78 acres to meet their open space requirement. Scott Peterson showed a map of the area. Bob Wiig motioned to accept the land contingent upon safety concerns being addressed. The motion was seconded by Gary Schroen and carried unanimously.

Motion approved by the Parks and Recreation Advisory Board:    Yes 6    No 0

**Item 5: Pinnacle Ridge Subdivision**

Scott Peterson presented a map and description of 15 acres that the Pinnacle Ridge Subdivision is proposing to donate to meet their open space requirement. Robert Jones was invited to speak and offered his knowledge of the property. Dave Grossman of the Grand Valley Trails Alliance addressed the Board. Dave Grossman expressed that the group is in favor of accepting the land and presented a letter of support. By acclamation, the Board decided to gather at the proposed site for more information, and to discuss this further at the next Parks and Recreation Advisory Board meeting.

**Item 6: Mosaic Planned Development**

David Thornton presented maps and information regarding the Mosaic Planned Development. The developer proposes to develop a portion of open space and then donate it to the City of Grand Junction. Bob Wiig made a motion to accept a 2.7 acre parcel to be used for public park space. This parcel will be developed by the developer with the total value being counted against the 10% park dedication requirement. The motion was seconded by Byron Wiehe and carried unanimously.

Motion approved by the Parks and Recreation Advisory Board: Yes 6 No 0

**Item 7: Update: Lunch Loop Trail**

Trent Prall presented an update on the Lunch Loops Trailhead redesign. The City of Grand Junction was awarded \$1,517,045 from Great Outdoors Colorado for this project which is scheduled to begin in late 2018.

**Item 8: For The Good of the Community**

Gary Schroen posed the question of whether or not guns were allowed in City of Grand Junction parks. Rob Schoeber clarified that open carry is allowed.

**Item 9: Elect Officers**

For the position of Chair of the Parks and Recreation Advisory Board, Gary Schroen nominated Bob Wiig. The nomination was seconded by Mark Litzen and carried unanimously.

Nomination approved by the Parks and Recreation Advisory Board: Yes 6 No 0

For the position of Vice Chair, Mark Litzen nominated Gary Schroen. The nomination was seconded by Bob Wiig and carried unanimously.

Nomination approved by the Parks and Recreation Advisory Board: Yes 6 No 0

**Item 10: Confirm 2018 Meeting Dates**

All dates were confirmed with the understanding that the July 5, 2018 meeting date would be addressed closer to that time if needed.

**Item 11: Adjourn**

The meeting adjourned at 1:30 pm by acclamation.

Respectfully submitted,  
Tricia Rothwell  
Recreation Coordinator

# **Parks and Recreation Advisory Board Minutes**

## **Regular Meeting – January 4, 2018**

Meeting Location: Parks and Recreation Office Conference Room

### **Roll Call**

Board Members Present: William Findlay  
Gary Schroen  
Sam Susuras  
Byron Wiehe  
Bob Wiig

Board Members Absent: Abby Landmeier  
Marc Litzen  
Barbara Traylor Smith

City Staff Present: Traci Wieland, Recreation Superintendent  
Mike Vendegna, Parks Superintendent  
Scott Peterson, City of Grand Junction Senior Planner  
Allison Little, Administrative Specialist

Guests Present: Richard VanGytenbeek, Grand Valley Trails Alliance  
Robert Jones, Managing Member of Two R & D LLC

**Item 1:** Meeting called to order by Bob Wiig at 12:00 pm

### **Item 2: Approve minutes from the December 7, 2017 Parks and Recreation Advisory Board Meeting**

Sam Susuras made a motion to approve the minutes. The motion was seconded by William Findlay and carried unanimously.

Motion approved by the Parks and Recreation Advisory Board: Yes 5 No 0

### **Item 3: Update: Pinnacle Ridge Subdivision**

Robert Jones provided a map of the Pinnacle Ridge Area to highlight existing formal and informal trails in the area of the Pinnacle Ridge development. The Board discussed their site visit at the Pinnacle Ridge development. After being in the area the Board felt the topography would be challenging and there was minimal benefit to the community as a whole. Sam Susuras made a motion that the Board recommend the City accept the fees, instead of land, for this development. The motion was seconded by Gary Schroen and carried unanimously. Richard VanGytenbeek of the Grand Valley Trails alliance spoke to the board after the motion carried, advocating for the connectivity to the Lunch Loop area and requesting the board recommend the HOA keep access and connectivity available.

Motion approved by the Parks and Recreation Advisory Board: Yes: 5 No: 0

### **Item 4: Golf Open House**



Traci Wieland talked with the Board about an Open House at Tiara Rado honoring Mike Mendelson who has accepted a position in Spearfish, South Dakota. The Board appreciates Mike Mendelson's years of service, dedication, and accomplishments in the Golf Division and wish him well on his journey to Spearfish.

**Item 5: Project Updates**

Traci Wieland talked with the Board about the vacancy in Golf. Staff is exploring a number of options for the operation of the Golf Division moving forward. In the interim, Shon Birch, Recreation Coordinator, is helping with the operational side while the 1<sup>st</sup> and 2<sup>nd</sup> Assistant Pros will continue their Golf Operation duties.

Traci talked with the Board about an upcoming public meeting on January 18 from 5:30- 7:00 p.m. at Faith Heights Church on Patterson, adjacent to Matchett Park. This meeting is a part of the Feasibility Study process for a community recreation center.

Byron Wiehe inquired about the training process for SCORE camp staff. Traci Wieland indicated that staff works hard to balance skills and sports activities in this camp which is utilized by kids with a wide range of exposure to each sport.

Mike Vendegna talked with the Board about upcoming park projects. The Parks division has been working on some landscaping, and lighting changes in the breezeway on Main Street between 4<sup>th</sup> and 5<sup>th</sup> Streets in an effort to deter transient activity.

Mike Vendegna advised the Board about a recent accident in Greeley involving an ADA swing at a school. A child was caught in the restraint straps and killed. Parks staff has inventoried and had all the ADA swings in the park system inspected by a staff member certified in playground inspection. None has cloth restraint straps. Following this incident School District #51 removed several swings that were constructed with similar strap devices.

Mike Vendegna talked with the Board about Department water usage. The unusually dry weather could potentially have a large impact on plantings and turf throughout the park system.

**Item 6: For The Good of the Community**

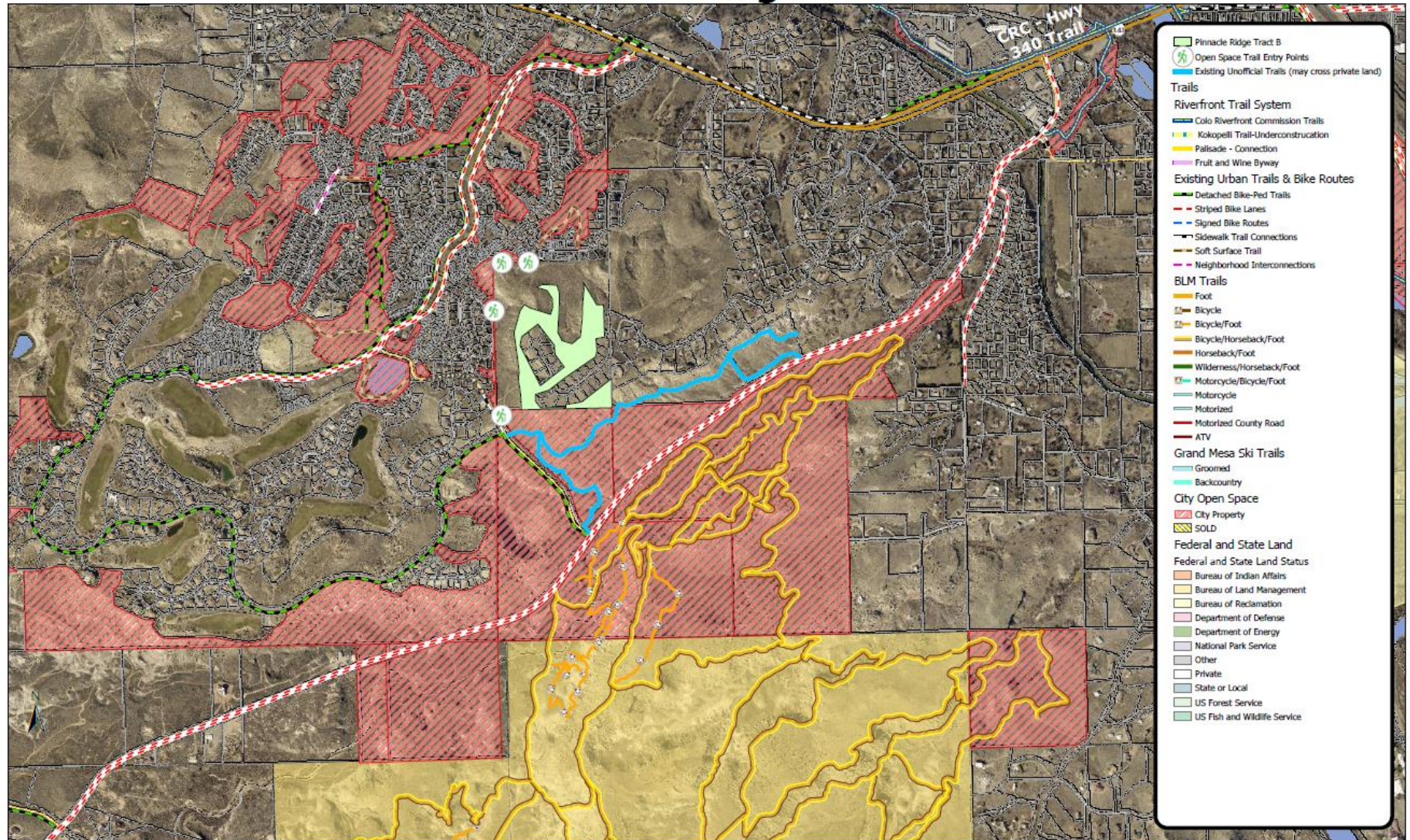
Bob Wiig invited the Board to the dedication of the new Colorado Discover Ability building on January 18 at 10 a.m. There will be an open house of the building until 4:00 p.m.

**Item 11: Adjourn**

The meeting adjourned at 1:00 pm by acclamation.

Respectfully submitted,  
Allison Little  
Administrative Specialist

# Pinnacle Ridge Area



Published 12/27/2017

G:\GIS\EXTERNAL\CustomPaidMaps\Vortex20171227\MapForVortex.aprx

# PINNACLE RIDGE SUBDIVISION, FILING 1

W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M.  
City of Grand Junction, Mesa County, Colorado

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, TWO R & D, LLC a Colorado limited liability company is the owner of that real property situate in the SW 1/4 NW 1/4, the south 10 acres of the NW 1/4 NW 1/4, Section 21, Township 1 South, Range 1 West of the Ute Meridian and a portion of the Energy Center Subdivision recorded under Reception No. 644620, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Beginning at the W 1/4 corner of said Section 21;  
thence N00°16'04"E, being the basis of bearing, a distance of 1317.18 feet to the W 1/16 corner of said Section 21;  
thence N00°15'21"E a distance of 334.95 feet along the west line of said south 10 acres;  
thence S89°46'08"E a distance of 1300.69 feet along the north line of said south 10 acres;  
thence S00°33'00"W a distance of 335.15 feet to the NW 1/16 corner of said Section 21;  
thence S00°25'55"W a distance of 240.76 feet along the east line of said SW 1/4 NW 1/4;  
thence S51°16'33"W a distance of 124.51 feet;  
thence along the arc of a curve to the left 266.66 feet, having a central angle of 61°00'00" and a radius of 250.47 feet, the chord of which bears S30°46'33"W a distance of 254.25 feet;  
thence along the arc of a curve to the right 208.13 feet, having a central angle of 53°00'00" and a radius of 225.00 feet, the chord of which bears S26°46'33"W a distance of 200.79 feet;  
thence S53°16'33"W a distance of 249.38 feet;  
thence N33°55'49"W a distance of 175.52 feet;  
thence N03°09'01"W a distance of 100.00 feet;  
thence N36°13'29"W a distance of 300.00 feet;  
thence S53°46'33"W a distance of 230.00 feet;  
thence S12°16'33"W a distance of 100.00 feet;  
thence S25°13'27"E a distance of 505.16 feet;  
thence S53°16'33"W a distance of 157.53 feet;  
thence along the arc of a curve to the left 195.51 feet, having a central angle of 53°00'20" and a radius of 211.33 feet, the chord of which bears S26°46'23"W a distance of 188.61 feet to the south line of said SW 1/4 NW 1/4;  
thence N89°43'25"W a distance of 290.18 feet to the point of beginning.  
Said parcel contains 32.70 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, and Tracts as shown hereon, and designated the same as PINNACLE RIDGE SUBDIVISION, FILING 1 in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

A Drainage Easement over Tract A is dedicated to the City of Grand Junction as a perpetual easement for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain and repair the detention and drainage facilities.

All other Drainage easement are granted to the Homeowner's Association by separate instrument.

\_\_\_\_\_  
Robert W. Jones II, Managing Member

STATE OF COLORADO  
) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_

2017 A.D. by TWO R & D, LLC, Robert W. Jones II, Managing Member.

Witness my hand and official seal: \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

## CITY APPROVAL

This plat of PINNACLE RIDGE SUBDIVISION, FILING 1, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the \_\_\_\_ day of \_\_\_\_\_, 2017 A.D.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
City Mayor

## TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Two R & D, LLC, a Colorado limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: \_\_\_\_\_ By: \_\_\_\_\_

## LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded under Reception No. 2236040, 2310515, 2422221, 2422230, 2439195, 2488454, 2654494, 2351449, 2351450, 2439196, 2488457, 2654493 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

By: \_\_\_\_\_ FOR: Alpine Bank

STATE OF COLORADO  
) ss  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_  
2017 A.D. by \_\_\_\_\_

Witness my hand and official seal: \_\_\_\_\_  
Notary Public

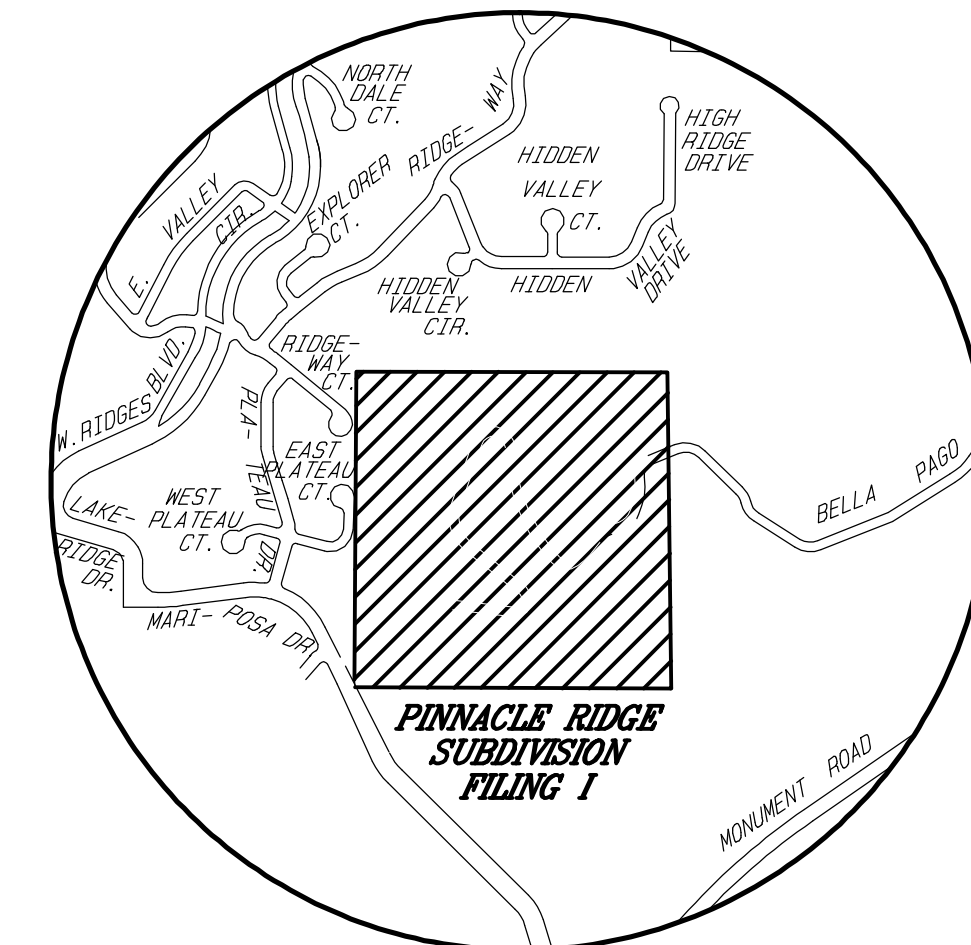
My commission expires: \_\_\_\_\_

## CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 2017 A.D., and was recorded at Reception No. \_\_\_\_\_, Drawer No. \_\_\_\_\_, and Fees \_\_\_\_\_.

\_\_\_\_\_  
Clerk and Recorder

\_\_\_\_\_  
Deputy



VICINITY MAP  
N.T.S.

To be completed by the City of Grand Junction personnel.  
The accuracy of this information is the responsibility of the City of Grand Junction.  
Declaration of Covenants, Restrictions and Conditions of the Pinnacle Ridge Homeowner's Association, Inc.  
recorded under Reception No. \_\_\_\_\_  
Tracts A and B are conveyed to the Pinnacle Ridge Homeowner's Association, Inc.  
recorded under Reception No. \_\_\_\_\_  
Drainage and Ingress & Egress Easements are conveyed to the Pinnacle Ridge Homeowner's Association  
recorded under Reception No. \_\_\_\_\_

## SURVEYOR'S STATEMENT

I, Michael W. Drissel, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Heritage Title Company under FILE NUMBER: 598-H050223-500-670.

## FOR REVIEW

**PINNACLE RIDGE SUBDIVISION  
FILING 1**

LOCATED IN THE  
W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M.

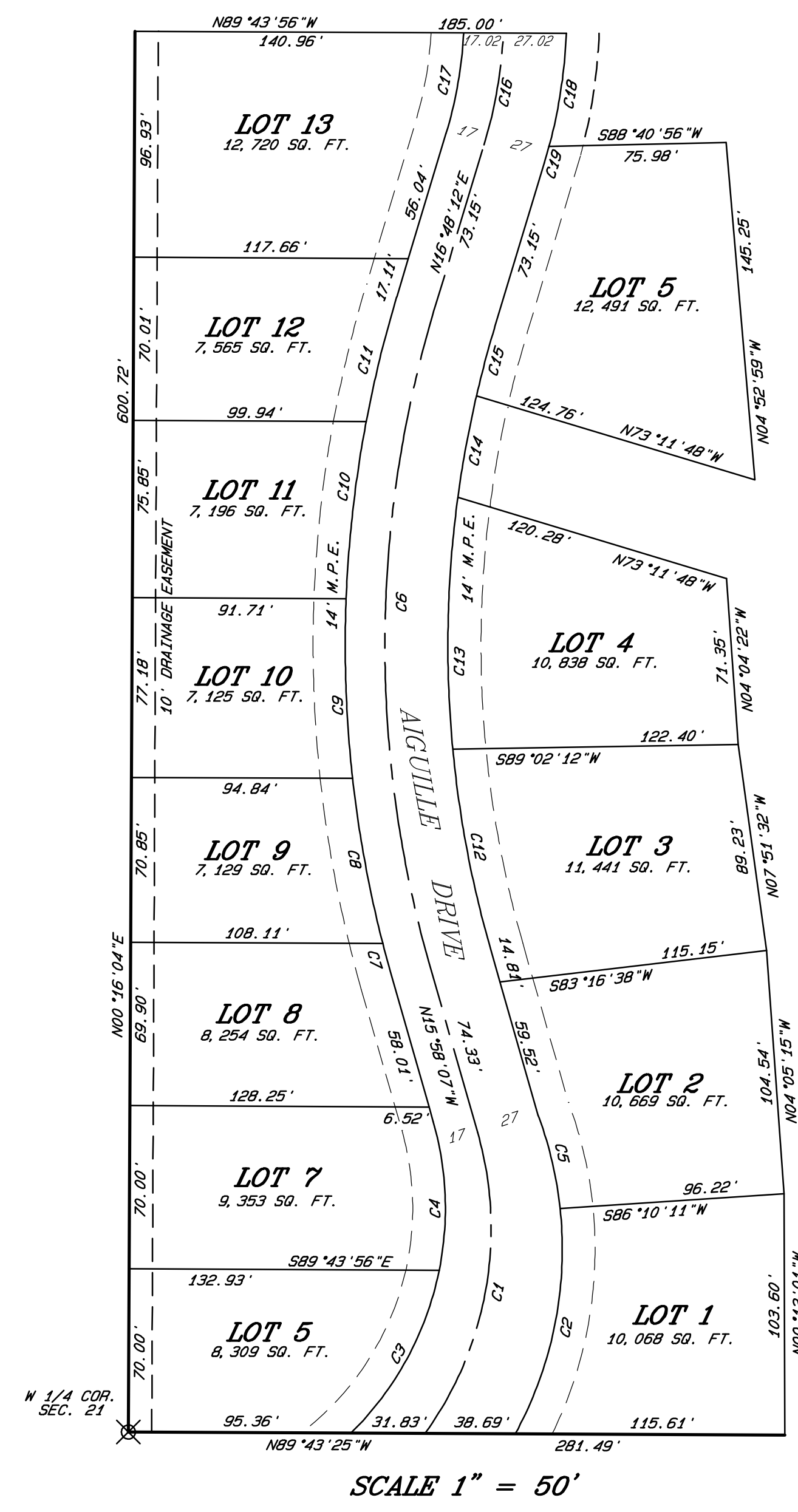
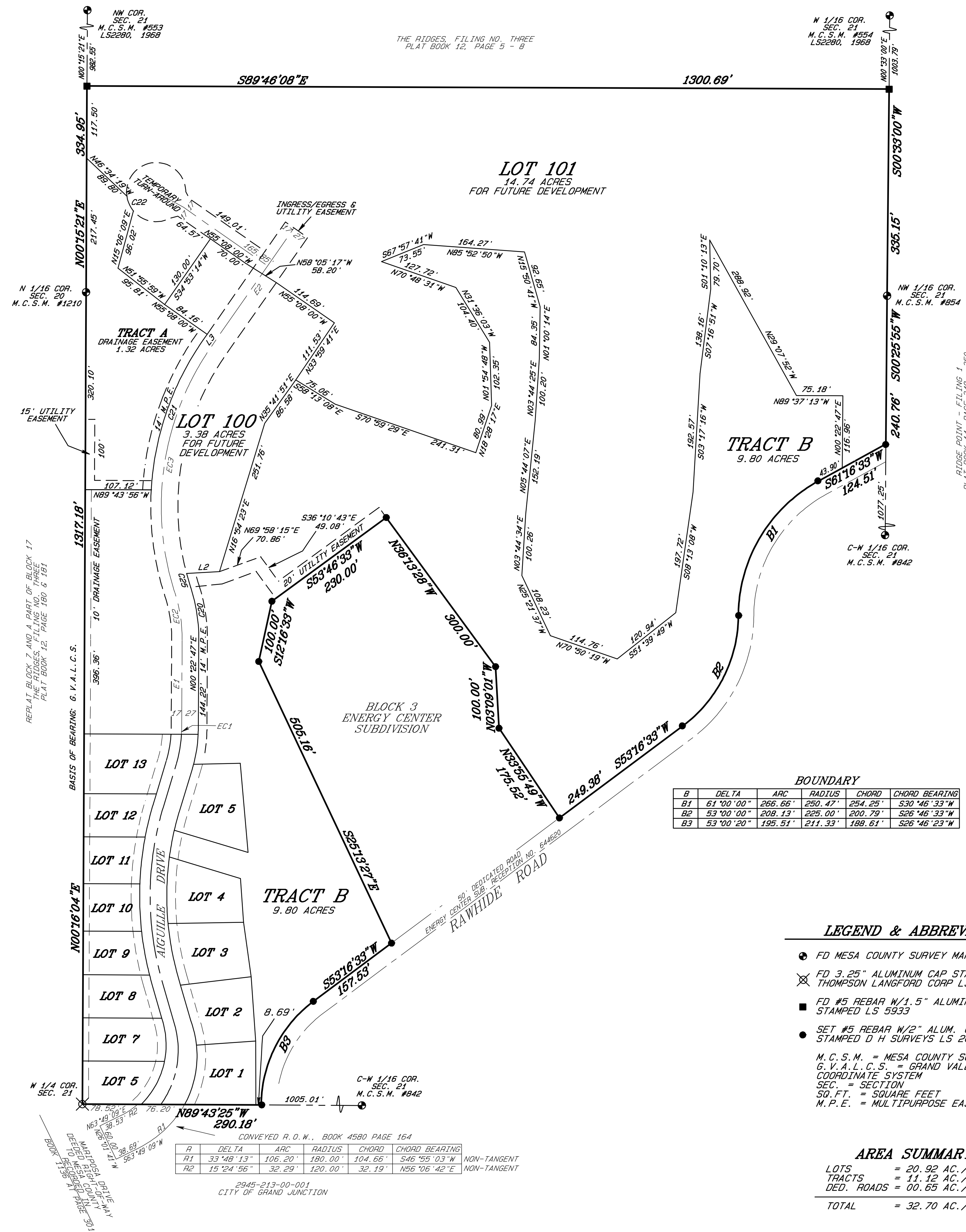
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

DESIGNED BY M.W.D. CHECKED BY E.E.B. JOB NO. 129-04-03  
REVISED 08/24/17  
REVISED 09/27/17  
DRAWN BY TMODEL DATE MAY 2017 SHEET 1 OF 2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

# PINNACLE RIDGE SUBDIVISION, FILING 1

W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M., City of Grand Junction, Mesa County, Colorado



LOT & CENTER LINE DIMENSIONS

L/C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING	
C1	51°45'39"	135.51'	150.00'	130.95'	S09°54'43"W	
C2	34°44'09"	100.03'	165.00'	98.51'	S11°15'38"W	NON-TANGENT
C3	34°13'41"	80.65'	135.00'	79.45'	N28°28'58"E	
C4	27°20'14"	64.41'	135.00'	63.80'	N02°18'00"W	
C5	14°18'25"	41.20'	165.00'	41.09'	S13°15'41"E	NON-TANGENT
C6	32°46'18"	285.99'	500.00'	282.11'	S00°25'03"W	
C7	1°38'41"	14.84'	517.00'	14.84'	N15°08'46"W	
C8	7°59'00"	72.04'	517.00'	71.98'	N10°19'55"W	
C9	8°33'07"	77.17'	517.00'	77.10'	N02°03'52"W	
C10	8°28'47"	76.51'	517.00'	76.44'	N06°27'05"E	
C11	6°06'43"	55.15'	517.00'	55.12'	N13°44'50"E	
C12	10°33'49"	87.21'	473.00'	87.08'	S10°41'12"E	
C13	13°06'47"	108.25'	473.00'	108.02'	S01°09'06"W	
C14	5°21'55"	44.29'	473.00'	44.28'	S10°23'27"W	
C15	3°43'47"	30.79'	473.00'	30.79'	S14°56'18"W	
C16	13°59'35"	48.84'	200.00'	48.72'	S09°48'24"W	
C17	13°45'24"	43.94'	183.00'	43.83'	N09°55'30"E	
C18	12°25'26"	49.22'	227.00'	49.13'	S08°43'11"W	
C19	1°52'18"	7.42'	227.00'	7.42'	N15°52'03"E	
C20	18°18'09"	86.88'	271.98'	86.51'	S08°46'17"E	
C21	31°36'19"	260.36'	472.00'	267.07'	S19°03'51"W	
L2		53.58'			S85°44'38"W	
C22	31°33'47"	26.44'	48.00'	26.11'	N24°00'53"W	
L3		11.70'			N34°52'00"E	
C23	14°45'44"	58.74'	228.00'	58.58'	S46°08'11"W	
C25	03°11'16"	23.81'	428.00'	23.81'	S16°19'43"E	

INGRESS/EGRESS EASEMENT (varied width)

#	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
EC1	2°25'50"	8.48'	200.00'	8.48'	N01°35'42"E
E1		144.22'			S00°22'47"W
EC2	18°18'09"	78.26'	244.98'	77.93'	S08°46'17"E
EC3	52°47'22"	419.21'	455.00'	404.54'	S08°28'20"W
E2		233.78'			N34°52'00"E

BOUNDARY

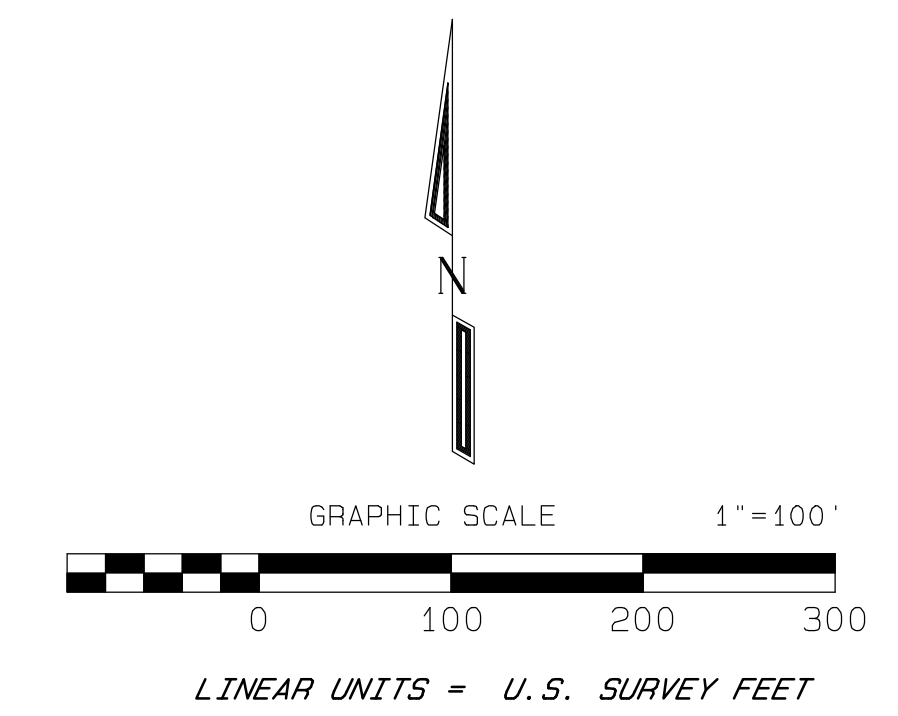
B	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
B1	61°00'00"	266.66'	250.47'	254.25'	S30°46'33"W
B2	53°00'00"	208.13'	225.00'	200.79'	S26°46'33"W
B3	53°00'20"	195.51'	211.33'	188.81'	S26°46'23"W

LEGEND & ABBREVIATIONS

- FD MESA COUNTY SURVEY MARKER
- FD 3.25" ALUMINUM CAP STAMPED THOMPSON LANGFORD CORP LS 18480
- FD #5 REBAR W/1.5" ALUMINUM CAP STAMPED LS 5933
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- M.C.S.M. = MESA COUNTY SURVEY MARKER
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- SEC. = SECTION
- SQ. FT. = SQUARE FEET
- M.P.E. = MULTIPURPOSE EASEMENT

AREA SUMMARY

LOTS	= 20.92 AC./64%
TRACTS	= 11.12 AC./34%
DED. ROADS	= 00.65 AC./102%
TOTAL	= 32.70 AC./100%



FOR REVIEW

PINNACLE RIDGE SUBDIVISION  
FILING 1  
LOCATED IN THE  
W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M.

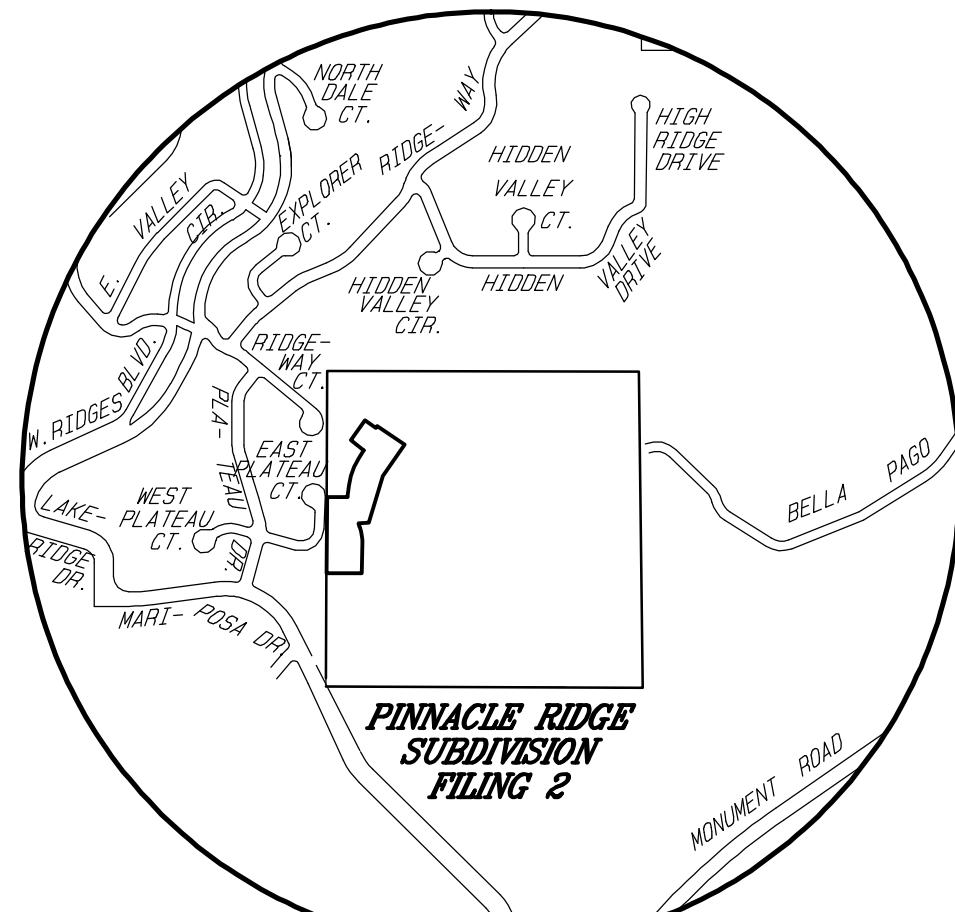
D H SURVEYS INC.  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

DESIGNED BY M.W.D. CHECKED BY E.E.B. JOB NO. 129-04-03  
DRAWN BY TMODEL DATE MAY 2017 SHEET 2 OF 2

REVISED 07/27/17  
REVISED 09/27/17  
REVISED 11/10/17

# PINNACLE RIDGE SUBDIVISION, FILING 2

A REPLAT OF LOT 100, PINNACLE RIDGE SUBDIVISION FILING 1, Reception No. \*\*\*\*\* W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M.  
City of Grand Junction, Mesa County, Colorado



VICINITY MAP  
N.T.S.

### LEGEND & ABBREVIATIONS

- FD MESA COUNTY SURVEY MARKER
- ⊗ FD 3.25" ALUMINUM CAP STAMPED THOMPSON LANGFORD CORP LS 18480
- FD #5 REBAR W/1.5" ALUMINUM CAP STAMPED LS 5333
- SET #5 REBAR W/2" ALUM. CAP STAMPED D H SURVEYS LS 20677
- M.C.S.M. = MESA COUNTY SURVEY MARKER
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
- M.P.E. = MULTIPURPOSE EASEMENT
- SEC. = SECTION
- DED. = DEDICATED
- SQ.FT. = SQUARE FEET

To be completed by the City of Grand Junction personnel.  
The accuracy of this information is the responsibility of the City of Grand Junction.  
Declaration of Covenants, Restrictions and Conditions of the Pinnacle Ridge Homeowner's Association, Inc.  
recorded under Reception No. \_\_\_\_\_  
Drainage Easements are conveyed to the Pinnacle Ridge Homeowner's Association  
recorded under Reception No. \_\_\_\_\_

### CITY APPROVAL

This plat of PINNACLE RIDGE SUBDIVISION, FILING 2, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the \_\_\_\_ day of \_\_\_\_\_, 2017 A.D.

\_\_\_\_\_  
City Manager                      City Mayor

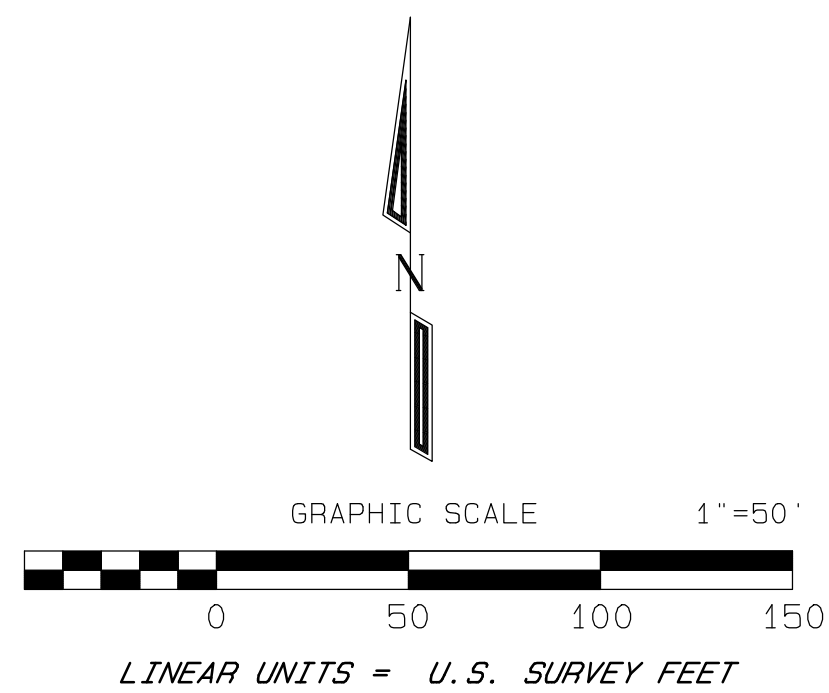
### CLERK AND RECORDER'S CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 2017 A.D., and was recorded at Reception No. \_\_\_\_\_, Drawer No. \_\_\_\_\_ and Fees \_\_\_\_\_.

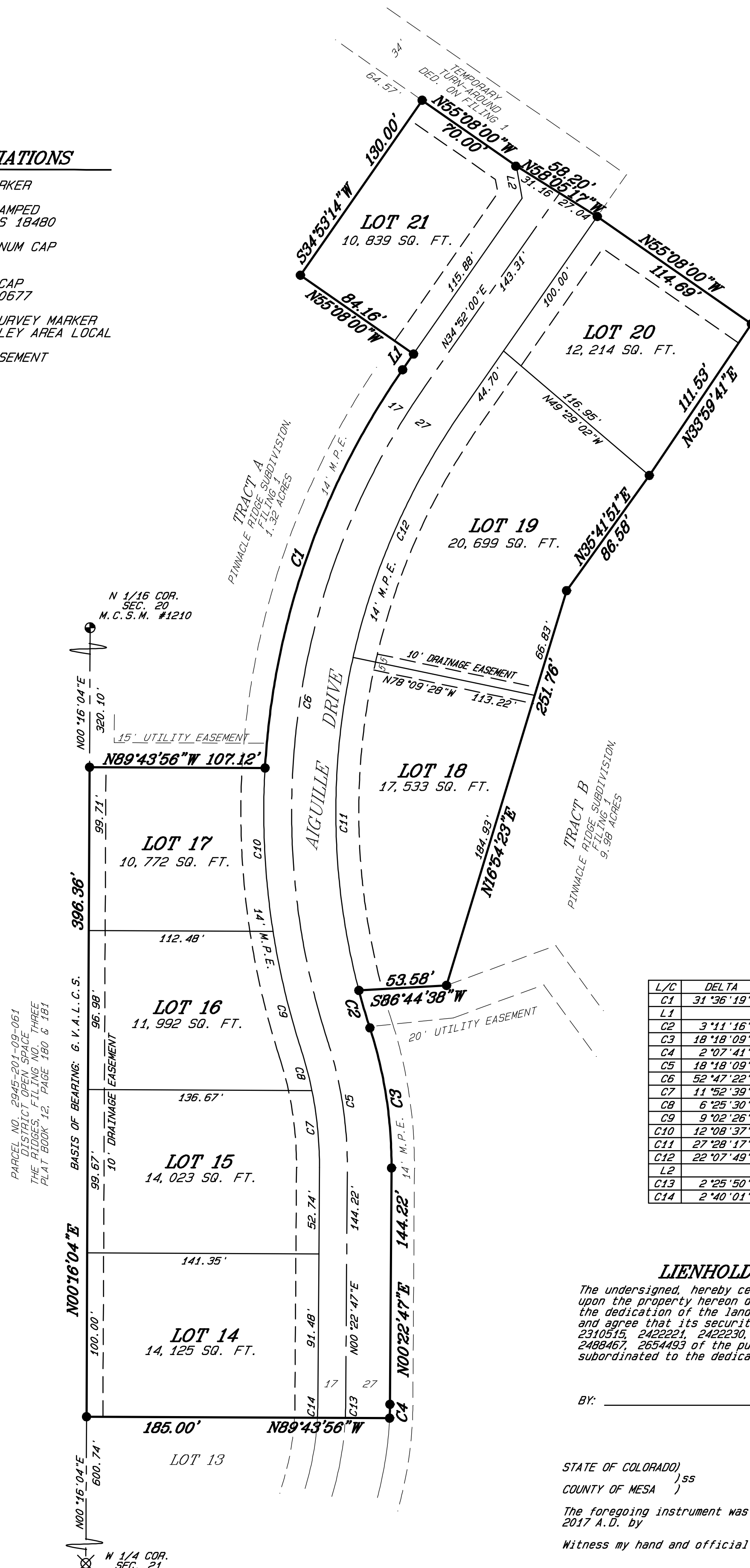
\_\_\_\_\_  
Clerk and Recorder                      Deputy

### AREA SUMMARY

LOTS = 2.58 AC. / 77%  
DED. ROADS = 0.80 AC. / 23%  
TOTAL = 3.38 AC. / 100%



NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.



L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C1	31°36'19"	260.36'	472.00'	257.07'	N19°03'51"E
L1		11.70'			S34°52'02"W
C2	3°11'16"	23.81'	428.00'	23.81'	S16°19'43"E
C3	18°18'09"	86.88'	271.98'	86.51'	S08°46'17"E
C4	2°07'41"	8.43'	227.00'	8.43'	S01°26'37"W
C5	18°18'09"	78.26'	244.98'	77.93'	S08°46'17"E
C6	52°47'22"	419.21'	455.00'	404.54'	S08°28'20"W
C7	11°52'39"	47.26'	237.98'	47.18'	N09°33'52"W
C8	6°25'30"	25.57'	227.98'	25.55'	N14°42'35"W
C9	9°02'26"	74.48'	472.00'	74.40'	N13°24'08"W
C10	12°08'37"	100.04'	472.00'	95.85'	N02°48'37"W
C11	27°28'17"	205.21'	428.00'	203.25'	S00°59'57"E
C12	22°07'49"	165.31'	428.00'	164.29'	S23°48'06"W
L2		19.97'			S10°08'00"E
C13	2°25'50"	8.48'	208.00'	8.48'	S01°35'42"W
C14	2°40'01"	8.52'	183.00'	8.52'	N01°42'47"E

### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded under Reception No. 2236040, 2310315, 2425251, 2425250, 2435153, 2488494, 2534824, 2531445, 2351400, 2435196, 2488467, 2654493 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY: \_\_\_\_\_ FOR: Alpine Bank

STATE OF COLORADO )  
COUNTY OF MESA )  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017 A.D. by \_\_\_\_\_  
Witness my hand and official seal: \_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:  
That the undersigned, TWO R & D, LLC a Colorado limited liability company is the owner of that real property situate in the W 1/2 NW 1/4 of Section 21, Township 1 South, Range 1 of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

Lot 100, Pinnacle Ridge Subdivision, Filing 1, Reception No. \_\_\_\_\_

Said parcel contains 3.37 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, and Tracts as shown hereon, and designated the same as PINNACLE RIDGE SUBDIVISION, FILING 2 in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Drainage Easements are granted to the Homeowner's Association by separate instrument.

Robert W. Jones II, Managing Member

STATE OF COLORADO )  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017 A.D. by TWO R & D, LLC, Robert W. Jones II, Managing Member.

Witness my hand and official seal: \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, Heritage Title Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to TWO R & D, LLC, a Colorado limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: \_\_\_\_\_ By: \_\_\_\_\_

### SURVEYOR'S STATEMENT

I, Michael W. Drisse, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision and checking. It is based upon my professional knowledge, information and belief according to applicable standards of practice. This is not a guarantee or warranty, either expressed or implied. Title research was supplied by Heritage Title Company under FILE NUMBER: 598-H0502823-900-670.

## FOR REVIEW

**PINNACLE RIDGE SUBDIVISION**  
**FILING 2**  
LOCATED IN THE  
W 1/2 NW 1/4, SEC. 21, T1S, R1W, U.M.  
**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By	M. W. D.	Checked By	E. E. B.	Job No.	129-04-03
Drawn By	TMODEL	Date	MAY 2017	Sheet	1 OF 1

REVISED 07/28/17  
REVISED 09/27/17  
REVISED 11/20/17



## Grand Junction City Council

### Regular Session

Item #6.a.

---

**Meeting Date:** March 7, 2018

**Presented By:** Trent Prall, Public Works Director, Jay Valentine, Deputy Finance Director

**Department:** Public Works - Engineering

**Submitted By:** Jerod Timothy, Project Manager

---

### **Information**

#### **SUBJECT:**

Contract for the Las Colonias Business Park Phase 1 and 1A Project

#### **RECOMMENDATION:**

I move to (authorize or deny) the City Purchasing Division to Execute a Construction Contract with MM Skyline Contracting, Inc. for the Construction of the Las Colonias Business Park Phase 1 and 1A Project in the Amount of \$2,845,692.

#### **EXECUTIVE SUMMARY:**

This project is the first phase of construction for the Riverfront at Las Colonias Park development that is being completed in partnership with the Downtown Development Authority.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Las Colonias Planned Development zoning set the vision and provides guidance and establishes appropriate land uses for the 147 acre Las Colonias site. 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 Park Master Plan.

## **Guiding Principles**

The Guiding Principles for the proposed Planned Development (PD) zone district are to:

- Establish a business park within a recreational park in a location near the Colorado River.
- Protect the Colorado River and its floodplain and habitat.
- Plan for future development in the business park using principles of compact development, appropriate architectural standards and good site design.
- Establish appropriate uses of the open space, relying on the list of amenities established in the Las Colonias Park Master Plan.

Several components of the Las Colonias property have been completed, including park improvements east of the Botanical Gardens and the Amphitheater. Completion of the east end of the property will include original elements contemplated in the 2013 Master Plan such as a boat ramp, dog park, zip line and festival area, as well as the business park for outdoor related businesses and retail/restaurant pad sites.

This phase will provide infrastructure necessary for the proposed pad sites A, B, and C, as well as full access to Riverside Parkway. This work will connect the amphitheater and western end of the park to the intersection constructed last fall with Winters Ave. Construction for Phase 1 and 1A includes 3,000 feet of water lines, 2,400 feet of sewer lines, 2,100 feet of storm drains, as well as all of the conduit for "dry" utilities such as Xcel power and gas, phone, cable and fiber. No landscaping is proposed as part of this phase.

The City was successful in obtaining a \$750,000 Department of Local Affairs' Energy and Mineral Impact Assistance Program grant for Phase 1A. This project is scheduled to begin on March 26, 2018 with an expected completion date of August 30, 2018. Construction will take place during the daytime hours.

Phase 2 is proposed to complete the remainder of the amenities of the park including various ponds, butterfly lake, festival area, dog park, the remaining roads, boat ramp, landscaping, street lighting, pedestrian lighting and pad sites. Phase 2 is scheduled to start immediately after the completion of Phase 1 and 1A with all work complete by May of 2019.

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

<b><u>Contractor</u></b>	<b><u>Location</u></b>	<b><u>Amount</u></b>
MM Skyline Contracting, Inc.	Grand Junction, CO	\$2,845,692.00
M.A. Concrete Construction, Inc.	Grand Junction, CO	\$2,851,974.19
Hudspeth & Associates	Rifle, CO	\$2,864,742.55
Old Castle SW Group, Inc. dba United Companies	Grand Junction, CO	\$3,122,075.65
Dirtworks Construction, LLC	Fruita, CO	\$3,285,981.80

**FISCAL IMPACT:**

Bond proceeds from the Downtown Development Authority in the amount of \$9,000,000 has been designated for the Las Colonias Business Park Project. Construction is planned over a two year period covering 2018 and 2019. The funding for Phase 1 and 1A is included in the \$9,000,000 and is budgeted in the Capital Improvements fund.

**Project Costs:**

Phase 1 and 1A Construction Contract Amount	\$2,845,692
Consultant Construction Testing (Estimate)	\$30,000
<b>TOTAL PROJECT COST</b>	<b>\$2,875,692</b>

**SUGGESTED MOTION:**

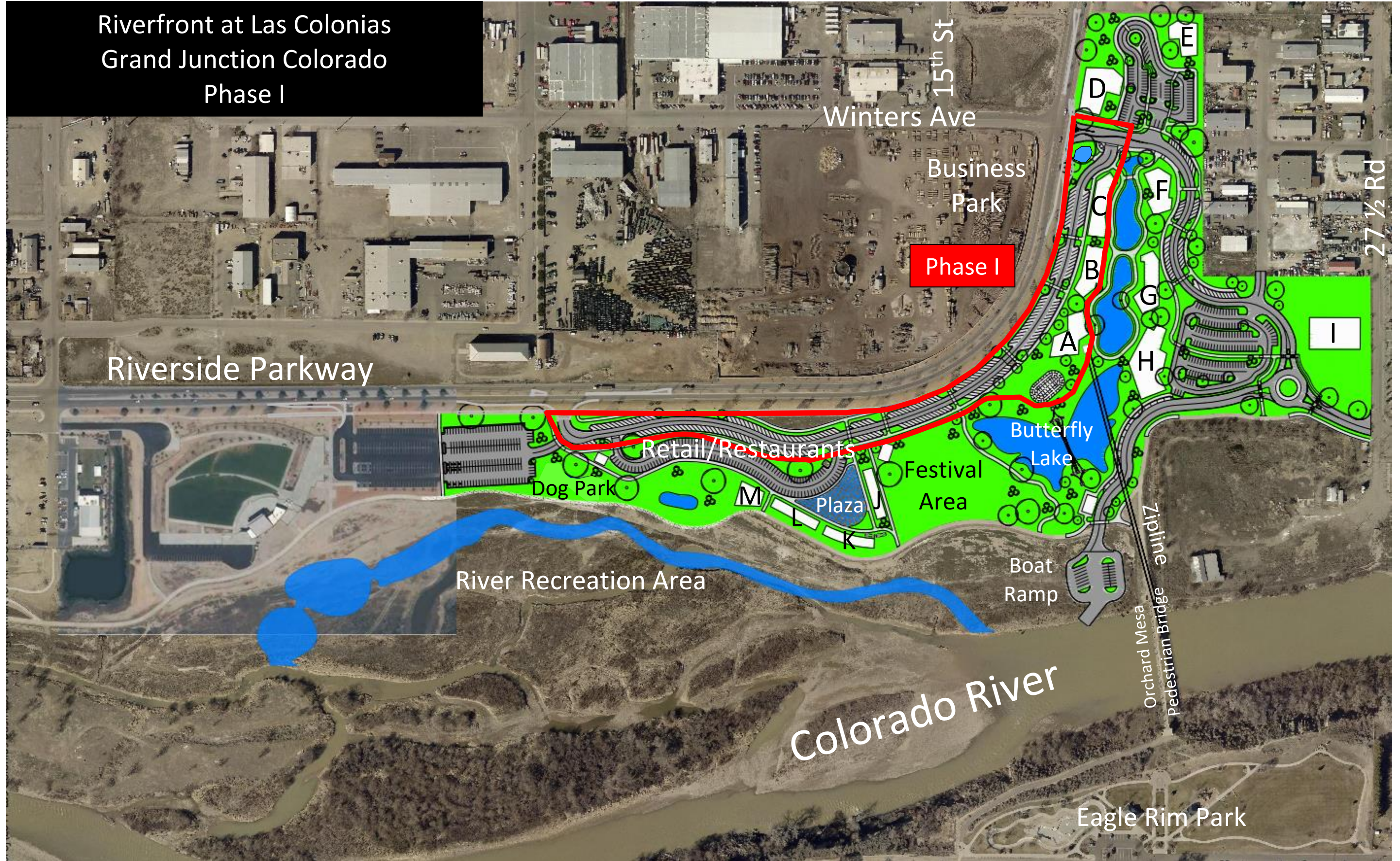
I move to authorize the City Purchasing Division to enter into a contract with MM Skyline Contracting, Inc. of Grand Junction, CO for the Las Colonias Business Park Phase 1 and 1A Project in the amount of \$2,845,692.

**Attachments**

1. Riverfront at Las Colonias - Map - Phase I construction



Riverfront at Las Colonias  
Grand Junction Colorado  
Phase I



15th St

Winters Ave

Business  
Park

Phase I

27 1/2 Rd

Riverside Parkway

Retail/Restaurants

Butterfly  
Lake

Festival  
Area

Dog Park

Plaza

River Recreation Area

Boat  
Ramp

Colorado River

Orchard Mesa  
Zipline

Pedestrian Bridge

Eagle Rim Park