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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 4, 2018
250 NORTH 5TH STREET
5:15 PM – PRE-MEETING – ADMINISTRATION CONFERENCE ROOM
6:00 PM – REGULAR MEETING – CITY HALL AUDITORIUM**

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

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

Economic Development Funds Presentation

Proclamations

Proclaiming April 2018 as Month of the Young Child in the City of Grand Junction

Proclaiming April 2018 as National Autism Awareness Month in the City of Grand Junction

Proclaiming April 2018 as Child Abuse Prevention Month in the City of Grand Junction

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. Summary of the March 19, 2018 Workshop
- b. Minutes of the March 21, 2018 Executive Session
- c. Minutes of the March 21, 2018 Regular Meeting

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 on the Regular Agenda.

- a. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Tallman Annexation of 5.197 Acres, Located at 2734 B ¼ Road and 2723 Hwy 50

3. Contracts

- a. 2018 Contract Street Maintenance - Asphalt Overlays

4. Resolutions

- a. A Resolution Amending the 2018 City Council Meeting Schedule
- b. A Resolution Approving Trail Easement with Redlands Water and Power for the Monument Road (Lunch Loops) Trail

5. Other Action Items

- a. Orchard Ave Between Normandy and 29 Road Memorandum of Understanding Between the City of Grand Junction and Mesa County
- b. Downtown Grand Junction Partnership (DDA/BID) Organizational Change

REGULAR AGENDA

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

6. Public Hearings

- a. Legislative
 - i. 2018 Supplemental Appropriation Ordinance for Expansion of School Resource Officer Program
 - ii. An Ordinance Amending Ordinance No. 4772 Concerning the Issuance of DDA Bonds
 - iii. An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code regarding Ballot Title Protests and the Deadline for Write-in Candidate Affidavits

7. Resolutions

- a. Resolution Establishing a Colorado Creative District

8. 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.

9. Other Business**10. Adjournment**

Grand Junction

State of Colorado

PROCLAMATION

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

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

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

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

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

“MONTH OF THE YOUNG CHILD”

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of April, 2018.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

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

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

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

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

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

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

“National Autism Awareness Month”

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of April, 2018.

Mayor



Grand Junction

State of Colorado

PROCLAMATION

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

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

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

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

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

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

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

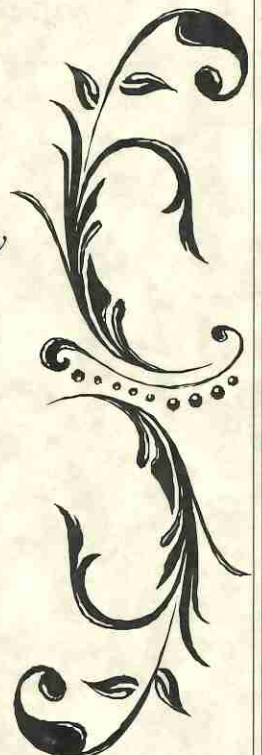
NOW, THEREFORE, I, J. Merrick Taggart, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim April, 2018 as

"CHILD ABUSE PREVENTION MONTH"

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

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 4th day of April, 2018.

Mayor



GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 19, 2018 – Noticed Agenda Attached

Meeting Convened: 5:30 p.m. in the City Hall Auditorium

Meeting Adjourned: 6:59 p.m.

City Councilmembers present: Councilmembers McArthur, Norris, Wortmann, and Mayor Pro Tem Boeschstein.

Staff present: Caton, Shaver, LeBlanc, Schoeber, Wieland, and Winkelmann.

Mayor Pro Tem Boeschstein called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Community Center Feasibility Study Update

Mr. Caton noted tonight's discussion is an update on the progress of the Community Center Feasibility Study. Mr. Schoeber introduced the consultants Andy Barnard and Ken Ballard with Perkins + Will. Staff has been working with People for Local Activities & Community Enrichment (PLACE) to hold community and stakeholder meetings as a part of the feasibility process. Mr. Barnard noted the alignment of the City's Strategic Plan with this project.

The public portion of the feasibility study began in January with a series of community and stakeholder meetings. The primary objectives of these meetings has been to engage citizens in a variety of ways and solicit their input on community needs as they pertain to a community center. Recurring themes from these meetings included discussion on the current tax climate in Grand Junction, competition with private providers, site selection, affordable fees, multifunctional design for all ages, access for special needs users, etc.

During follow up meetings in early March, stakeholders and community members engaged in hands-on tasks including build-a-center and polling exercises. These exercises focused on user demographics, site priorities, building amenities, and optional satellite facilities.

Mr. Barnard reviewed the top three areas discussed by stakeholders:

1. Strong emphasis on amenities that serve all members of the community.
2. Traditional recreation components are heavily desired.
3. Concern about private vs. public providers.

At the public meetings, over 90% expressed support for a community center.

Discussion ensued about possible locations for a community center: 24 Road corridor, renovating Grand Junction Athletic Club, Lincoln Park, Matchett Park, Orchard Mesa, and Downtown Grand Junction.

Mr. Ballard reviewed the operations analysis based on:

1. Market analysis.
2. Benchmarking.
3. Set fees/project revenues.
4. Project expenses.
5. Determine level of cost recovery.

Mr. Ballard noted six community center benchmarks include:

1. Majority of centers are between 65,000 and 75,000 square feet.
2. Most contain pools, gym, fitness, community space.
3. Operating budgets \$2- \$2.5 million.
4. Most centers operate at a deficit.
5. Most have a three-tiered fee structure.
6. Most are open 105 hours a week.

Discussion ensued about a possible fee structure, partnership with Mesa County, and funding a community center.

Next steps include a statistically valid survey to 3,500 City of Grand Junction households and the development of a site matrix aimed to objectively rate the suggested sites. The study is set to conclude in mid-summer.

The process will continue this spring with a final report anticipated in June.

Agenda Topic 2. Next Workshop Topics

Mr. Caton reviewed the topics for the April 2nd Workshop:

- a. Cluster Developments
- b. Utility Undergrounding Requirements

3. Other Business

Councilmember McArthur reviewed his attendance at the National League of Cities (NLC) conference and provided information on the Urban Institute, an exercise on balancing the Federal budget, municipal securities regulatory board, relocation of the Bureau of Land Management (BLM) to Grand Junction, and University Communities Council.

Adjournment

The Workshop adjourned at 6:59 p.m.

GRAND JUNCTION CITY COUNCIL

SPECIAL SESSION MINUTES

March 21, 2018

The City Council of the City of Grand Junction, Colorado met in Special Session on Wednesday, March 21, 2018 at 5:25 p.m. in the Administration Conference Room, 2nd Floor, City Hall, 250 N. 5th Street. Those present were Councilmembers Chris Kennedy, Duncan McArthur, Phyllis Norris, Duke Wortmann, and Mayor Pro Tem Bennett Boeschstein.

Also present for the Executive Session were City Manager Greg Caton and City Attorney John Shaver.

Councilmember Wortmann moved to go into Executive Session to discuss matters that may be subject to negotiations, developing strategy for negotiations and/or instructing negotiators pursuant to C.R.S. 24-6-402(4)(e) and/or to discuss the purchase, acquisition, lease, transfer or sale of real property pursuant to C.R.S. 24-6-402(4)(a) of Colorado's Open Meetings Law all concerning real property for economic development prospect Sunshine Polishing Technology Inc. and will not be returning to open session. Councilmember Norris seconded the motion. Motion carried unanimously.

The City Council convened into Executive Session at 5:25 p.m.

Councilmember Kennedy moved to adjourn. Councilmember Wortmann seconded. Motion carried unanimously.

The meeting adjourned at 5:50 p.m.

Wanda Winkelmann
City Clerk

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
MARCH 21, 2018**

The City Council of the City of Grand Junction convened into regular session on the 21st day of March 2018 at 6:00 p.m. Those present were Councilmembers Chris Kennedy, Duncan McArthur, Phyllis Norris, Barbara Traylor Smith (arrived at 6:13 p.m.), Duke Wortmann and Council President Pro Tem Bennett Boeschstein. Mayor Rick Taggart was absent. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Wanda Winkelmann.

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

Presentation - Colorado Mesa University Funds Presentation

The City of Grand Junction has pledged to contribute financially to Colorado Mesa University (CMU). Council President Pro Tem Boeschstein presented President Tim Foster with two checks: the first in the amount of \$250,000 for the "Grand Junction Opportunity Scholarship Program," which will be used during the 2018-2019 academic year for 2018 graduates of District 51 schools; the second check for \$500,000 will help fund a classroom building located in the center of campus to be renamed Escalante Hall.

Advisors from three area high schools introduced students from their respective schools who are scholarship recipients. Students thanked Council for their support and gave a brief summary of their future plans.

Proclamations

Proclaiming April 16, 2018 as National Health Care Decisions Day in the City of Grand Junction

Councilmember McArthur read the proclamation. Erica Eng, Director, Patient Experience with Community Hospital, and Mary Watson, Safety Officer/Community Project Coordinator with HopeWest, were present to accept the proclamation. Ms. Eng thanked Council for the proclamation and gave a background of the organization. She spoke of the importance of advance directives and of the classes being offered. Ms. Watson echoed Ms. Eng's statements regarding the importance of advance directives.

Proclaiming April 8 - 14, 2018 as National Public Safety Telecommunicator Week in the City of Grand Junction

Councilmember Norris read the proclamation and thanked the first responders who were present. Paula Creasy, Regional Communication Center Manager, along with other first responders, were present to accept the proclamation. Ms. Creasy introduced the telecommunicators with her and thanked Council for the proclamation. She told of the challenges they face in their profession and thanked everyone for their support to help overcome those challenges.

Proclaiming March 31, 2018 as Cesar Chavez Day in the City of Grand Junction

Councilmember Kennedy read the proclamation. Susana Whitrock was present to accept the proclamation, along with Jose Chavez. Mr. Chavez thanked Council and told of Cesar Chavez's life and mission.

Citizens Comments

Bruce Lohmiller spoke of the Veteran's Art Center and asked for support for that organization. He displayed a sculpture that he made at the Center. He also spoke of tourism and presented a poster that he created to promote leaving the area as tourists found it.

Council Reports

Councilmember Norris attended a Planning Commission/City Council working lunch on March 8th where a discussion was held about short term rentals. She attended a Visit Grand Junction meeting on March 13th where they spoke of an increase to the lodging tax. On March 14th she went to Denver with City Manager Caton to conduct a presentation to the Department of Local Affairs (DOLA) for a \$1 million grant for infrastructure for Las Colonias Business Park. On March 15th Councilmember Norris attended coffee with the City Manager where she said 15 citizens participated; she urged citizens to attend as they are very informative.

Councilmember Traylor Smith stated she has been out of town and looks forward to hearing her fellow councilmembers' reports.

Councilmember Kennedy gave a Grand Junction Economic Partnership (GJEP) update. Jennifer Seal is leaving to take over as the Executive Director for the Fruita Chamber of Commerce. He shared that the Bureau for Land Management (BLM) Headquarters is having conversations of relocating to Grand Junction. Riverfront at Las Colonias covenants have been finalized and a ground breaking will take place on March 30th at 4:00 p.m., which means the Business Park can then be marketed. He spoke of the Opportunity Zones and Foreign Trade Zones that are well on their way which will be a great opportunity to leverage some projects that are underway.

Councilmember McArthur attended the National League of Cities Conference in Washington D.C. from March 11th – 14th where there were many interesting presentations. On March 15th he participated in the Associated Governments of Northwestern Colorado (AGNC) meeting where they reviewed upcoming State Legislation. On March 20th he attended the Grand Junction Area Chamber of Commerce meeting where they discussed upcoming legislation affecting businesses. He spoke of Federal Mineral Lease funds that will be paid back to counties of which Mesa County will receive \$1.8 million.

Councilmember Wortmann talked about the Federal Mineral Lease Board and that he and City Manager Caton attended to request funds to develop Las Colonias Business Park.

Council President Pro Tem Boeschstein said a lot of exciting things are happening in Grand Junction.

Consent Agenda

Councilmember Kennedy moved to approve adoption of the Consent Agenda, items #1 through #5. Councilmember Wortmann seconded the motion. Motion carried by unanimous roll call vote.

1. Approval of Minutes

- a. Summary of the March 5, 2018 Workshop
- b. Minutes of the March 7, 2018 Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. 2018 Supplemental Appropriation Ordinance for Expansion of School Resource Officer Program and Setting a Hearing for April 4, 2018
 - ii. An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code regarding Ballot Title Protests and the Deadline for Write-in Candidate Affidavits and Setting a Public Hearing for April 4, 2018
 - iii. An Ordinance Amending Ordinance 4772 Concerning the Issuance of DDA Bonds and Setting a Public Hearing for April 4, 2018

- b. Quasi-judicial
 - i. Consider a Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the York Annexation of 5.943 Acres, Located at 2122 H Road

3. Contracts

- a. Authorize the City Manager to enter into a Community Solar Garden Subscription Agreement with Oak Leaf Solar XXXI LLC

4. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Department of Local Affairs for the Two Rivers Convention Center Improvements Project
- b. A Resolution Authorizing and Ratifying a Contract with Sunshine Polishing

5. Other Action Items

- a. I-70 / 29 Road Interchange Memorandum of Understanding Between the City of Grand Junction and Mesa County

Regular Agenda

Public Hearing to consider a request by Regeneration, LLC for Review of a Service Plan for the Proposed Lowell Village Metropolitan District

The Applicant, ReGeneration, LLC, is planning for the proposed Lowell Village project to be constructed on the easterly two-thirds (approximately 1.64 acres) of Block 84 of the Original City Plat also known as the R-5 High School Block located at 310 North 7th Street. Per conceptual plans reviewed by the City, the development will consist of 36 townhome units, each with the potential for an accessory dwelling unit above a garage on each lot. As a means of generating capital for the construction and on-going maintenance of the proposed public improvements within the development, the Applicant 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.

Kristen Ashbeck, Senior Planner with Community Development, presented the location, zoning, and plans for the development. Ms. Ashbeck spoke to the requirements of State Statute that must apply since the City does not have a policy/procedure for approval of Metropolitan Districts. She gave the criteria according to statutory compliance for approval or disapproval of Metropolitan Districts. Ms. Ashbeck outlined the Planning Commission Findings and Recommendations in which they found the Service Plan is consistent with the Comprehensive Plan, but does not meet Title 32 C.R.S. for formation of the district in the following areas:

- Approved Development Plan
- The Need for Private and Intergovernmental Agreements

The Planning Commission recommended approval subject to the conditions listed above being met prior to the Service Plan becoming effective, since according to Ms. Ashbeck, the first condition that had previously been listed, has been met.

Jeremy Nelson with ReGeneration, LLC outlined the Lowell Village Townhomes project overview, economic impacts, and highlights of the site. Chris Bremner, Metro District Consultant, gave an overview, brief history, and legal basis for formation of Title 32 Special Districts. He listed six comparable Metro Districts in Colorado.

Pete Smith, attorney for the project, was present to request an adjustment of the wording of conditional approval for item #3 where he asked that "attached to the Service Plan" be changed to "allowed to the Service Plan".

Councilmember Kennedy asked for clarification of the "property owner," which City Attorney Shaver said was currently the Downtown Development Authority. Secondly, he asked about the mill and how that relates to TABOR laws. City Attorney Shaver said it would have to surpass the authorized mills originally presented which is typically in excess of the projected costs, then it would go to a vote of the property owners.

City Attorney Shaver said staff had no objections to the request of the word change, but recommended proper wording for fluency sake.

Councilmember Traylor Smith asked what happens if the approved mill levy is exceeded. City Attorney Shaver said material modifications to the Service Plan would go back to the property owners for a vote. If property owners don't approve the increase, then they would discuss how to bring costs down. City Attorney Shaver spoke of the Ridges Metropolitan District and how the City had to annex it because they failed to maintain their Metro District services. Councilmember Traylor Smith expressed concern that the City may be left to take on challenges if the Metro District fails.

Councilmember McArthur asked if the exterior of the buildings is covered like they are by Homeowners Associations and how the cost for the roads and public areas will be paid. Mr. Nelson said the exterior of the buildings are not covered by the District. Mr. Smith said that in theory, the streets are built well and by the time they need to be replaced, the debt will be paid down and there will be money to replace streets.

Councilmember Norris asked if the Special District must be approved by District Court. City Attorney Shaver said it is a petition process which involves a hearing in front of the court. She asked about the size of the property and the roads that will be built into the development. Mr. Nelson said the roads are one-way streets that would be used to access driveways and garages. Councilmember Norris asked if the mill levy would go down if debt is paid and excess money is unused. Mr. Smith answered the mill levy could go down by a vote of the District property owners, but future needs would need to be kept in mind. City Attorney Shaver spoke to the mill levy certification and how it works the same way. Councilmember Norris asked about bringing in Lowell Valley School to the Metro District. Mr. Nelson said although that is not the primary goal, bringing in the school would increase the value of the property which may create additional bonding potential. It would help close the gap between the initial value of the District and the total cost of the infrastructure. Councilmember Norris asked about the process of the school inclusion and Mr. Nelson answered that the owners of Lowell School would vote on the inclusion, not the property owners of the district; the townhome owners would not have a vote for new debt, as long as the amount is under the original mill levy.

Councilmember McArthur said the district is not only a good idea, but necessary. His concern is oversight of the sale of the bonds and asked if the financial plan was part of the Service Plan. City Attorney Shaver said it is part of the recommended approval, but Council could not base their approval on future numbers, but rather the numbers that were presented to them for the meeting. Ongoing management of the board was also a concern to Councilmember McArthur. He asked about backup plans for board members. Mr. Nelson said there are no bylaws for the governing board and no organizational model. Mr. Smith said he would recommend starting the board with the developers and transition it to the homeowners.

Council President Pro Tem Boeschstein asked about the conditional steps to complete approval. Ms. Ashbeck said the development plan will be approved at staff level which would satisfy condition #2.

The public hearing opened at 8:07 p.m.

Trace Bolhaul, local builder, spoke in support of the Metro District because of job creation and affordable downtown housing.

Rich Garrigan, resident of downtown Grand Junction, spoke in support of the Metro District to bring more residents downtown and to increase the likelihood of businesses coming back to the area.

Irie Yates spoke in support of the District because of the potential of the project and the benefits for downtown Grand Junction.

Robert Strong spoke in support of the district and told of feedback he is getting from future homebuyers and how they are excited about the benefits of the development.

Christine Sere sees this District as a benefit because it would revitalize the downtown area.

Rob Greeden is a developer working on this project and feels this is an innovative project that will spark interest in the downtown area as well as interest for other districts.

Joanna Tipsky said Grand Junction is a wonderful place to live and that she has many people interested in buying homes such as the ones being proposed in this development. She believes this will be a great addition to the City.

Steve Amenterp believes this project has been very well vetted and that the time is right for such a development.

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

Councilmember Norris asked what will happen if the district is not approved. Mr. Nelson said the project team would have to revisit the plans and rethink if they could move forward and how.

Councilmember Traylor Smith asked about providing services and water works in a Metro District. City Attorney Shaver said the City is responsible for how the water gets to the master meter, but the district is responsible for how the water gets to the homeowners and that is why the Intergovernmental Agreements in condition #3 is so important. She asked about emergency services and City Attorney Shaver explained, being a Metro District doesn't impact services, because regardless, they are in City limits.

Councilmember Kennedy moved to adopt Resolution No. 19-18, a resolution approving the Service Plan for the Lowell Village Metropolitan District with the following three conditions that shall be met prior to the District becoming effective. The effective date being the date which the election results are certified by the Colorado Department of Local Affairs.

- 1) Revise legal description and boundary map within the Service Plan that correlate to each other and accurately depict the location of the services to be provided and an accurate map of Areas of Operations and Maintenance that

clearly show the areas within which the services will be provided by the District and whether the areas are within or outside the District Boundaries.

2) An Approved Development Plan

3) An Intergovernmental Agreement and such other agreements needed as acceptable to the City for the performance of any services (e.g. water acquisition, treatment and delivery; transportation systems; road and drainage systems and recreation facilities, parks and open space) between the proposed District and the City that is to be allowed by the Service Plan.

Councilmember McArthur seconded the motion. Motion carried by unanimous roll call vote.

Council President Pro Tem Boeschstein called for a recess at 8:26 p.m.

The meeting resumed at 8:37 p.m.

Public Hearing for a Resolution Accepting a Petition for the Annexation and Ordinances Annexing and Zoning the Camp Annexation CSR and C-1 Located at 171 Lake Road

The Applicants, Mirror Pond, LLC, have requested annexation of their 8.626 acres located at 171 Lake Road. The proposed annexation includes all of the right-of-way of variable width of Power Road (approximately 750 linear feet), Dike Road (approximately 652 linear feet), and Lake Road (approximately 532 linear feet). The property is currently used as a primitive campground for special events under a Special Use Permit issued by Mesa County. The Applicant is requesting 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.

The request also includes zoning of 4.445 acres of the property to CSR (Community Services and Recreation) and zoning to C-1 (Light Commercial) for 4.181 acres of the property. 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.

Kathy Portner presented the property's location, future land use, and existing zones. Councilmember Norris asked about the cost of road improvements and if the County is going to share in that expense. Ms. Portner answered that those roadways may not have to be improved to the level quoted and a lot of the cost will fall on the developer. City Manager Caton said there was no indication that the County will share in the

expenses. Councilmember Norris asked about the fire districts and change in mills. City Manager Caton clarified that the City would be losing revenue but still have to provide the services. She then asked about camp cleanups on that property and City Manager Caton said that since this is private property it helps in enforcement of trespassing which limits the need for camp cleanups. Ms. Portner said the neighbors have written letters that this area has actually been cleaned up because of this business.

The public hearing was opened at 8:50 p.m.

There were no public comments.

The public hearing was closed at 8:50 p.m.

Councilmember Traylor Smith asked about transitioning this property to multifamily homes, and Ms. Portner said it is possible to develop this area, although it would cost more money to elevate the homes because of the flood plain. Councilmember Traylor Smith asked about the City's cost to repair the subpar roads since they have not been maintained. City Manager Caton spoke to that question and the high expense of fixing the roads. Councilmember Traylor Smith stated she would like to have a Joint Committee meeting with Mesa County to discuss this issue.

Councilmember Kennedy stated that the costs are a moot point because of the Persigo Agreement.

Council President Pro Tem Boeschstein concurred with Councilmember Traylor Smith.

Councilmember Wortmann said that these are issues that need to be discussed with the County and moved forward.

Councilmember Wortmann spoke of a community municipalities dinner where he asked Commissioner Scott McInnis how much money is needed to meet the needs of the County and he said \$1 billion. Councilmember Wortmann concurred with the other Councilmembers that discussions with the County are needed to move the issue forward.

Councilmember McArthur asked if the City is required to annex the property without requiring improvements. City Attorney Shaver said there are no stipulations in the Persigo Agreement that outline such requirements.

City Manager Caton spoke of more extensive staff analysis in other areas of the state in which properties would not be accepted if they were not financially feasible to the City.

City Attorney Shaver spoke about “bargain for exchange” and how the City does not have that.

Councilmember Norris reiterated her concern about the County stepping up and doing their part.

Council President Pro Tem Boeschstein suggested going in with Community Block Development Grant money to help these extremely poor neighborhoods.

Councilmember Kennedy moved to adopt Resolution No. 20-18, 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 Camp Annexation, located at 171 Lake Road is eligible for annexation, and Ordinance No. 4792 an ordinance annexing territory to the City of Grand Junction, Colorado, Camp Annexation, approximately 10.652 acres, located at 171 Lake Road, and Ordinance No. 4793, an ordinance zoning the Camp Annexation to CSR (Community Services and Recreation) and C-1 (Light Commercial) located at 171 Lake Road on final passage and ordered final publication in pamphlet form. Councilmember Wortmann seconded the motion. Motion carried by roll call vote with Councilmember Norris voting NO.

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 Dedication in Lieu of Fee

The Applicant, Two R & D, LLC, proposed that the City accept dedication of 15.06 acres of open space within Pinnacle Ridge Subdivision to satisfy its obligations arising out of its development being a “cluster” development under the Zoning and Development Code. To satisfy the open space requirement, the applicant may (1) dedicate the open space to the City or to another entity charged with maintaining and holding the land as open space, (2) deed the open space to a property owners’ association (HOA) with a public easement over it (which the Applicant does not want to do because of HOA and homeowner liability concerns), (3) dedicate discreet public trail easements within the open space area to be owned by the HOA (which the Applicant may be amenable to depending upon the scope and nature of the easements and the ability to limit liability), or (3) pay a fee-in-lieu (which the Applicant is willing to do). The Applicant’s preferred option is for the City to accept dedication of the 15.06 acres of open space. 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. The area is already used by the public for hiking and mountain biking, as indicated by a robust trail system on the property.

Scott Peterson, Senior Planner with the Community Development Department, presented the site location and the area proposed as dedication to the City of Grand Junction Parks Department. If the dedication of land is not approved, the applicant is willing to pay the open space fee, but not willing to dedicate a public easement over the fifteen acres. Parks & Recreation Advisory Board recommends acceptance of the payment of \$82,000 instead of accepting the dedication of the 15.06 acres of open space.

Robert Jones II, Vortex Engineering, presented more information on the item. The property is valued at \$272,240 and makes up 33% of the development's total acreage. The property is a natural continuation of the bike trails at the Lunch Loop Trails and the public currently uses this undeveloped property as trail connections.

Councilmember Traylor Smith clarified that if the open space dedication is denied, the access to the trails would be closed off. Mr. Jones said that was correct.

Councilmember Traylor Smith said a concern of accepting the properties was that it becomes an expense and a liability to the City, and that many times nearby property owners build structures on the areas. She asked if there was an option to leave this property open to other organizations maintaining it. Rob Shoeber, Parks & Recreation Director, said there were none he knew of that had volunteered.

Councilmember Wortmann asked why they want to dedicate 33%, an amount much larger than the required 10%, instead of developing it. Mr. Jones said because of the topography of the land, they have analyzed the areas that they can develop, and it makes sense to leave this as open space that could be dedicated. Councilmember Wortmann asked if the City has ever turned away property. Mr. Schoeber said they have entertained three other properties in the past few months, but this piece of property doesn't make sense to acquire.

Councilmember Kennedy stated he felt that this is piece of property is undevelopable and therefore is being dedicated.

Council President Pro Tem Boeschenstein spoke of the Ridges and Kingsview Desert subdivisions. He said it is a different landscape than one of a golf course and likes the proposal.

Tom Volkman, attorney for Two R & D, LLC, clarified why they had specifically asked to either pay the fee or dedicate the land - it was in response to an initial requirement of

the City for a blanket easement over the entire property if the land wasn't dedicated and the fee was paid. That requirement later went away, but they wanted to ensure they were willing to do one or the other.

Councilmember Norris asked about how many trails would still be open or connected after the houses are built over them. Mr. Jones said there would be trailhead disruptions.

Councilmember Traylor Smith said the expense of maintaining the property is what makes the difference of approving or disapproving the dedication.

Richard VanGundy with Grand Valley Trails Alliance supported the adoption of the open space because of multi-level pathways, a concept that successful trail systems are connected trail systems, and these kinds of connections should be protected by public ownership. He believes accepting this dedication would reinforce the message that the City is strong on its trail systems. He also believes that the layout of the trail systems would be easy to map out.

Councilmember McArthur said that the City has to accept the consequences of requiring open space dedications. He likes the proposal and will support it.

Councilmember Kennedy moved to approve the request to accept the dedication of open space land in the Pinnacle Ridge Subdivision in-lieu of open space payment. Councilmember McArthur seconded the motion. Motion carried by roll call vote with Councilmembers Wortmann and Norris voting NO.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 10:03 p.m.

Wanda Winkelmann, MMC
City Clerk



Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: April 4, 2018

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Tallman Annexation of 5.197 Acres, Located at 2734 B ¼ Road and 2723 Hwy 50

RECOMMENDATION:

Staff recommends adoption of a resolution referring the petition for the Tallman Annexation, introducing the proposed Ordinance and setting a hearing for May 16, 2018.

EXECUTIVE SUMMARY:

Joyce Luster, has requested annexation of her 5.197 acres located on two properties at 2734 B ¼ Road and 2723 Hwy. 50. The proposed annexation includes no right-of-way. The properties are currently used as residential. The owner is requesting annexation to apply for a major subdivision consisting of five lots, creating parcels for each of the five existing residential buildings (4 single family and one duplex) on the property at 2734 B ¼ Road; and for future development of the property at 2723 Highway 50, both which are anticipated to constitute "annexable development" and as such are required to annex in accordance with the Persigo Agreement. Should this annexation be approved, it will create an enclave of 22 parcels of land of approximately 23 acres. 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. Consideration for zoning of the Tallman Annexation will be heard in a future action. Zoning of the enclaved properties would be heard at the time of processing the enclave annexation.

BACKGROUND OR DETAILED INFORMATION:

The Tallman Annexation consists of two parcels totaling 5.197 acres located at 2734 B ¼ Road and 2723 Hwy 50. The properties are currently used as residential. The Applicant plans to apply for a major subdivision consisting of five lots, creating parcels for each of the five existing residential buildings (4 single family and one duplex) on the property at 2734 B ¼ Road; and for future commercial development of the property at 2723 Highway 50. The Applicant will be requesting two different zoning designations for the property including R-8 (Residential – 8 dwelling units per acre) for 2734 B ¼ Road and C-2 (Heavy Commercial) for the 2723 Hwy 50 property. These designations are consistent with the Comprehensive Plan Future Land Use Designation located on the property. Zoning will be considered in a future action and requires review and recommendation by the Planning Commission.

The property is adjacent to existing city limits, within the Persigo 201 boundary and is Annexable Development as defined in the Persigo Agreement. Under the 1998 Persigo Agreement with Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation by the City. The property owner has signed a petition for annexation of the property. The B ¼ Road right-of-way adjacent to the annexation is already annexed, therefore the annexation includes no right-of-way. The properties are currently used as residential.

This annexation will create an enclave consisting of 22 parcels of land, see Location Map in the attachments. Land uses within the enclaved area consist of mostly commercial including RV storage, mini storage and office; and includes two residences. Notification will be mailed to the current property owner notifying each of them 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.

Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that the Tallman Annexation is eligible to be annexed because of compliance with the following:

- a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;
- b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;
- c) A community of interest exists between the area to be annexed and the City. This is so in part because the Central Grand Valley is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City

streets, parks and other urban facilities;

d) The area is or will be urbanized in the near future;

e) The area is capable of being integrated with the City;

f) No land held in identical ownership is being divided by the proposed annexation;

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

The proposed annexation and zoning schedule with a summary is attached.

FISCAL IMPACT:

Tallman Annexation Area

Revenue

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

Based on the current assessed values of the annexation area, the City property tax revenue is estimated to be \$1,000 annually. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential and commercial uses.

Currently the two properties is in the Grand Junction Rural Fire District (Rural District) which is served by the Grand Junction Fire Department through a contract with the Rural District. The Rural District collects a 5.938 mill levy that generates \$760 per year in property taxes that are passed on to the City of Grand Junction per the contract. If annexed the Rural Fire District mill levy will be removed and the City's 8 mills that will generate \$1,000 per year will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

Infrastructure

The southern portion of the property fronts B 1/4 Road. This road is already within the City of Grand Junction city limits and the adjacent dwelling units are fully developed so there will be no additional public works related impacts for this annexation. The northern portion of the property fronts CDOT's Highway 50 frontage road and as such, the transportation infrastructure appears to be sufficient to serve the types of land uses that commercially zoned parcel (the Applicant has requested a C-2 zone district) would

allow.

Public Safety

Due to the size and development/future development of this property, impacts or increase in police services are anticipated to be minimal. Overtime, the cumulative impacts of annexation of smaller parcels will impact service provision.

Fire protection and emergency response facilities are adequate to serve the type and scope of the land use proposed. Fire Station #4 at 2884 B ½ Road provides the primary response to this area and Fire Station #1 at 620 Pitkin provides secondary response. The Tallman Annexation falls within the redundant response area for both stations and is within the 4-minute travel time of either station. Overall response time should be within National Fire Protection Association guidelines unless both stations are on other calls for service. The land uses that would be available under the Applicant's requested zoning of City C-2 and R-8 (future consideration) is not predicted to add substantially to the current fire and EMS incident load and Fire Station #4 has capacity to meet the additional incidents that could be generated by this annexation and zoning change. Depending on the intended occupancy and use, the commercial (C-2) zoning will likely increase the need for fire prevention services such as plan review, inspections and possibly higher level hazardous materials review. Specific occupancy and use information would be needed to accurately evaluate fire prevention services.

Other, including Parks

For Parks and Weed Abatement, weed abatement will occur on a complaint basis and will be minimal. There is no park maintenance required with this annexation. An existing neighborhood Park (Lions Club Park) owned and maintained by Mesa County is less than a third of a mile at the Mesa County Fairgrounds. The City also has an undeveloped park (Burkey Park south) locate just over a mile away.

Area being Enclaved

Revenue

Upon annexation to the City of the 22 properties that will be enclaved by this annexation they would be subject to the provision of municipal services as consistent with adjacent properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Based on the current assessed values of the annexation area, the City property tax revenue is estimated to be \$8,900 annually. Sales and use tax revenues will be dependent on consumer spending on City taxable items for residential and commercial uses. Currently there are existing businesses within the enclave that could be subject to licensing with the City and collecting City sales tax on retail transactions.

Currently the area is in the Grand Junction Rural Fire District (Rural District) which is served by the Grand Junction Fire Department through a contract with the Rural District. The Rural District collects a 5.938 mill levy that generates \$6,600 per year in property taxes that are passed on to the City of Grand Junction per the contract. If annexed the Rural Fire District mill levy will be removed and the City's 8 mills that will generate \$8,900 per year will need to pay for not only fire and emergency medical services but also other City services provided to the area. City services as discussed below are supported by a combination of property taxes and sales/use taxes.

Infrastructure

The primary piece of infrastructure to be annexed is 27 ¼ Road. This 490 ft cul-de-sac is in poor condition with a Pavement Condition Index (PCI) of between 30 and 40 as it's condition includes raveling, oxidation, alligator cracking and patches. A full reconstruction will likely be required in the next 5-10 years. Estimated cost for reconstruction of the existing section with valley pan gutters is \$220,000.

B ½ Road is already primarily within the City of Grand Junction. Only the southern 2 feet to 5 feet is part of this enclave totaling approximately 500 square yards. B ½ Road is in good condition with a PCI of around 70. This portion of B ½ Road was just chipped in 2017 and shows only minor cracking and rutting. No additional maintenance is anticipated in the next 10 years with the exception of striping.

There are no street lights present on 27 ¼ Road. The street lights on B ½ Road are already within the City of Grand Junction city limits. Street sweeping, storm drain maintenance, and B 1/2 Road striping within these areas would be limited and is estimated at \$60/year.

Public Safety

No changes in fire protection and emergency medical response are expected based on this area being enclaved. Current fire department facilities are adequate to serve the existing properties. Fire Station #4 at 2884 B ½ Road provides the primary response to this area and Fire Station #1 at 620 Pitkin provides secondary response. The enclave area falls within the redundant response area for both stations and is within the 4-minute travel time of either station. Overall response time should be within National Fire Protection Association guidelines unless both stations are on other calls for service. Current zoning and occupancy in the enclave is not predicted to add substantially to the fire and EMS incident load, however future growth in the enclave area could result in increases in calls for service and needs.

Due to the size and development/future development of this property, impacts or increase in police services are anticipated to be minimal. Over time, the cumulative impacts of annexation of smaller parcels will impact service provision.

Other, including Parks

After annexation of the enclave, it is anticipated that weed abatement will occur on a

complaint basis and will be minimal. There is no park maintenance with this annexation. An existing neighborhood Park (Lions Club Park) owned and maintained by Mesa County is less than a third of a mile at the Mesa County Fairgrounds. The City also has an undeveloped park (Burkey Park south) located just over a mile away.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 21-18, a resolution referring a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, setting a hearing on such annexation, and exercising land use control as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, Tallman Annexation, approximately 5.197 acres, located at 2734 B ¼ Road and 2723 Hwy 50, and set a hearing for May 16, 2018.

Attachments

1. ATTACHMENT 1 - Annexation Background Information
2. ATTACHMENT 2 - Maps
3. ATTACHMENT 3 - Proposed Resolution
4. ATTACHMENT 4 - Proposed Ordinance

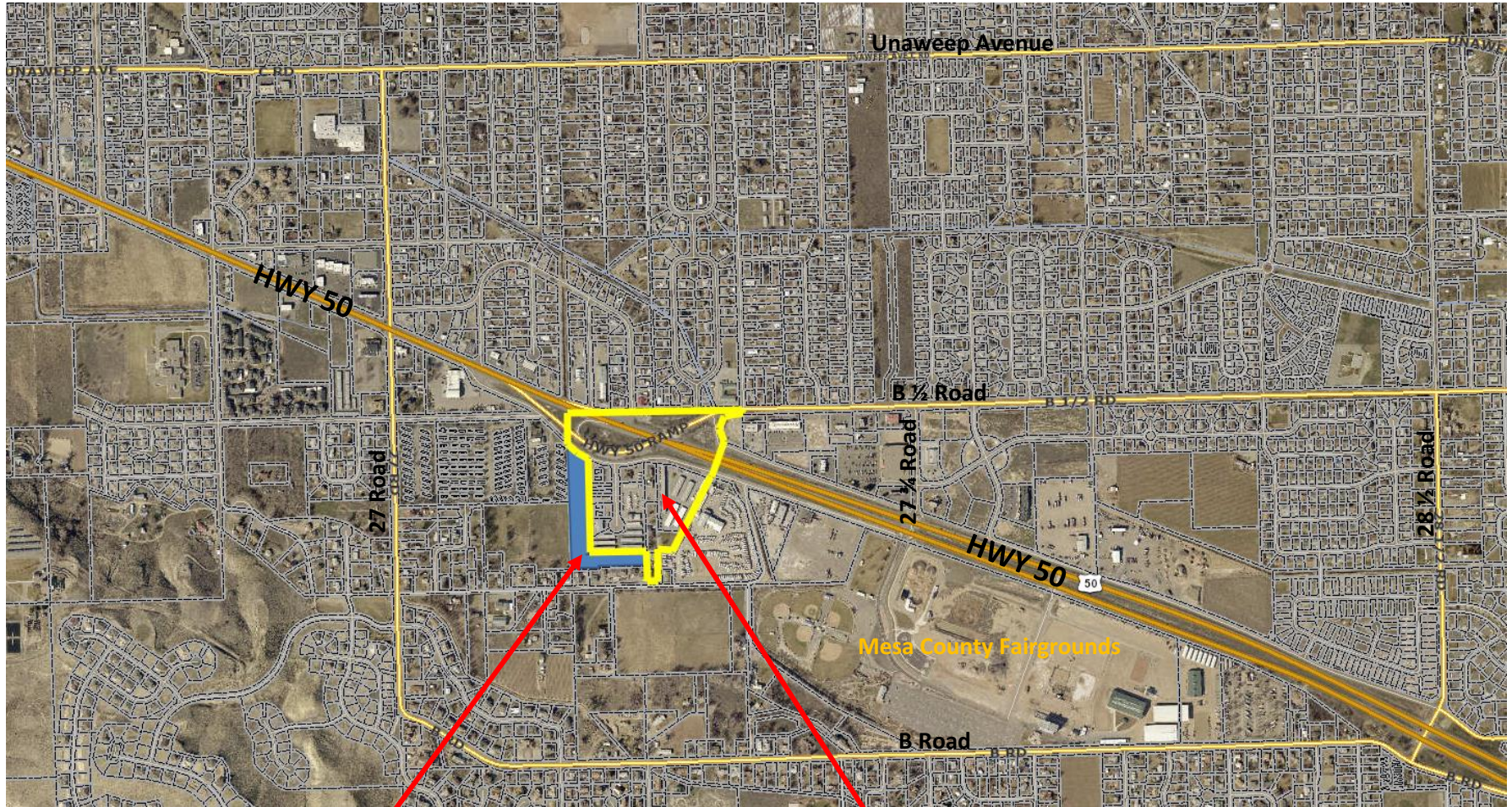
TALLMAN ANNEXATION SCHEDULE

April 4, 2018	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
April 24, 2018	Planning Commission considers Zone of Annexation
May 2, 2018	Introduction of a Proposed Ordinance on Zoning by City Council
May 16, 2018	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 17, 2018	Effective date of Annexation

ANNEXATION SUMMARY

File Number:	ANX-2018-90	
Location:	2734 B ¼ Road and 2723 Hwy 50	
Tax ID Numbers:	2945-253-00-137 & 2945-253-00-136	
# of Parcels:	2	
Existing Population:	1	
# of Parcels (owner occupied):	1	
# of Dwelling Units:	8	
Acres land annexed:	5.197	
Developable Acres Remaining:	2	
Right-of-way in Annexation:	0	
Previous County Zoning:	RSF-4 (Residential Single Family – 4 du/ac)	
Proposed City Zoning:	R-8 (Residential – 8 du/ac) & C-2 (Commercial)	
Current Land Use:	Residential and Vacant	
Future Land Use:	Residential Medium (4 – 8 du/ac)	
Values:	Assessed:	Not Available
	Actual:	Not Available
Address Ranges:	2723 US Hwy 50 & 2726 thru 2734 B ¼ Road (Even Numbers)	
Special Districts:	Water:	Ute Water Conservancy District
	Sewer:	City of Grand Junction
	Fire:	GJ Rural Fire District
	Irrigation/Drainage:	Orchard Mesa Irrigation District
	School:	Grand Junction HS / Orchard Mesa Middle / Dos Rios Elementary
	Pest:	Grand River Mosquito Control District

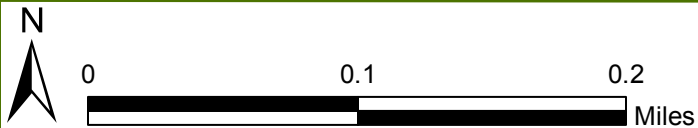
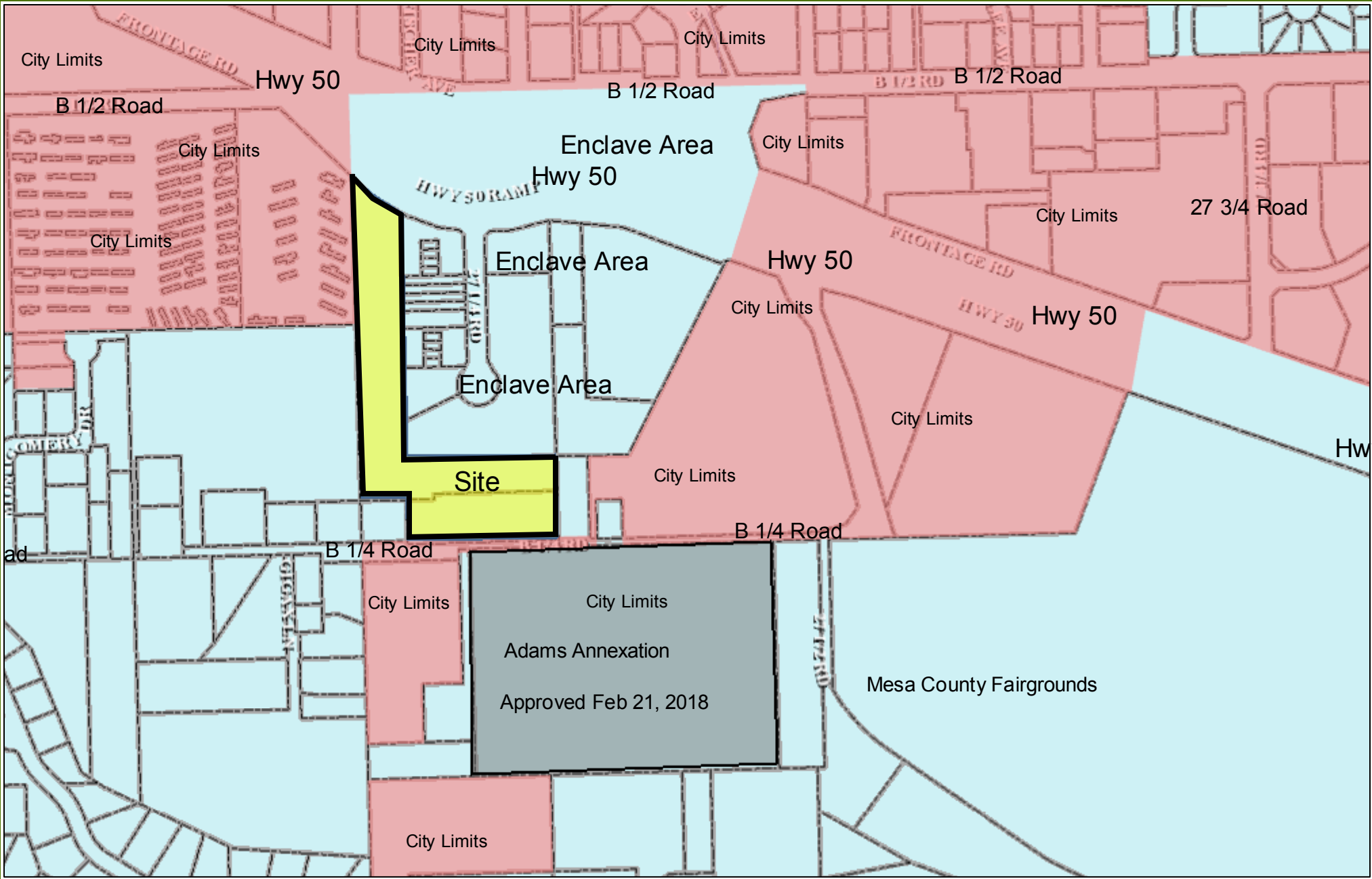
Vicinity Map – Tallman Annexation



Annexation Area

Enclave Area

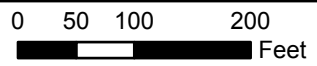
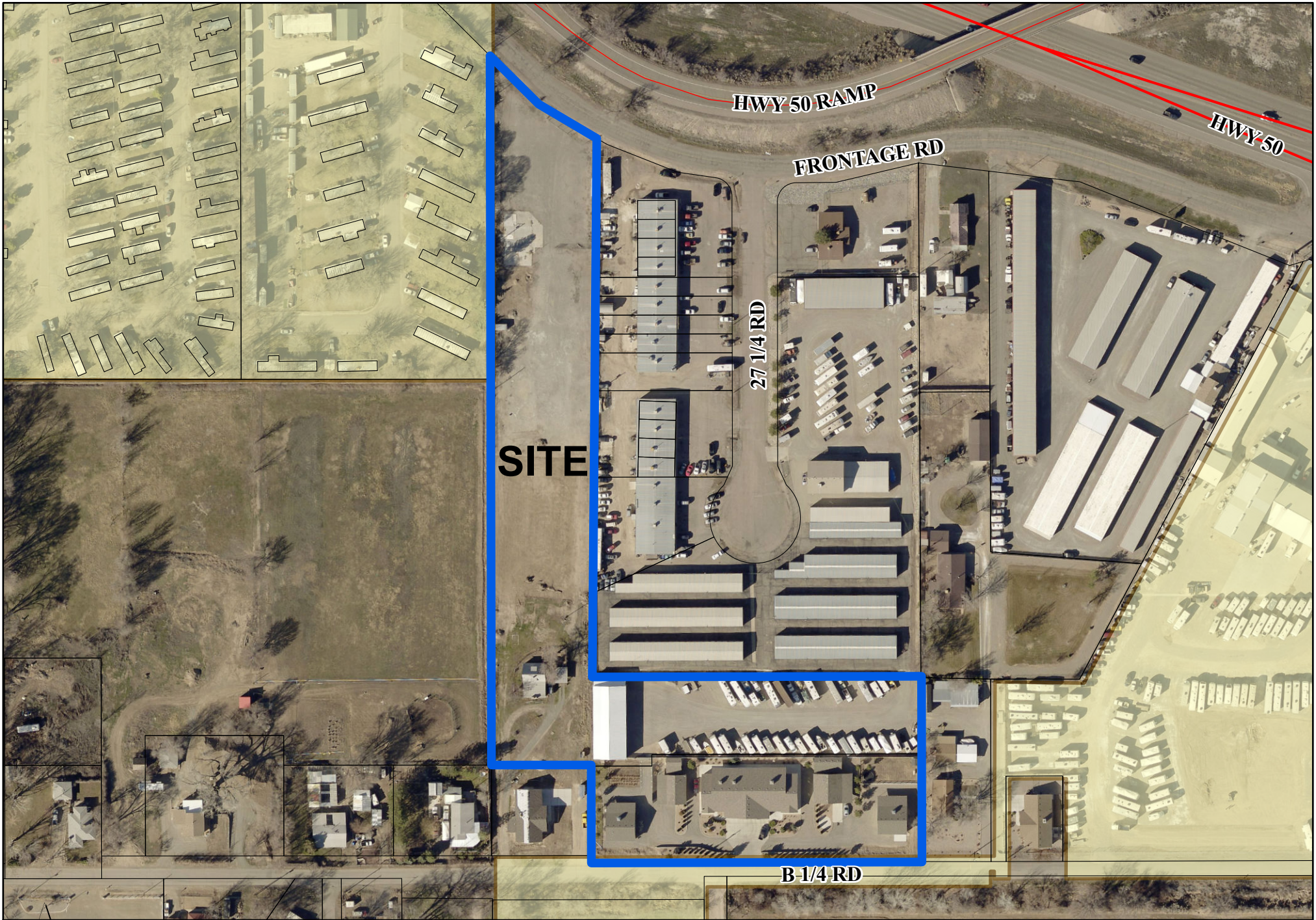
Tallman Annexation Location Map




Printed: 3/9/2018

1 inch = 376 feet

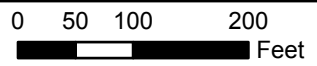
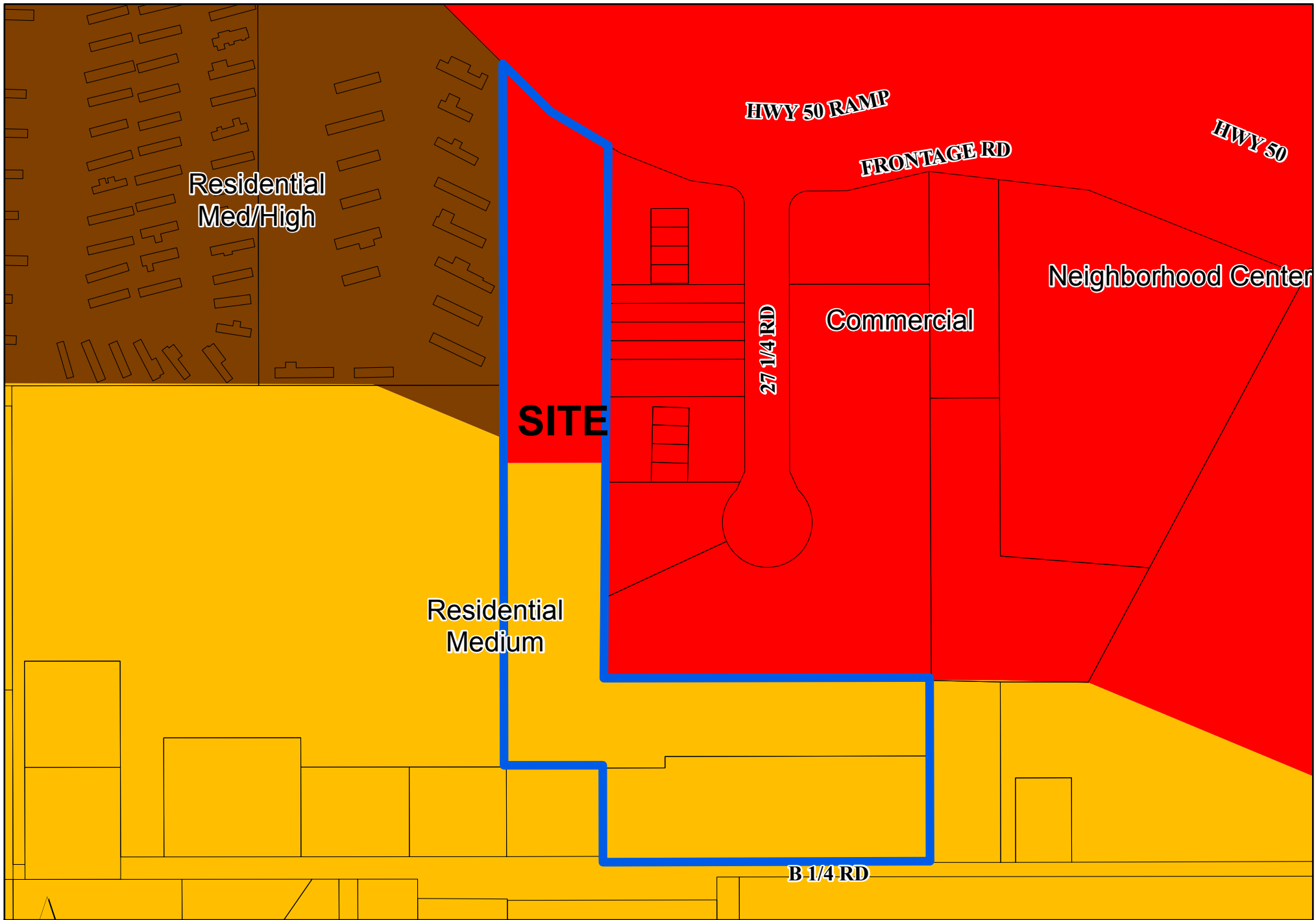
Tallman Annexation




 Annexation Boundary

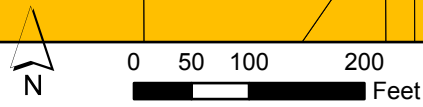
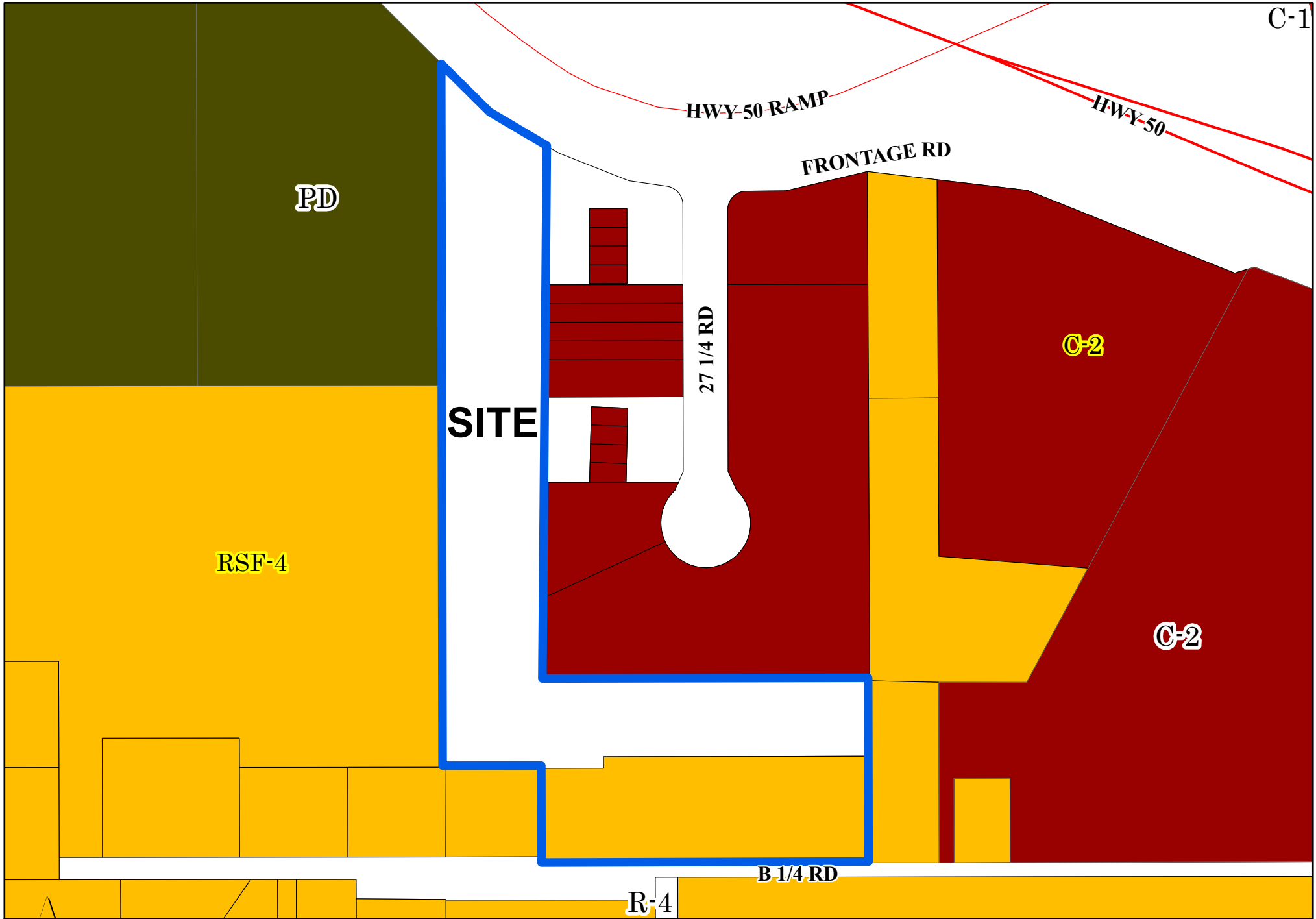
 City Limits

Tallman Annexation - Future Land Use



 Annexation Boundary

Tallman Annexation - Zoning



CITY ZONING **COUNTY ZONING**  **Annexation Boundary**

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

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 4th day of April 2018, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. _____

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

TALLMAN ANNEXATION

APPROXIMATELY 5.197 ACRES LOCATED AT 2734 B ¼ ROAD and 2723 US Hwy 50

WHEREAS, on the 4th day of April 2018, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

TALLMAN ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'30" E, along said West line, a distance of 233.00 feet to a point on the South right of way for Highway 50 and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°07'00" E, along said South right of way, a distance of 91.00 feet; thence S 59°28'00" E, along said South right of way, a distance of 57.47 feet; thence S 59°04'51" E, along said South right of way, a distance of 31.59 feet, to a point being the Northwest corner of Sunset Condominiums, as same is recorded with Reception Number 1823277; thence S 01°06'24" W, along the West line of said Sunset Condominiums, the West line of Orchard Mesa Commercial Park, as same is recorded in Plat Book 11, Page 139 and the West line of Radford Condominiums, as same is recorded with Reception Number 1806779, all in the Public Records of Mesa County, Colorado, a distance of 374.68 feet; thence continuing along said West lines, S 00°00'01" E, a distance of 338.05 feet to a point being the Southwest corner of said Orchard Mesa Commercial Park; thence N 89°59'59" E, along the South line of said Orchard Mesa Commercial Park, a distance of 435.00 feet to a point being the Southeast corner of said Orchard Mesa Commercial Park; thence S 00°10'23" E, a distance of 1.68 feet; thence N 89°55'45" E, a distance of 0.77 feet; thence S 00°01'18" E, a distance of 243.97 feet, more or less, to a point on the North line of Anson Annexation No. 4, City of Grand Junction Ordinance Number 3767; thence S 89°55'38" W, along said North line, being a

line 20.00 feet North of and parallel with, the South line of the NE 1/4 SW 1/4 of said Section 25, a distance of 437.57 feet; thence N 00°00'30" W, a distance of 129.71 feet; thence N 89°56'05" W, a distance of 131.99 feet, more or less, to a point on the West line of the NE 1/4 SW 1/4 of said Section 25; thence N 00°00'30" W, along said West line, a distance of 938.65 feet, more or less, to the Point of Beginning.

CONTAINING 226,401 Square Feet or 5.197 Acres, more or less, as described.

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

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

1. That a hearing will be held on the 16st day of May, 2018, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the _____ day of _____, 2018.

President of the Council

Attest:

City Clerk

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

City Clerk

<i>DATES PUBLISHED</i>
April 6, 2018
April 13, 2018
April 20, 2018
April 27, 2018

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

TALLMAN ANNEXATION

APPROXIMATELY 5.197 ACRES LOCATED AT 2734 B ¼ ROAD and 2723 US Hwy 50

WHEREAS, on the 4th day of April 2018, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 16st day of May 2018; and

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

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

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

TALLMAN ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'30" E, along said West line, a distance of 233.00 feet to a point on the South right of way for Highway 50 and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°07'00" E, along said South right of way, a distance of 91.00 feet; thence S 59°28'00" E, along said South right of way, a distance of 57.47 feet; thence S 59°04'51" E, along said South right of way, a distance of 31.59 feet, to a point being the Northwest corner of Sunset Condominiums, as same is recorded with Reception Number 1823277; thence S 01°06'24" W, along the West line of said Sunset Condominiums, the West line of Orchard Mesa Commercial Park, as same is recorded in Plat Book 11, Page 139 and the West line of Radford Condominiums, as same is recorded

with Reception Number 1806779, all in the Public Records of Mesa County, Colorado, a distance of 374.68 feet; thence continuing along said West lines, S 00°00'01" E, a distance of 338.05 feet to a point being the Southwest corner of said Orchard Mesa Commercial Park; thence N 89°59'59" E, along the South line of said Orchard Mesa Commercial Park, a distance of 435.00 feet to a point being the Southeast corner of said Orchard Mesa Commercial Park; thence S 00°10'23" E, a distance of 1.68 feet; thence N 89°55'45" E, a distance of 0.77 feet; thence S 00°01'18" E, a distance of 243.97 feet, more or less, to a point on the North line of Anson Annexation No. 4, City of Grand Junction Ordinance Number 3767; thence S 89°55'38" W, along said North line, being a line 20.00 feet North of and parallel with, the South line of the NE 1/4 SW 1/4 of said Section 25, a distance of 437.57 feet; thence N 00°00'30" W, a distance of 129.71 feet; thence N 89°56'05" W, a distance of 131.99 feet, more or less, to a point on the West line of the NE 1/4 SW 1/4 of said Section 25; thence N 00°00'30" W, along said West line, a distance of 938.65 feet, more or less, to the Point of Beginning.

CONTAINING 226,401 Square Feet or 5.197 Acres, more or less, as described.

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

INTRODUCED on first reading on the 4th day of April 2018 and ordered published in pamphlet form.

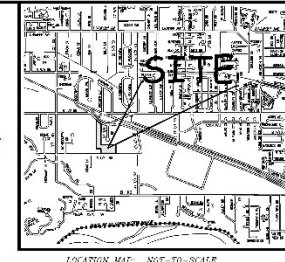
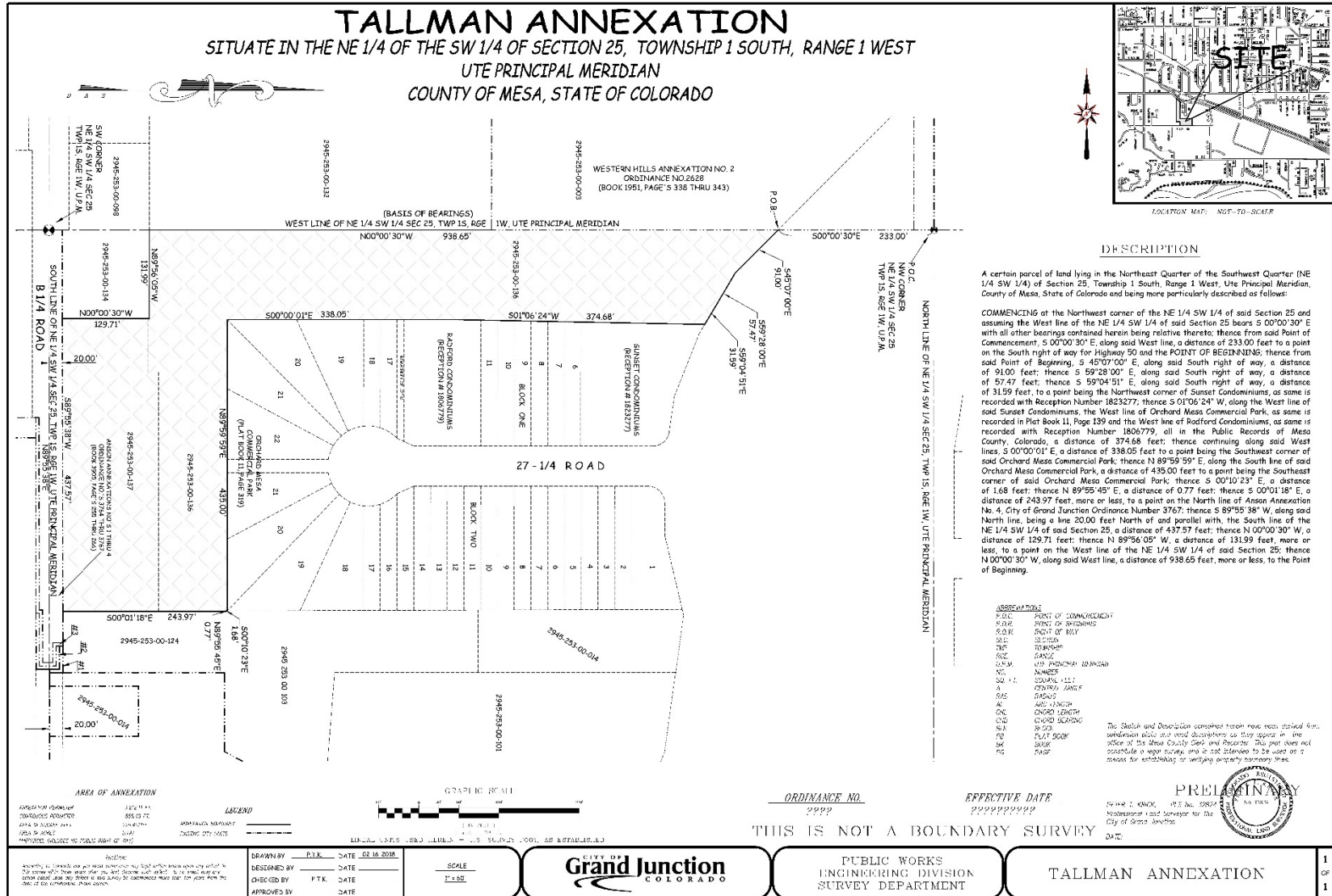
ADOPTED on second reading the ____ day of _____, 2018 and ordered published in pamphlet form.

President of the Council

Attest:

City Clerk

Exhibit A



DESCRIPTION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the NE 1/4 SW 1/4 of said Section 25 and assuming the West line of the NE 1/4 SW 1/4 of said Section 25 bears S 00°00'30\"/>

- ABBREVIATIONS**
- P.O.B. POINT OF BEGINNING
 - S.O.R. SOUTH OF RAY
 - INT. INTERSECTION
 - T.M. TOWNSHIP
 - R. RANGE
 - W. WEST
 - E. EAST
 - N. NORTH
 - S. SOUTH
 - S&W. SW 1/4
 - S&E. SE 1/4
 - N&W. NW 1/4
 - N&E. NE 1/4
 - C.S. CROSS SECTION
 - P.L. PLAT BOOK
 - S. SURVEY
 - R. RANGE

The Station and Description contained herein have been checked from the original field notes and compared with the original plat as shown on the office of the Mesa County Clerk and Recorder. This plat does not constitute a legal survey, and it is not intended to be used as a basis for establishing or settling property boundary lines.



ORDINANCE NO.
11111

EFFECTIVE DATE
11/11/2018

THIS IS NOT A BOUNDARY SURVEY



CITY OF GRAND JUNCTION
PUBLIC WORKS ENGINEERING DIVISION
SURVEY DEPARTMENT

TALLMAN ANNEXATION



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: April 4, 2018

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

Department: Public Works - Streets

Submitted By: Eric Mocko, Project Engineer

Information

SUBJECT:

2018 Contract Street Maintenance - Asphalt Overlays

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a Contract with Elam Construction of Grand Junction, CO for the 2018 Contract Street Maintenance - Asphalt Overlays Project in the amount of \$2,434,380.50.

EXECUTIVE SUMMARY:

This construction contract includes the asphalt overlays and a road widening for bike lanes on River Road as part of this year's annual street maintenance program. This contract with Elam Construction, if approved, will overlay 14 roads at 20.4 lane miles, including the addition of 6.1 bike lane miles. Separate street maintenance contracts will be brought to Council later this year for unique pavement preservation treatments that could not be included in this bid.

BACKGROUND OR DETAILED INFORMATION:

This year's total street maintenance program is funded at \$6 million, including \$4.7 million for outsourced contract work and \$800,000 for the materials necessary for the annual chipseal program applied by City street department crews.

Roads throughout the City have been rated for condition and an asset management program is used to determine the road and the treatment list for the annual program. This contract consists of resurfacing (overlying) City streets with up to two inches of

new asphalt pavement based on the conditions of the existing streets. Work items associated with the paving in this contract include milling of existing asphalt pavement where needed, leveling of failed sections of roadways, adjusting manhole lids and valve covers to grade, and placing shoulder gravel on roads that do not have curb and gutter. Some selected streets will also have sections of curb and gutter replaced ahead of the overlay, as needed, to facilitate the overlay construction. Additionally, River Road will be widened to facilitate the inclusion of bike lanes from Riverside Parkway to the western border of Persigo WWTP.

This contract includes 78,861 square yards of asphalt milling, 19,246 tons of hot mix asphalt placement totaling 20.4 lane miles or 143,636 square yards of road surface, and 312 square yards of concrete pavement surface. It also includes 2,261 linear feet of curb and gutter replacement.

Additionally, a portion of the work within River Road falls within Mesa County ROW. The total approximate cost to include this work in the City's scope is \$68,000. The County has proposed to include areas of City improvements into their 2018 street improvement program totaling an offsetting value, rather than to enter a formal agreement. These areas include portions of 31 Road between D 1/2 Road and E Road in the Pear Park area, as well as a portion of Coulson Drive on Orchard Mesa.

The streets selected for this contract include:

1. River Rd. – 24 Rd. to West Property Line of Persigo WWTP (Avg. PCI - 58)
2. Horizon Dr. – G Rd. to West Entrance at Quality Inn (Avg. PCI - 64)
3. 10th St. – Winters Ave. to D Rd (Avg. PCI - 41)
4. Winters Ave. – 10th St. to 15th St (Avg. PCI - 52)
5. 3rd Ave. – 9th St. to East end of pavement (Avg. PCI - 31)
6. 4th Ave. – 9th St. to 10th St. (Avg. PCI - 33)
7. Winters Ave. – 7th St. to 9th St (Avg. PCI - 23)
8. 7th St. – Riverside Pkwy to Ute Ave (Avg. PCI - 51)
9. W. Main St. – Chuluota Ave. to West end of pavement (Avg. PCI - 48)
10. 24 $\frac{3}{4}$ Rd. – I-70B to Independent Ave (Avg. PCI - 52)
 - approximately 300 square yards will be reconstructed with 8 inch concrete pavement due to adjacent land uses
11. Independent Ave. – 24 $\frac{3}{4}$ Rd. to Bogart Ln (Avg. PCI - 50)
12. Base Rock St. – American Way to Rim Rock Ave (Avg. PCI - 73)
13. Rim Rock Ave. – Base Rock St. to I-70B (Avg. PCI - 73)
14. Bogart Ln. – Independent Ave. to Rim Rock Ave (Avg. PCI - 63)

PCI ratings are from the 2014 survey and each have degraded 1-2 additional points since then with the exception of Base Rock and Rim Rock which based on visual inspection has substantially degraded since then. The overlays will restore

approximately 20-30 PCI points and will improve the streets to a PCI of high 80's to low 90's.

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

Firm	Location	Base Amount	Add Alt Amount
Elam Construction	Grand Junction, CO	\$2,398,968.20	\$35,412.30
United Companies	Grand Junction, CO	\$2,587,098.20	\$33,726.00

Bid alternates to include fiber into the asphalt on 3rd Ave, 4th Ave, 10th St, Winters Ave from 10th to 15th, Winters from 7th to 9th St and 7th Street from Riverside Pkwy to Ute have been evaluated. City of Grand Junction has not used fiber in asphalt before, however other communities have been using fiber to help reduce cracking in the asphalt. With the heavier truck traffic in this industrial area, these roads should prove a good proving ground for the fiber. These bid alternates are proposed to be added to the contract bringing the total bid proposed for award to \$2,434,380.50.

This project is scheduled to begin in early May with an expected final completion date of late August.

FISCAL IMPACT:

The funding for this project is budgeted in the Sales Tax Capital Improvement fund and the voter approved use of TABOR excess for street maintenance is detailed below.

Sources

Contract Street Maintenance	\$2,000,000
Voter Approved Funding	<u>\$3,200,000</u>
Total Project Sources	\$5,200,000

Expenditures

Construction Contract Elam Construction (incl Alternates)	<u>\$2,434,380.50</u>
Remaining Budget	\$2,765,619.50

The remaining budget will fund separate contracts for alternative pavement preservation road treatments including High Density Mineral Bond, Contracted Chipseal, and potentially Micro-surfacing. It will also fund the reconstruction of 7th Street from North Avenue to Orchard Avenue, inspection programs such as minor bridges and the City's pavement condition analysis, and equipment upgrades

including a chip spreader and message boards for the City's in-house chip seal program.

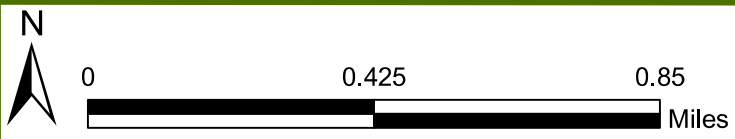
SUGGESTED MOTION:

I move to (authorize/deny) the City Purchasing Division to enter into a Contract with Elam Construction of Grand Junction, CO for the 2018 Contract Street Maintenance - Asphalt Overlays Project in the Amount of \$2,434,380.50.

Attachments

1. 2018 Contract Street Maintenance - Asphalt Overlay Extents

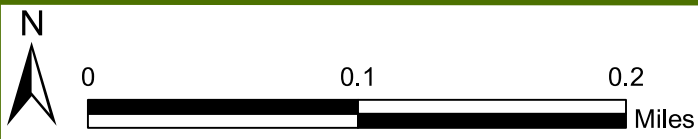
River Road Extents



Printed: 3/26/2018

1 inch = 1,505 feet

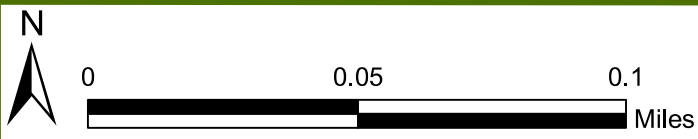
Horizon Drive Extents



Printed: 2/26/2018

1 inch = 376 feet

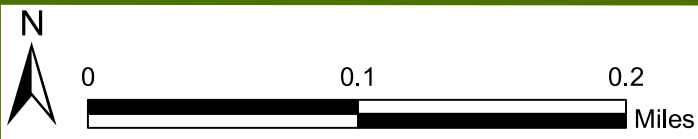
10th Street Extents



Printed: 2/26/2018

1 inch = 188 feet

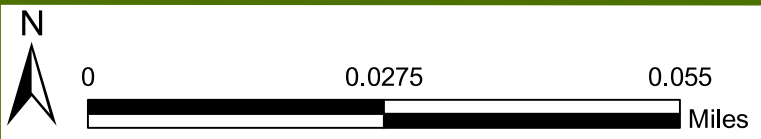
Winters Avenue 10-15 Extents



Printed: 2/26/2018

1 inch = 376 feet

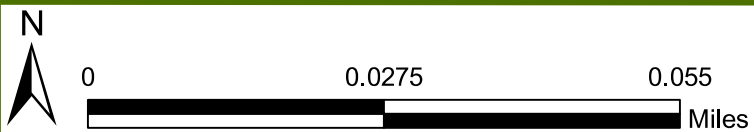
3rd Avenue Extents



Printed: 2/26/2018

1 inch = 94 feet

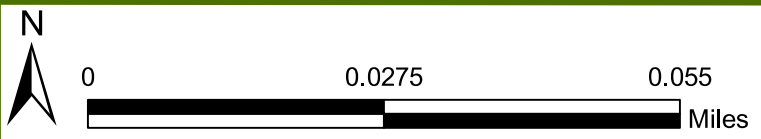
4th Avenue Extents



Printed: 2/26/2018

1 inch = 94 feet

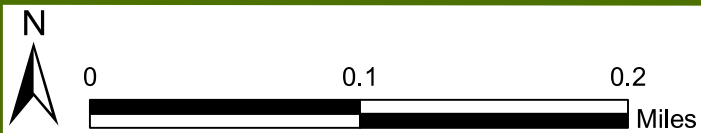
Winters Avenue 7-9 Extents



Printed: 2/26/2018

1 inch = 94 feet

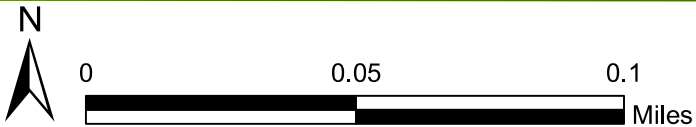
7th Street Extents



Printed: 2/26/2018

1 inch = 376 feet

W. Main Street Extents



Printed: 2/26/2018

1 inch = 188 feet



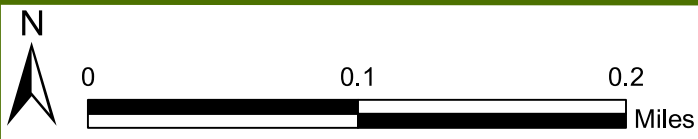
24 3/4 Road Extents



Printed: 3/22/2018

1 inch = 47 feet

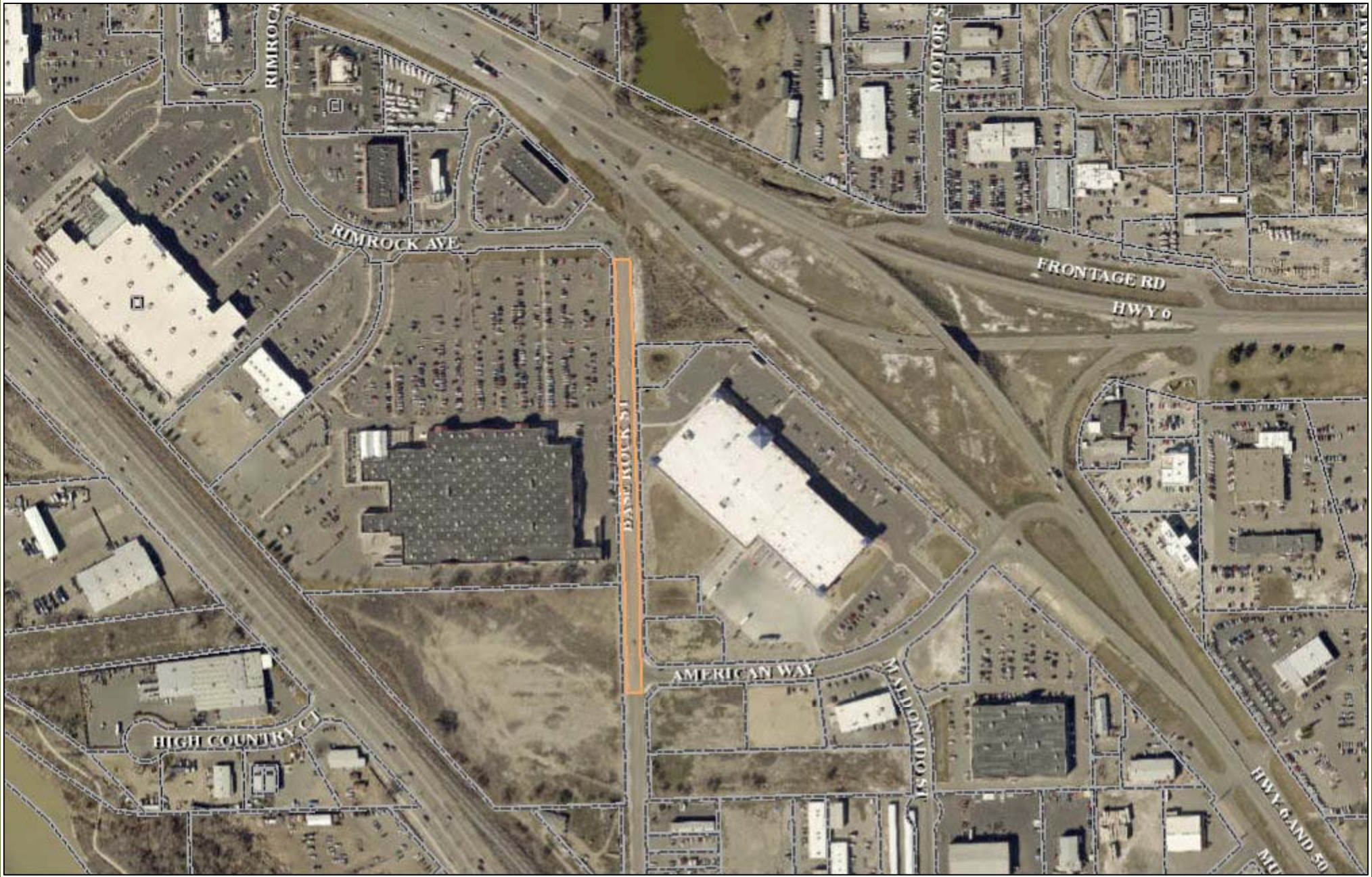
W. Independent Avenue Extents



Printed: 2/26/2018

1 inch = 376 feet

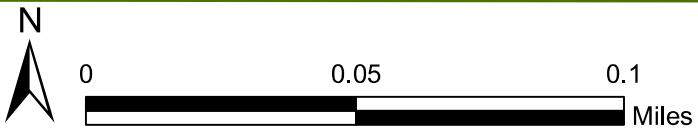
Base Rock Street Extents



Printed: 2/26/2018

1 inch = 376 feet

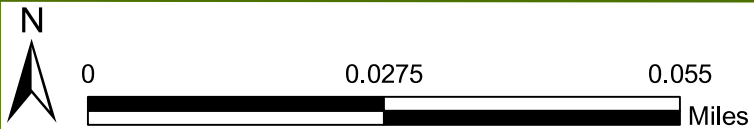
Rim Rock Avenue Extents



Printed: 2/26/2018

1 inch = 188 feet

Bogart Lane Extents



Printed: 2/26/2018

1 inch = 94 feet



Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: April 4, 2018

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

A Resolution Amending the 2018 City Council Meeting Schedule

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The purpose of this item is to amend the 2018 City Council meeting schedule.

BACKGROUND OR DETAILED INFORMATION:

At its January 3, 2018 Regular meeting, City Council adopted Resolution No. 04-18 which, in part, established the 2018 meeting schedule. Due to the Colorado Municipal League (CML) Conference and the 4th of July holiday, the June 20th and July 4th City Council meetings, respectively, have been canceled. In order to avoid the situation where two Council meetings in a row have been canceled, the June 20th meeting has been changed to June 18th. The July 4th meeting is canceled. These amendments are reflected in meeting schedule outlined in the resolution.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 22-18, a resolution amending the 2018 City Council Meeting Schedule.

Attachments

1. Resolution Amending Council Meeting Schedule

CITY OF GRAND JUNCTION

RESOLUTION NO. xx-18

A RESOLUTION AMENDING THE 2018 CITY COUNCIL MEETING SCHEDULE

Recitals.

The City Council of the City of Grand Junction is a "local public body" as defined in C.R.S. §24-6-402 (1)(a).

The City Council holds meetings to discuss public business.

The C.R.S. §24-6-402 (2)(c) provides that "Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than 24 hours prior to the holding of the meeting. The public place or places for posting of such notice shall be designated annually at the local public body's first regular meeting of each calendar year".

The Grand Junction Municipal Code, Section 2.04.010, provides that the meeting schedule and the procedure for calling of special meetings of the City Council shall be established by resolution annually.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO THAT:

1. Resolution No. 04-18 which set the meeting schedule for the Grand Junction City Council is hereby amended to:
 - a. change the meeting scheduled for June 20, 2018 to June 18, 2018; and
 - b. cancel the July 4, 2018 meeting.

2. The meeting schedule for the regular meetings of the City Council in 2018 is:

Month	Dates
January	03,17
February	07, 21
March	07, 21
April	04, 18
May	02, 16
June	06, 18
July	(04 is canceled), 18
August	01, 15
September	05, 19
October	03, 17
November	07, 21
December	05, 19

3. Additional meetings may be scheduled or canceled dependent on the number of items coming before the City Council. The City Council will determine that on a case by case basis. Proper notification for any change in the meeting schedule will be provided.

4. Additional special meetings may be called by the President of the City Council for any purpose and notification of such meeting shall be posted twenty-four hours prior to the meeting. Each and every member of City Council shall be notified of any special meeting at least twenty-four hours in advance.

Read and approved this ___ day of _____, 2018.

President of the Council

ATTEST:

City Clerk



Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: April 4, 2018

Presented By: Trent Prall, Public Works Director, John Shaver, City Attorney

Department: Public Works - Streets

Submitted By: Trent Prall

Information

SUBJECT:

A Resolution Approving Trail Easement with Redlands Water and Power for the Monument Road (Lunch Loops) Trail

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

The Monument Road (Lunch Loop) Trail is a proposed 1.5 mile trail that connects the No Thoroughfare trail to the Lunch Loop Trailhead. A small portion of the trail passes through a 100 foot wide property that Redlands Water and Power owns. Redlands Water and Power has already signed the proposed easement. This easement is proposed for adoption by City Council.

BACKGROUND OR DETAILED INFORMATION:

The proposed Monument Road (also known as, Lunch Loop) Trail is a shared used path that will extend from D Road and Monument Road, where the No Thoroughfare Trail ends, south to the Lunch Loop trail head. Once complete, the paved trail will help promote walk-ability and bike-ability and connect people of all ages and abilities to trail recreation.

The trail project is in the design and right of way acquisition phase. There are four parcels that required right-of-way acquisition. Agreements have been made previously with the other three properties; this easement is necessary for the trail to cross Redlands Water and Power siphon of No Thoroughfare Wash which resides in a 100-

foot wide property.

FISCAL IMPACT:

There is no direct fiscal impact for the proposed easement at this time; however, during construction, improvements will be made to the benefit of both the City and Redlands Water and Power in order for the trail to be safely used at the same time Redlands Water and Power accesses/maintains its siphon.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 23-18, a resolution approving a Trail Easement with Redlands Water and Power for the Monument Road (Lunch Loops) Trail

Attachments

1. RES-MONUMENTROAD-RWP
2. MLT Monument Rd Trail Easement from Redlands Water and Power
3. Redlands Water and Power Easement Location Map

RESOLUTION NO. __-18

A RESOLUTION RATIFYING THE ACQUISITION OF AN EASEMENT FROM REDLANDS WATER AND POWER FOR A PORTION OF THE MONUMENT ROAD TRAIL-BIKE PATH

RECITALS:

The Monument Road (aka Lunch Loop) Trail is a proposed 1.5-mile trail that connects the No Thoroughfare trail to the Lunch Loop Trailhead. A short segment of the trail will be over a small (100-foot wide) area of land owned by Redlands Water and Power Company (“Redlands.”)

Redlands has agreed to convey an easement, pursuant to the attached agreement, (“Public Trail Easement and Agreement” for purposes of the trail. Once complete, the paved trail will help promote walk-ability and bike-ability and connect people of all ages and abilities to trail recreation.

The Public Trail Easement and Agreement needs to be executed in further of the trail project and by and with this Resolution the City Council authorizes the Mayor to execute the document(s) and otherwise complete the acquisition and act in accordance with the agreement all with full and formal ratification, confirmation and consent of the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF

GRAND JUNCTION, COLORADO, THAT the City, by and through the City Council and the signature of its President, does hereby ratify the actions taken by the City staff in furtherance of the acquisition of the easement and authorizes and directs adherence to the same

PASSED and ADOPTED this ____ day of _____ 2018

President of the Council

ATTEST:

City Clerk

PUBLIC TRAIL EASEMENT AND AGREEMENT

THIS PUBLIC TRAIL EASEMENT AND AGREEMENT (the “**Easement**”), is entered into this ___ day of March, 2018, by and between **REDLANDS WATER AND POWER COMPANY**, a Colorado nonprofit corporation, the address of which is 2216 South Broadway, Grand Junction, Colorado 81507 (the “**Grantor**”), and the **CITY OF GRAND JUNCTION**, a Colorado Home Rule Municipality, the address of which is 250 North 5th Street, Grand Junction, CO 81521 (the “**Grantee**”), on behalf of themselves, and their successors in interest and assigns (together, the “**Parties**”). The following exhibits are attached hereto, and are incorporated into this Easement:

- Exhibit A - Description of Trail Easement
- Exhibit A-1 - Description of Temporary Construction Easement
- Exhibit B - Map of Trail Easement
- Exhibit B-1 - Map of Temporary Construction Easement

RECITALS:

- A. Grantor is the record owner of a certain 100-foot-wide strip of real property located in Mesa County lying south and east of Monument Road which is a portion of the property described in the Decree recorded on March 9, 1933 as Reception No. 274397, Mesa County, Colorado (the “**Property**”). The Property is generally depicted on the attached **Exhibit B**.
- B. Grantee is the owner of land or easements adjacent to the Public Trail Easement, across which public trails are or will be located, which are a part of the “Monument Road Trail/Bike Path”).
- C. The Parties desire by this instrument: (a) to establish and to grant to Grantee a perpetual public trail easement (“**Public Trail Easement**”) over and across a portion of the Property, which Public Trail Easement is described in **Exhibit A** and depicted in **Exhibit B**, both attached hereto and made a part hereof by this reference, which will provide a connecting link for the Monument Road Trail/Bike Path; (b) to establish and to grant to Grantee a temporary construction easement (“**Temporary Construction Easement**”) for access from Monument Road over and across a portion of the Property to the Public Trail Easement for the purposes of constructing a trail (the “**Trail**”) within the Public Trail Easement, which Temporary Construction Easement is described in **Exhibit A-1** and depicted in **Exhibit B-1**, both attached hereto and made a part hereof by this reference; and (c) to establish certain restrictions with respect to the use of this Easement.
- D. Grantor and Grantee acknowledge that certain canal facilities, including canals, canal banks and containment structures, flumes, siphons, pumps, electrical

generation facilities, access roads, headgates, culverts, spill gates, pipes and other related structures (the “**Canal Facilities**”), are located on and adjacent to the Property and underlying the Easement. It is the desire of both the Grantor and Grantee that this Easement be created and managed for the recreational enjoyment of the general public in a manner that does not cause interference with the Grantor’s operation, maintenance and repair of its Canal Facilities. This Easement does not extend to areas of inlet and outflow of the siphon and adjacent work areas.

- E. Grantee desires by this instrument: (a) to accept both the Public Trail Easement and the Temporary Construction Easement subject to the restrictions set forth herein; and (b) to assume certain responsibilities in connection therewith.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Public Trail Easement and Temporary Construction Easement. Grantor hereby grants and conveys unto Grantee and its successors and assigns, for the use and benefit of the general public, a perpetual non-exclusive easement and right-of-way over and across the Public Trail Easement described in **Exhibit A** and depicted in **Exhibit B**, subject to the terms and conditions of this Easement. In addition, so that the Grantee may construct the Public Trail Easement, Grantor hereby grants and conveys unto Grantee and its successors and assigns a temporary construction easement described in **Exhibit A-1** and depicted in **Exhibit B-1**, for access to the Public Trail Easement during construction and maintenance of the Trail, subject to the terms and conditions of this Easement. The parties acknowledge and agree that, notwithstanding any principal of statutory or common law to the contrary, the Grantee’s use of the Property for the purposes granted hereby is subordinate to Grantor’s dominant and superior right and obligation to operate, maintain and repair the Canal Facilities.

2. Easement “As Is”. Grantee hereby accepts this Easement and the Property in an “as is” condition, subject to the restrictions herein contained, and subject to all patent or latent defects or problems of any kind or nature. Grantor makes no warranty as to its title to the Property or its suitability for any use. Grantee accepts and assumes all risks of any defect in title or any physical defects in the Property. Such acceptance does not preclude improvement or maintenance activities within the Public Trail Easement or access from Monument Road across the Temporary Construction Easement insofar as such activities may be allowed or required by this Easement.

3. Construction and Maintenance of Trail and Improvements.

(a) The Grantee is permitted to construct, maintain, repair and replace the Trail and related improvements within the Public Trail Easement and is permitted to access the Public Trail Easement from Monument Road using the Temporary Construction Easement for such purposes, subject to the terms of this Easement.

(b) The Grantee shall prepare and submit construction and location plans for the construction of the Trail and related improvements, including supporting structures or signage, or any plans for re-construction or construction of improvements to the Public Trail Easement in the future at least thirty (30) days in advance of such construction, for the Grantor's review and approval in its sole and absolute discretion. Grantor agrees to confer in good faith with Grantee in an effort to resolve any objections to the plans by Grantor. No improvements will be installed until Grantor's objections are resolved. Grantee warrants that to the best of its knowledge, information and belief, the plans have been reviewed by a licensed professional engineer and are free from material errors or omissions, are suitable for the construction and installation of the trail improvements and that once installed, the improvements will function according to their intended purpose.

(c) The review and/or approval of the plans by Grantor, including, but not limited to, the review of the same by any consultant engaged by Grantor, is solely and only for the use and benefit of Grantor and is not intended and may not be construed or relied on as Grantor's or its consultant's warranty, certification, or representation that the plans are accurate, free from material errors or defects, or are suitable for construction of the trail improvements or provide a basis for any claim by Grantee of contributory negligence or assumption of the risk on Grantor's part.

(d) Grantee shall coordinate construction, maintenance, repair or replacement of the Trail and related improvements with Grantor so as to not unreasonably interfere with the Canal Facilities or the Grantor's operations thereof.

4. Public Trail Easement Use and Restrictions.

(a) The Public Trail Easement shall be used exclusively for non-motorized (and electric bicycles to the extent permitted by Grantee) travel by the public and for construction, maintenance, repair and replacement of the Trail by the Grantee. Grantee reserves the right to prohibit or limit public access to the Public Trail Easement during construction, times of emergency, for public safety, or as otherwise provided by Grantee's rules and regulations related to public trails, or as deemed appropriate by Grantee.

(b) Grantor reserves the right to temporarily limit or suspend access to the Public Trail Easement during maintenance and repair of the Canal Facilities, or for emergency purposes, provided that Grantor shall notify Grantee at least ten (10) days in advance of any such limitation or suspension of use, except in case of emergency, in which case notice shall be given as soon as practicable. Grantor reserves the right to excavate the surface of the Easement to access the siphon or other portions of the Canal Facilities without liability to the City for any surface disturbance, except that Grantor

shall be required to promptly return the unimproved surface of the area disturbed to its pre-existing grade, but shall have no other duty to restore the Trail and related improvements to their pre-existing condition.

(c) No motorized vehicles are permitted on the Public Trail Easement, except vehicles used by Grantor for maintenance of Canal Facilities, as provided in paragraph 4(a) above, and except equipment and vehicle used to construct, maintain and repair the Trail, emergency vehicles when necessary, and electric bicycles to the extent permitted by Grantee. No motorized vehicles are permitted on the Temporary Construction Easement, except equipment used to construct and maintain the Trail. No heavy equipment shall be allowed to cross the siphon; a trackhoe or similar light vehicle shall be used for construction of the Trail over the siphon. Maintenance equipment for blading/sweeping of the Trail is not considered heavy equipment and is permitted.

5. Public Trail Easement Care and Maintenance. Grantee hereby assumes complete responsibility for and agrees to care for and maintain the Trail and Public Trail Easement in a clean and attractive condition and in a good and safe order and repair free from hazards or dangerous conditions, at its sole cost and expense, except as otherwise provided herein. Grantee's maintenance responsibilities shall include, but not be limited to, trash and debris removal, keeping the Trail clear of rocks, vegetation and other obstructions, grooming as needed, controlling erosion and water runoff, eliminating dangerous conditions or hazards and general care and maintenance. Grantee shall coordinate maintenance and repair of the Trail with the Grantor so as to avoid interference with the Grantor's operation of its Canal Facilities. Grantee shall close the Trail to public use in the event of the condition of the Trail becomes dangerous or hazardous, regardless of how such danger or hazard is caused, until the danger or hazard is eliminated. Grantor may close the Trail if, in its opinion, the condition of the Trail becomes dangerous or hazardous and the Grantee has not either closed the Trail or eliminated the danger or hazard following reasonable notice of such condition from Grantor to Grantee. Notice shall be given in writing (which includes email) to the City of Grand Junction Public Works Director / Manager and by telephone to the City of Grand Junction Public Safety office non-emergency dispatch number, except that in the event of emergency notice shall be given by a telephone call to 911. In the event of an imminent hazard or danger to the life, health or safety of persons or property, the Grantor may close the Trail to public use without notice to the Grantee subject to Grantee's obligation to care for and maintain the Trail prior to it being re-opened.

6. Fencing, Signage and Gates. Grantee shall design and erect such signage, fencing, gates or other devices or structures at locations determined by Grantor for approval by Grantor to deter or prevent members of the public from entering or remaining on the Property or Canal Facilities outside of the Public Trail Easement.

7. Relocation of Easement. In the event the Grantor determines in its discretion that the Public Trail Easement needs to be relocated due changes in the configuration or use of the siphon or Canal Facilities, the Parties shall mutually agree upon a new alignment for the Public Trail Easement across the Property which protects

Grantor's use of the Canal Facilities and preserves the Public Trail Easement. If the Parties are not able to agree to a new alignment or location of the Public Trail Easement, then Grantor may designate the area within the Property where the Public Trail Easement shall be relocated.

8. Grantee Liable for Damage to Canal Facilities. The Grantee shall be liable for and repair or reconstruct any damage caused to the Canal Facilities resulting or arising from the Grantee's or the public's use of the Easement. By executing this Agreement, the Grantee does not agree to any indemnification, does not waive any immunity or limit liability contained in or provided by the Colorado Governmental Immunity Act; does not create a multi-year fiscal obligation if otherwise prohibited by law; and does not create any other financial obligation not supported by a current appropriation if otherwise prohibited by law.

9. Grantor's Immunity and Grantee's Obligation to Insure. The Parties expressly acknowledge that the Public Trail Easement is granted for a "recreational purpose" under C.R.S. Section 33-41-101, *et seq.*, and that Grantor is entitled to the benefits, protections and limitations on liability afforded by Colorado law governing recreational Easements, including without limitation C.R.S. Section 33-41-101, *et seq.* By granting the Public Trail Easement, Grantor shall have no obligation to repair, clear or otherwise maintain the area within the Public Trail Easement (except to return the surface of the land to its original grade after any disturbance by Grantor) or to insure or indemnify Grantee or the public for any injury, claim or damage to any person or property, whether alleged to have occurred as a result of use of the Public Trail Easement or due to the condition of the public trail.

Grantee agrees to maintain insurance to provide protection against liability from claims arising out of the construction or use of the Public Trail Easement. Such insurance shall be carried in amounts not less than the liability limits specified in C.R.S. Section 24-10-114(1), as it may be amended from time to time, and shall provide Grantor and its successors and assigns with thirty (30) days advance written notice prior to cancellation or termination. Grantee shall provide a Certificate of Insurance as verification of compliance with this requirement.

10. Enforcement.

(a) In the event of the failure or refusal of a Party to cure, or to commence curing and diligently prosecute curation activities until completion, any breach of this Easement within fourteen (14) days following written notice of such breach, then the non-breaching Party may enforce this Easement by an action for damages, specific performance or injunction as is proper in the circumstances; provided, however, in the alternative, the non-breaching Party may, without having an obligation to do so, undertake to perform the duties or activities the breaching Party failed to perform, in which event the non-breaching Party shall be entitled to recover from the breaching Party the non-breaching Party's costs and expenses incurred for the same.

(b) Notice to a Party shall be given in writing and be deemed effective upon mailing in the United States first class mail, postage prepaid, certified or return receipt requested to the Parties addresses as set forth in the first paragraph of this Easement.

(c) In the event the interpretation or enforcement of this Public Trail Easement should ever become the subject of litigation between the Parties, the prevailing party shall be entitled to an award of its reasonable costs and attorneys' fees incurred in connection therewith.

11. Binding Effect; Complete Agreement. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns forever, including all future record owners of the Property traversed by the Easement, and all future owners of this Easement. This Easement is the full and complete agreement between the Parties and may only be amended by a writing signed by the Parties and recorded in the real property records of Mesa County, Colorado.

IN WITNESS WHEREOF, the Parties have executed this Easement as of the day and year first above written.

GRANTOR:

REDLANDS WATER AND POWER COMPANY, a Colorado nonprofit corporation

By: _____

Date: _____

Charles Mitisek

Its: _____

President

STATE OF COLORADO)

) ss.

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Charles Mitisek as President of Redlands Water and Power Company, a Colorado nonprofit corporation, as Grantor.

WITNESS my hand and official seal.

My commission expires: _____.

(SEAL)

Notary Public

GRANTEE:

CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY

By: _____

Title: Mayor and President of the City Council

Attest: _____
City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018,
by _____, as _____ of the City of Grand Junction, a Colorado Home
Rule Municipality.

WITNESS my hand and official seal.

My commission expires: _____.

(SEAL)

Notary Public

EXHIBIT A

DESCRIPTION OF TRAIL EASEMENT

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, lying entirely within that certain 100 foot wide parcel of land as described in that certain Decree filed for record with Reception Number 274397, Public Records of Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the SW 1/4 SW 1/4 of said Section 15 and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 bears S 89°53'20" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°53'20" W, along the South line of the SW 1/4 SW 1/4 of said 15, a distance of 440.91 feet to a point of intersection with the West line of that certain parcel of land described with Reception Number 274397; thence N 20°52'49" W, along said West line, a distance of 110.45 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 20°52'49" W, along said West line, a distance of 40.77 feet; thence N 69°49'36" E, a distance of 30.00 feet; thence S 78°12'28" E, a distance of 9.33 feet; thence N 86°09'19" E, a distance of 47.22 feet; thence S 84°28'25" E, a distance of 18.99 feet, more or less, to a point on the East line of that certain 100 foot wide parcel of land; thence S 20°52'49" E, along said East line, a distance of 35.35 feet to a point being the beginning of a 76.00 foot radius non-tangent curve, concave North, whose long chord bears S 89°05'34" W with a long chord length of 40.71 feet; thence Westerly along the arc of said curve, thru a central angle of 31°04'25", an arc length of 41.22 feet to a point being the beginning of a 141.00 foot radius non-tangent curve, concave South, whose long chord bears S 76°49'53" W with a long chord length of 62.30 feet; thence Westerly along the arc of said curve, thru a central angle of 25°31'32", an arc length of 62.82 feet, more or less, to the Point of Beginning.

CONTAINING 3,868 Square Feet or 0.089 Acres, more or less, as described.

EXHIBIT A-1

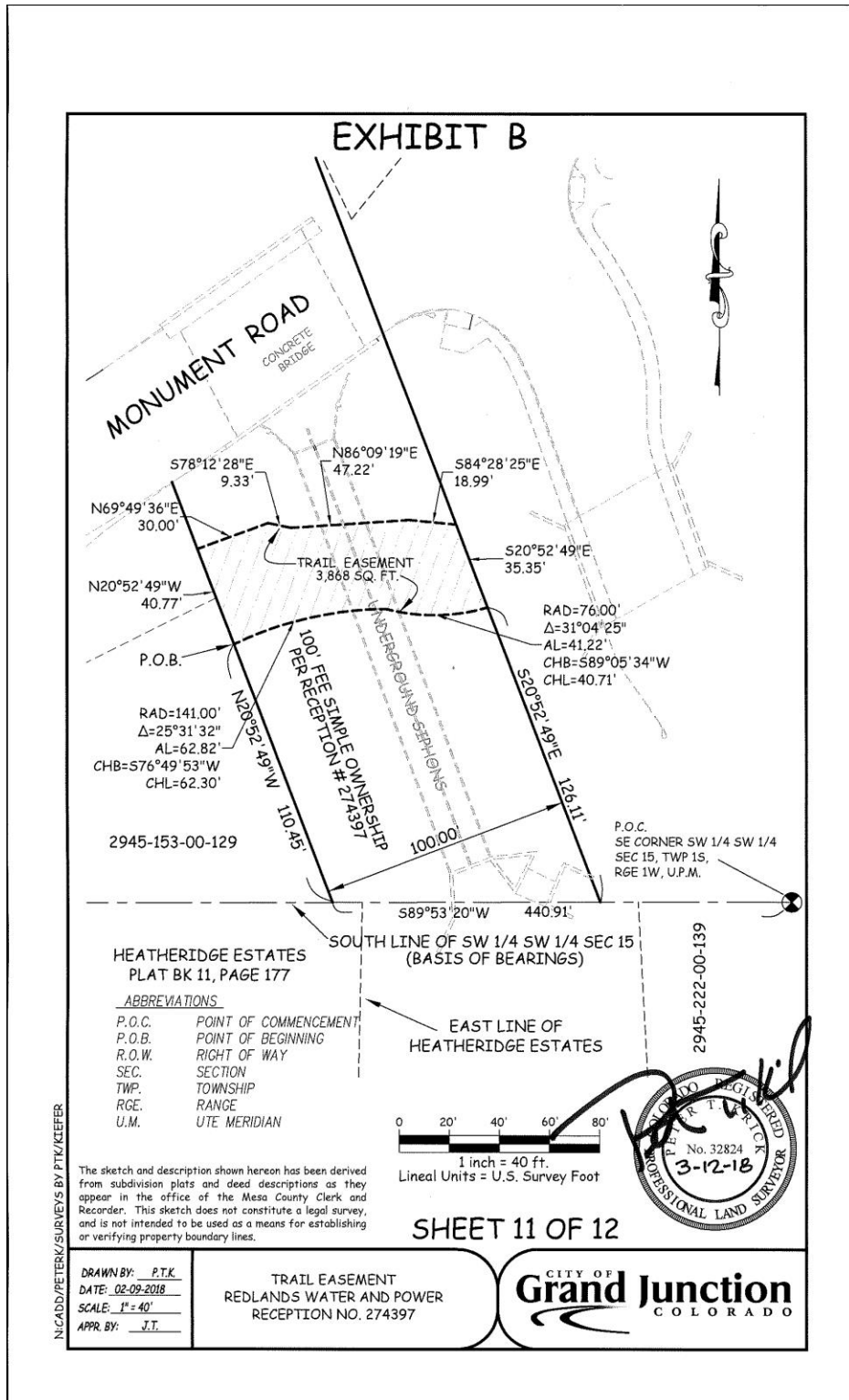
DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, being a Temporary Construction Easement lying entirely within that certain 100 foot wide parcel of land as described in that certain Decree filed for record with Reception Number 274397, Public Records of Mesa County, Colorado, more particularly described as follows:

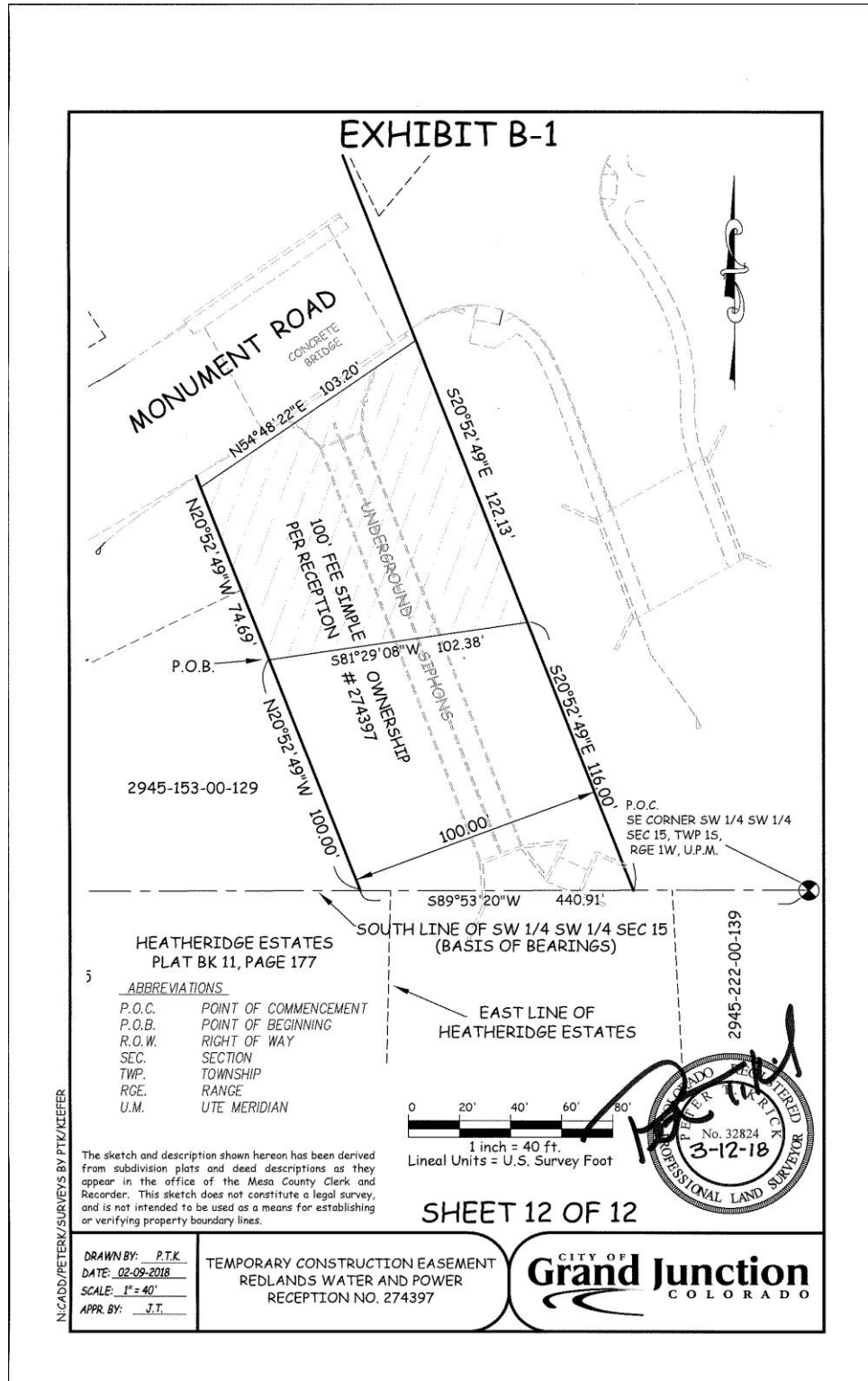
COMMENCING at the Southeast corner of the SW 1/4 SW 1/4 of said Section 15 and assuming the South line of the SW 1/4 SW 1/4 of said Section 15 bears S 89°53'20" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°53'20" W, along the South line of the SW 1/4 SW 1/4 of said 15, a distance of 440.91 feet to a point of intersection with the West line of that certain parcel of land described with Reception Number 274397; thence N 20°52'49" W, along said West line, a distance of 100.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 20°52'49" W, along said West line, a distance of 74.69 feet; thence N 54°48'22" E, a distance of 103.20 feet to a point on the East line of said parcel described in that certain Decree recorded with Reception Number 274397; thence S 20°52'49" E, along said East line, a distance of 122.13 feet; thence S 81°29'08" W, a distance of 102.38 feet, more or less, to the Point of Beginning.

CONTAINING 9,841 Square Feet or 0226 Acres, more or less, as described.

EXHIBIT B
MAP OF TRAIL EASEMENT



MAP OF TEMPORARY CONSTRUCTION EASEMENT



NICADD/PETERK/SURVEYS BY PTK/KIEFER

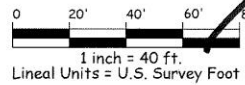
HEATHERIDGE ESTATES
PLAT BK 11, PAGE 177

5

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN

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



SHEET 12 OF 12

DRAWN BY: P.T.K.
DATE: 02-09-2018
SCALE: 1" = 40'
APPR. BY: J.T.

TEMPORARY CONSTRUCTION EASEMENT
REDLANDS WATER AND POWER
RECEPTION NO. 274397





Monument Rd (Lunch Loop) Trail
Redlands Water and Power – Easement Location



Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: April 4, 2018

Presented By: Trent Prall, Public Works Director

Department: Public Works - Engineering

Submitted By: Trent Prall, Public Works Director

Information

SUBJECT:

Orchard Ave Between Normandy and 29 Road Memorandum of Understanding
Between the City of Grand Junction and Mesa County

RECOMMENDATION:

Staff recommends the Mayor sign a Memorandum of Understanding with Mesa County for the design, right of way acquisition and construction of Orchard Avenue between Normandy and 29 Road.

EXECUTIVE SUMMARY:

The proposed memorandum defines the partnership between Mesa County and the City of Grand Junction for the design, right of way acquisition and construction of Orchard Avenue between Normandy and 29 Road.

BACKGROUND OR DETAILED INFORMATION:

The purpose of this Memorandum of Understanding (MOU) is to establish the lines of communications and responsibility for the various work items necessary to accomplish the reconstruction of Orchard Avenue between Normandy Ave and 29 Road. The proposed agreement also establishes the intention of both the City and County to cooperatively fund the design, bidding and construction of the Project.

The final design and right of way acquisition is proposed for completion by late winter of 2019 with construction scheduled for late April through September 2019 with most of the impact occurring while school is out.

FISCAL IMPACT:

The cost of the project is estimated at \$2,307,000 to be split \$1,200,000 Mesa County, \$1,107,000 City of Grand Junction. This takes into consideration the City's \$93,000, 2014 Safe Routes to School project that constructed sidewalk on the south side of Orchard from Normandy to 28 3/4 Road.

This item is currently budgeted in 2018 and 2019 budgets.

SUGGESTED MOTION:

I move to (approve/deny) the request for the Mayor to sign the attached Memorandum of Understanding with Mesa County for the design, right of way acquisition and construction of Orchard Avenue between Normandy and 29 Road.

Attachments

1. MOU Orchard_Normandy to 29 Rd 20180320
2. Orchard - Normandy to 29 Road Vicinity Map

MEMORANDUM OF UNDERSTANDING
between
The City of Grand Junction and Mesa County, Colorado
for the
DESIGN, RIGHT OF WAY ACQUISITION AND CONSTRUCTION OF
ORCHARD AVENUE BETWEEN NORMANDY AND 29 ROAD

The parties to this Memorandum of Understanding (“AGREEMENT”) are Mesa County, Colorado, a political subdivision of the State of Colorado, acting through the Board of County Commissioners of Mesa County, Colorado (“COUNTY”), and the City of Grand Junction, Colorado, a Colorado Municipality, acting through the City Council of the City of Grand Junction, Colorado (“CITY”).

I. Introduction

Both the City and the County (“the Parties” or “Parties”) have responsibilities for developing and implementing transportation plans and authorizing capital improvements under their respective jurisdictions. The Parties recognize that transportation related improvement decisions by one party effect similar decisions by the other and that cooperative planning and spending can maximize the community’s resources that are available for improvements. The Parties further recognize the need to make improvements to the Orchard Avenue Corridor (“the Project”). Portions of the Orchard Avenue corridor from Normandy Ave to 29 Road are bounded by County on the north and City on the south. It is further recognized that it is in the best interests of the Parties to work cooperatively in the planning and construction for the Project.

II. Purpose

The purpose of this AGREEMENT is to establish the lines of communications and responsibility for the various work items necessary to accomplish the reconstruction of Orchard Avenue between Normandy Ave and 29 Road. This AGREEMENT also establishes the intention of both the CITY and COUNTY to cooperatively fund their share of the design, bidding and construction of the Project.

III. Procedure

Now, therefore, it is agreed that the Parties have/will:

- 1) Include projections in their respective Capital Improvement Plans to cover the cost of the Project. The Parties will make every effort to budget funds as shown below:

Project Budget:

Fund Source	Design and ROW Acquisition 2018	Construction 2019-2020	Project Funds
City	\$250,000	\$777,000	\$1,027,000
City SRTS	\$80,000	\$0	\$80,000
County	\$250,000	\$950,000	\$1,200,000
TOTAL	\$580,000	\$1,727,000	\$2,307,000

The Project budget includes the City's 2014 Safe Routes to School (SRTS) investment that piped the existing irrigation ditch, placed irrigation sump structures and constructed sidewalk along the south side of Orchard Ave from Normandy to 28 ¾ Road and the proposed 2018 SRTS project that will construct sidewalk along the south side of Orchard from Melody Lane to 29 Road and provide for a pedestrian corridor between 29 Road and Melody Lane.

- 2) The Parties agree to carry over any unexpended Project funds from year to year until the Project is constructed.
- 3) The Project will generally include completion of final design, right of way acquisition and construction of Orchard Avenue from Normandy to 29 Road. All work will be designed and constructed to City/CDOT standards.
- 4) The CITY and COUNTY will co-manage the project from design through bidding and construction. The Project Management Team will consist of the respective Public Works Director for both the CITY and COUNTY. The COUNTY will provide a Project Engineer. Both the City and County will perform their respective public relations coordinated through the Project Engineer.
- 5) The COUNTY shall contract with a Consulting Engineer for design services. Design services include design, any permitting required for the Project, coordination with various utilities as well as outreach and coordination with affected interests. The Consultant will prepare all legal descriptions for right-of-way needed for the Project.
- 6) Each party will acquire the right-of-way within its respective jurisdiction at its expense and will not be considered shared Project costs.

- 7) The COUNTY shall contract with a civil contractor to construct the project.

Following approval of an invoice from the COUNTY, the CITY will reimburse the COUNTY for the CITY'S share of the actual costs of design and construction.

- 8) To minimize the effect of receiving revenue limitations under TABOR, the contract(s) may be written so that payments may be made directly to the contractor(s) by either the CITY or the COUNTY in amounts determined by mutual agreement of the Parties. Following receipt of such a contract and upon approval of an invoice from the contractor(s), the contracting party (CITY or COUNTY) will make payments directly to the contractor(s).
- 9) The CITY and the COUNTY may not necessarily pay exactly equal shares of every individual portion of the Project; however, both Parties agree that the total share of the Project actual cost will be divided equally. Should either Parties receive a grant for this Project, the grant money will be applied to the project as a whole, thereby reducing each Parties shares equally. The Parties further agree that the total funding expected of either party will not exceed the amount shown in the table in paragraph III(1) except by mutual, written modification of this AGREEMENT.

IV. Administration

- 1) Nothing in this AGREEMENT will be construed as limiting or affecting in any way the authority or legal responsibility of the COUNTY and/or the CITY, or as binding either Party to perform beyond the respective authority of each, or as requiring either Party to assume or expend any sum in the excess of appropriations available.
- 2) This AGREEMENT shall become effective when signed by the Parties hereto. The Parties may amend the AGREEMENT by mutual written attachment as the need arises. Any party may terminate this AGREEMENT after 30 days notice in writing to the other with the intention to do so and fulfillment of all outstanding obligations of this agreement.
- 3) The COUNTY will advertise, receive bids, and award the bid based on County Purchasing Policy's and recommendation of the Project Management Team. The COUNTY shall include all the terms and conditions regarding bonding, insurance and indemnification provisions as part of the COUNTY'S contract so that the Project is protected.

In Witness whereof, the parties herein have cause this document to be executed as of the date of the last signature shown below.

MESA COUNTY

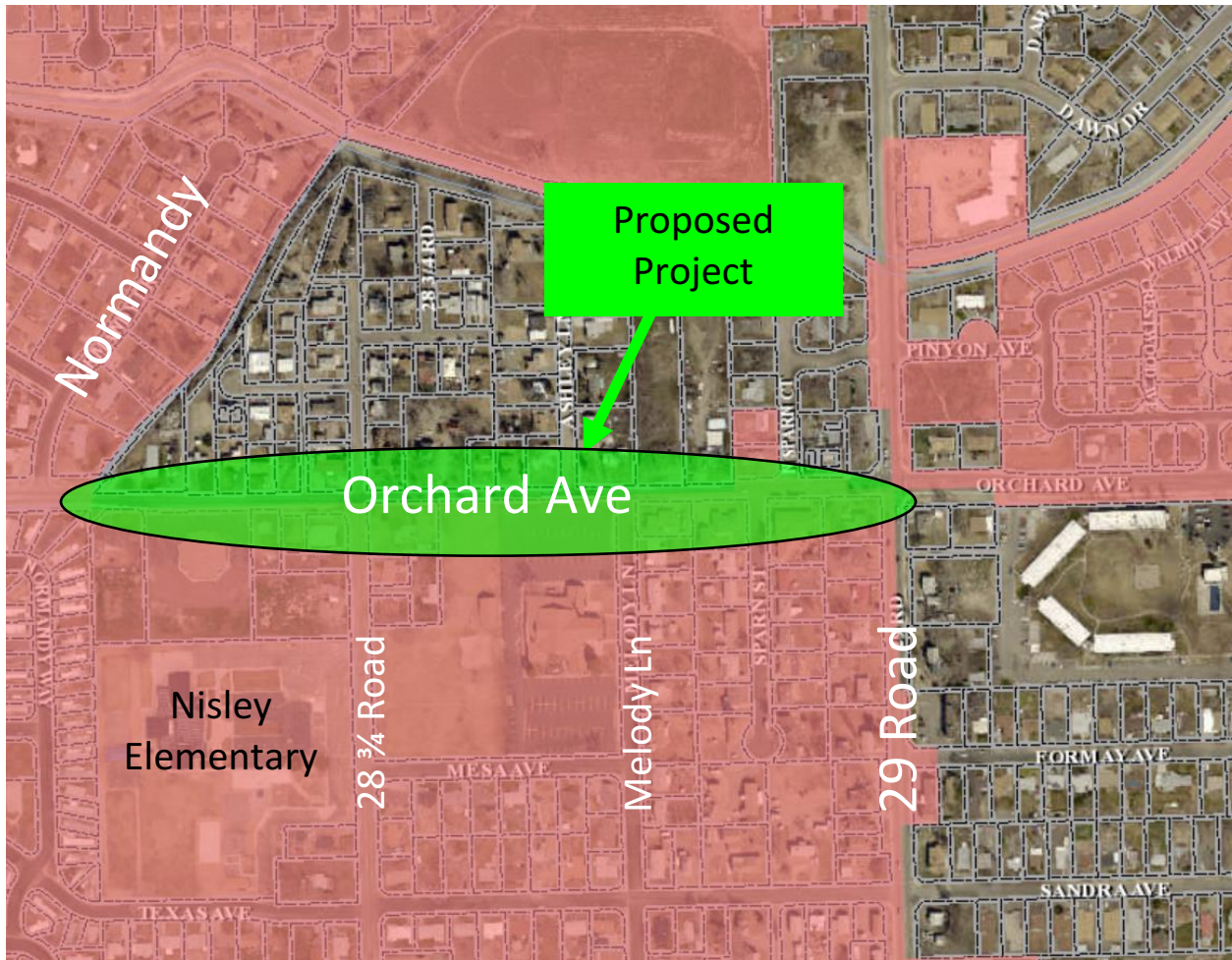
John Justman, Chair
Mesa County Board of Commissioners

ATTEST: Sheila Reiner, Clerk
Date: _____

CITY OF GRAND JUNCTION

Rick Taggart, Mayor
Grand Junction City Council

ATTEST: Wanda Winkelmann, Clerk
Date: _____



Orchard Ave – Normandy to 29 Road



City Limits



Grand Junction City Council

Regular Session

Item #5.b.

Meeting Date: April 4, 2018

Presented By: Brandon Stam, DDA Executive Director

Department: Downtown GJ Business Improvement District

Submitted By: Brandon Stam

Information

SUBJECT:

Downtown Grand Junction Partnership (DDA/BID) Organizational Change

RECOMMENDATION:

Staff recommends approval of the organizational change.

EXECUTIVE SUMMARY:

After the departure of the previous Business Improvement District (BID) Director, the Downtown Development Authority (DDA) and BID Board decided to look at the organizational structure of the entities with the goal of creating more synergy between the two organizations. The Board of the DDA and BID voted to move forward with one Director of both organizations and to have the Director hire for a communications and marketing position.

BACKGROUND OR DETAILED INFORMATION:

After the departure of the previous Business Improvement District (BID) Director, the Downtown Development Authority (DDA) and BID Board decided to look at the organizational structure of the entities with the goal of creating more synergy between the two organizations. The DGJBID and the DDA (i.e. Downtown Partnership) have worked functionally as partners in the effort to enhance Downtown and to further facilitate those efforts the Board does hereby determine that the interests of Downtown are furthered by appointing Brandon Stam as the Director of the DGJBID. Mr. Stam also serves as the Director of the DDA and to be consistent with that service, the Board has determined that the common interests of the DGJBID and the DDA are fostered by the appointment of Mr. Stam as Director of the DGJBID. With his appointment, the

Board intends on solidifying the partnership by and between the organizations, which will include progress toward establishing clear reporting and functional divisions in support of each organizations' unique, but in many respects, common mission. The Board also voted to move forward with direction to the Director to hire for a communications and marketing position.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (approve/deny) the appointment of Brandon Stam as the BID Director in support of the Downtown Grand Junction Partnership (DDA/BID) and the proposed organizational structure of having Brandon Stam as the sole Director.

Attachments

1. 2018-02 Resolution to appoint BSGJBID

RESOLUTION NO. 2018-02

A RESOLUTION APPOINTING BRANDON STAM AS DIRECTOR OF THE DOWNTOWN
GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT (GJBID)

RECITALS:

On August 17, 2005 the City Council of the City of Grand Junction approved Ordinance No. 3815, an ordinance forming and creating the Downtown Grand Junction Business Improvement District ("DGJBID.") A special assessment was approved by the DGJBID voters the following November. At present there are over 300 properties in the DGJBID. The City Council designated that the membership of the Downtown Development Authority Board ("DDA") serve as the governing body of the DGJBID.

The DGJBID was formed to improve the economic vitality and overall commercial appeal of Downtown Grand Junction. Consistent with that mission the DGJBID provides event programming and the benefits that derive therefrom, as well as marketing and other promotions.

The DGJBID and the DDA have worked functionally as partners in the effort to enhance Downtown and to further facilitate those efforts the Board does hereby determine that the interests of Downtown are furthered by appointing Brandon Stam as the Director of the DGJBID. Mr. Stam also serves as the Director of the DDA and consistent with that service the Board has determined that the common interests of the DGJBID and the DDA are fostered by appointment of Mr. Stam as Director of the DGJBID. With his appointment the Board intends on solidifying the partnership by and between the organizations, which will include progress toward establishing clear reporting and functional divisions in support of each organizations' unique but in many respects common mission.

Pursuant to §3.500 of the bylaws of the DGJBID, C.R.S. 31-25-1200 et. seq. and Ordinances 3815, 3856 and 4651, the Board does hereby appoint Brandon Stam as Director.

With this resolution the DGJBID affirms that Brandon Stam possesses the requisite experience to appointed as DGJBID conditioned upon the City Council affirming the appointment at the regular City Council meeting scheduled for April 4, 2018.

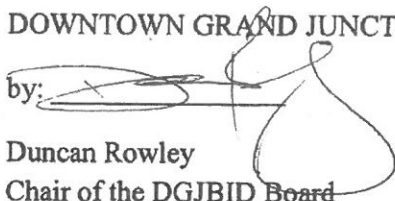
NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DOWNTOWN GRAND
JUNCTION BUSINESS IMPROVEMENT DISTRICT OF THE CITY OF GRAND,
COLORADO that:

Brandon Stam is appointed as Director of the Downtown Grand Junction Business Improvement District conditioned upon the City Council ratifying his appointment at the regular City Council meeting scheduled for April 4, 2018.

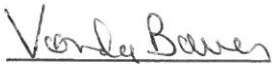
Passed and adopted this 26th day of March 2018.

DOWNTOWN GRAND JUNCTION BUSINESS IMPROVEMENT DISTRICT

by:


Duncan Rowley
Chair of the DGJBID Board

ATTEST:



Vonda Bauer
Secretary to the DGJBID Board



Grand Junction City Council

Regular Session

Item #6.a.i.

Meeting Date: April 4, 2018

Presented By: Greg Caton, City Manager, Mike Nordine, Interim Police Chief, Jodi Romero, Finance Director

Department: Finance

Submitted By: Jodi Romero, Finance Director

Information

SUBJECT:

2018 Supplemental Appropriation Ordinance for Expansion of School Resource Officer Program

RECOMMENDATION:

Staff recommends adoption of the 2018 Supplemental Appropriation Ordinance for the expansion of the School Resource Officer Program.

EXECUTIVE SUMMARY:

While not a singular solution to a comprehensive issue, expanding the City's School Resource Officer (SRO) program will help to address the recent need for additional safety in schools.

It is recommended that the addition of two School Resource Officers to the current program be 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.

This topic was discussed at the March 7th City Council meeting at which point there was consensus to bring forward a supplemental appropriation ordinance for the 2018 budget in order to fund two additional school resource officers.

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 five 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.

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.

In addition to this staffing cost, the expansion of the SRO program would require equipment including additional vehicles. 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. Staff is currently 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.

In total, there are 52 schools within the County including 8 high schools and 9 middle schools. As mentioned, because of the crossing of school attendance and jurisdictional boundaries and the school of choice program, many students attend schools in jurisdictions different from where their home is located. Therefore, this is a county-wide issue and needs to be addressed as such.

FISCAL IMPACT:

In November 2017, Mesa County voters approved additional funding for public safety. These funds could also be used to expand the current school resource officer programs for the local jurisdictions throughout Mesa County. Attached is a letter to Mesa County Sheriff, Matt Lewis and Mesa County Administrator, Frank Whidden requesting use of the revenues from the County-wide public safety tax to fund 75% of the SRO programs in the municipalities. The municipalities would be required to fund 25%.

At the time of drafting the staff report we have not received a response to the letter of request. Staff recommends proceeding with the expansion of the City's SRO program at this time in order to hire officers for the fall start to the school year. Because of the high priority of this program expansion, the City would fully fund two additional resource officers within the existing General Fund revenues. Should the County agree to the 75% funding, then the matching dollars would be used to offset expenditures

authorized by City Council.

The supplemental appropriation reflects the required increase to the General Fund budget in order to fully fund the positions including personnel costs and one-time vehicle and equipment costs for \$243,383.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4794, an ordinance making supplemental appropriations to the 2018 budget of the City Of Grand Junction, Colorado in order to expand the School Resource Officer Program on final passage and order final publication in pamphlet form.

Attachments

1. Request to Mesa County for SRO Funding
2. School Resource Officer Supplemental Appropriation Ordinance



March 19, 2018

Matt Lewis, Mesa County Sheriff
Frank Whidden, Mesa County Administrator
544 Rood Avenue
Grand Junction, CO 81501

Dear Sheriff Lewis and Mr. Whidden:

In a meeting held on February 27 with school safety stakeholders in the School District 51, area agencies decided that a total of 16 School Resource Officers (SROs) would be necessary to ensure the safety of our students. Public safety agencies including the Mesa County Sheriff's Office, City of Fruita Police, Town of Palisade Police, and City of Grand Junction Police currently authorize nine SRO positions, with only seven filled. The consensus from stakeholder meeting was that each high school in District 51 would receive two SROs, totaling eight, and each middle school would receive one SRO, also totaling eight.

Of these 16 necessary SROs, five are currently authorized by the Sheriff's Office, leaving five to be filled by the remaining agencies. Assuming the cost of a school resource officer averages approximately \$100,000, five SROs would cost about \$500,000 for these agencies. Recent County reports showed that revenues from the new county-wide public safety sales tax came in higher than anticipated for the month of January. Citing growth in revenues in the first month of collection, the new sales tax generated more than budgeted. With unexpected additional revenues, we suggest that Mesa County fund 75% of the SRO programs in municipalities, with the remaining 25% of funding coming from each respective agency.

Using excess 1A funds to fund SRO officers would help provide a much needed public safety element in our area schools. Since County revenue from the public safety sales tax is more than budgeted, this amount would not negatively affect County programs and agencies already receiving budgeted funds. Furthermore, this is an excellent opportunity for the County to fulfill the county-wide promise to support public safety as made when voters approved the 1A ballot measure.

Sincerely,

Greg Caton, City Manager

Rich Sales, Palisade Town Manager

- c. Grand Junction City Council
- Palisade Board of Trustees
- Dr. Ken Haptonstall, Superintendent of Schools

ORDINANCE NO. ____

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2018 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO IN ORDER TO EXPAND THE SCHOOL RESOURCE OFFICER PROGRAM

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

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2018, to be expended from such funds as follows:

Fund Name	Fund #	Appropriation
General Fund	100	\$ 243,383

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2018

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this ____ day of _____, 2018.

President of the Council

Attest:

City Clerk



Grand Junction City Council

Regular Session

Item #6.a.ii.

Meeting Date: April 4, 2018

Presented By: Jay Valentine, Deputy Finance Director

Department: Finance

Submitted By: Jay Valentine

Information

SUBJECT:

An Ordinance Amending Ordinance No. 4772 Concerning the Issuance of DDA Bonds

RECOMMENDATION:

Staff recommends approval of proposed Ordinance.

EXECUTIVE SUMMARY:

This ordinance is being adopted at Bond Counsel's request to expressly amend the parameters for the 2018 Bonds set forth in Ordinance No. 4772. Although an original amending ordinance was approved by City Council on January 17, 2018, the action did not include the specific dollar amounts being amended. Therefore, it is Bond Council's interpretation that further action is needed to clarify the changes to Ordinance No. 4772.

BACKGROUND OR DETAILED INFORMATION:

Section 3 of Ordinance No. 4772 authorized the 2018 Bonds to be issued in an aggregate principal amount not to exceed \$9,120,000; however, the City intends to issue the 2018 Bonds in an aggregate principal amount not to exceed \$10,000,000. To accommodate the change in principal amount and permit bond counsel to deliver an approving opinion with respect to the 2018 Bonds, Section 3 of Ordinance No. 4772 is being expressly amended by this ordinance to increase the principal amount of the 2018 Bonds up to a maximum of \$10,000,000.

With Ordinance No. 4772 City Council authorized the issuance of Downtown Development Authority (DDA) Tax Increment and Refunding Bonds, Series 2017 and Series 2018. Ordinance No. 4772 approved a total of \$19.12 million; \$10 million to be

issued in 2017 and \$9.12 million in 2018; however, to keep both bonds bank-qualified, the order of the issuances was reversed and \$9.12 million was issued in 2017 and the \$10 million issuance will occur in 2018.

FISCAL IMPACT:

Selling bank-qualified bonds directly to banks decreases debt issuance costs by an estimated 25-40 basis points which will save \$442,000 to \$710,000 over the life of this debt issuance.

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4795, an ordinance amending Ordinance No. 4772 relating to the issuance of the City Of Grand Junction, Colorado, Downtown Development Authority Tax Increment Revenue and Refunding Bonds, Series 2017, and Tax Increment Revenue Bonds, Series 2018; and related matters on final passage and order final publication in pamphlet form.

Attachments

1. Amending Bond Ordinance (48183219v1)

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 4772 RELATING TO THE ISSUANCE OF THE CITY OF GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT REVENUE AND REFUNDING BONDS, SERIES 2017, AND TAX INCREMENT REVENUE BONDS, SERIES 2018; AND RELATED MATTERS.

WHEREAS, the City of Grand Junction, Colorado (the “City”) is a home rule city duly existing under the Constitution and laws of the State of Colorado and its City Charter; and

WHEREAS, the Grand Junction, Colorado, Downtown Development Authority (the “Authority”) was organized by the City pursuant to Title 31, Article 25, Part 8, of the Colorado Revised Statutes, as amended (the “Act”), as a “downtown development authority” for the purposes of the Act, including the improvement of that certain area (the “Plan of Development Area”) subject to the Downtown Development Authority Plan of Development (the “Plan”) approved by a resolution of the City Council of the City (the “Council”) adopted on December 16, 1981 (the “Resolution”); and

WHEREAS, the Authority proposed and submitted the Plan to the Council and the Plan was approved by the Council in the Resolution; and

WHEREAS, the Plan has been modified from time to time by amendments to the Resolution for the purpose of including additional property within the Plan of Development Area and other relevant changes; and

WHEREAS, the Plan provides for a division of taxes pursuant to Section 31-25-807(3) of the Act; and

WHEREAS, pursuant to Section 31-25-807(3)(a)(IV) of the Act and Ordinance No. 4494 duly adopted by the Council on January 4, 2012, such division of taxes (with the modifications required by Section 31-25-807(3)(a)(IV) of the Act) was extended for an additional twenty years beginning with the taxes levied in 2012 and collectible in 2013; and

WHEREAS, the Resolution established the Tax Increment Fund (defined below) for the deposit of the Tax Increments (defined below) resulting from such division of taxes; and

WHEREAS, the Tax Increments are defined as: (i) one hundred percent of the property taxes produced by the levy at the rate fixed each year by or for the City upon the valuation for assessment of taxable property within the boundaries of the Plan of Development Area which is in excess of the valuation for assessment of taxable property within the boundaries of the Plan of Development Area certified as the base amount by the Mesa County Assessor pursuant to Sections 31-25-807(3)(a)(IV) and 31-25-807(3)(f) of the Act and pledged herein for the repayment of and as security for the Bonds (defined herein); (ii) fifty percent, or such greater amount as may be set forth in an agreement negotiated between the City and the respective public bodies, of the property taxes produced by the levy at the rate fixed each year by or for each public body (excluding the City, which is covered by clause (i) of this definition) upon the valuation for assessment of taxable property within the boundaries of the Plan of Development Area which is in excess of the valuation for assessment of taxable property within the boundaries of the Plan of Development Area certified as the base amount by the County Assessor pursuant to Sections 31-25-807(3)(a)(IV) and 31-25-807(3)(f) of the Act and pledged herein for the repayment of and as security for the Bonds; and (iii) one hundred percent of the municipal sales taxes produced within each sales tax collection area within the Plan of Development Area which are in excess of the amount certified as the base amount for such collection area by the Finance Director of the City pursuant to Section 31-25-807(3) of the Act and pledged herein for the repayment of and as security for the Bonds. "Tax Increments" also include specific ownership taxes, if and to the extent received by the City in connection with the property tax increment described above; and

WHEREAS, pursuant to the Act, the City is permitted to issue securities made payable from the Tax Increments for the purposes of a project if the issuance of such bonds and the pledge of such revenues are first submitted for approval to the qualified electors of the Authority at a special election held for such purpose; and

WHEREAS, in addition, Article X, Section 20 of the Colorado Constitution requires voter approval in advance for the creation of any multiple-fiscal year direct or indirect debt or other financial obligation (except that refundings of existing debt at lower interest rates do not require an election); and

WHEREAS, at a special election held by the City within the boundaries of the Authority on April 3, 2007 (the “2007 Election”), a majority of the qualified electors of the Authority voting thereon authorized the City to issue bonds or other indebtedness not to exceed \$18,000,000, with a repayment cost of \$20,000,000, for the purpose of financing certain capital improvements within the Plan of Development Area and authorized the pledge of the Tax Increment Fund for payment of principal, interest and any premiums due in connection with such bonds or other indebtedness, said pledge of funds not to exceed the maximum time permitted by law; and

WHEREAS, the ballot question submitted to the qualified electors of the Authority at the 2007 Election was as follows:

SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED \$18,000,000 WITH A REPAYMENT COST OF \$20,000,000, WITHOUT RAISING ADDITIONAL TAXES, TO FINANCE STREETS, PARKS, PLAZAS, PARKING FACILITIES, PLAYGROUNDS, CAPITAL FACILITIES, PEDESTRIAN MALLS, RIGHTS-OF-WAY, STRUCTURES, WATERWAYS, BRIDGES, ACCESS ROUTES TO ANY OF THE FOREGOING, DESIGNED FOR USE BY THE PUBLIC GENERALLY OR USED BY ANY PUBLIC AGENCY WITH OR WITHOUT CHARGE; SUCH DEBT TO BE EVIDENCED BY BONDS, LOANS, ADVANCES OR INDEBTEDNESS PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD SHALL BE DETERMINED BY THE CITY AS NECESSARY AND PRUDENT; SHALL THE PLEDGE OF THE TAX INCREMENT FUND TO SUCH DEBT BE AUTHORIZED FOR A PERIOD NOT TO EXCEED THE MAXIMUM TIME PERMITTED BY LAW; AND IF THIS QUESTION IS APPROVED, THE AUTHORITY TO ISSUE DEBT PURSUANT TO BALLOT ISSUE 5T AT THE CITY’S NOVEMBER 2, 2004 ELECTION SHALL BE OF NO FURTHER EFFECT?

; and

WHEREAS, at a special election held by the City within the boundaries of the Authority on April 5, 2011 (the “2011 Election”), a majority of the qualified electors of the Authority voting thereon authorized the City to issue bonds or other indebtedness not to exceed

\$65,000,000, with a repayment cost of \$72,000,000, for the purpose of financing certain capital improvements within the Plan of Development Area and authorized the pledge of the Tax Increment Fund for payment of principal, interest and any premiums due in connection with such bonds or other indebtedness, said pledge of funds not to exceed the maximum time permitted by law; and

WHEREAS, the ballot question submitted to the qualified electors of the Authority at the 2011 Election was as follows:

SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED NOT TO EXCEED \$65,000,000 WITH A REPAYMENT COST OF \$72,000,000, WITHOUT RAISING ADDITIONAL TAXES, TO FINANCE STREETS, PARKS, PLAZAS, PARKING FACILITIES, PLAYGROUNDS, CAPITAL FACILITIES, PEDESTRIAN MALLS, RIGHTS-OF-WAY, STRUCTURES, WATERWAYS, BRIDGES, ACCESS ROUTES TO ANY OF THE FOREGOING, DESIGNED FOR USE BY THE PUBLIC GENERALLY OR USED BY ANY PUBLIC AGENCY WITH OR WITHOUT CHARGE; SUCH DEBT TO BE EVIDENCED BY BONDS, LOANS, ADVANCES OR INDEBTEDNESS PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD SHALL BE DETERMINED BY THE CITY AS NECESSARY AND PRUDENT; SHALL THE PLEDGE OF THE TAX INCREMENT FUND TO SUCH DEBT BE AUTHORIZED FOR A PERIOD NOT TO EXCEED THE MAXIMUM TIME PERMITTED BY LAW?

; and

WHEREAS, the City has previously issued \$17,125,000 of the indebtedness authorized at the 2007 Election, which indebtedness was represented by: (i) its \$10,000,000 “City of Grand Junction, Colorado, Downtown Development Authority, Tax-Increment Revenue Bonds, Series 2009” (the “2009 Bonds”), all of which were repaid as of December 15, 2012; (ii) its \$4,070,000 “City of Grand Junction, Colorado, Downtown Development Authority, Tax-Exempt Tax Increment Revenue Bonds, Series 2012A” (the “2012A Bonds”), all of which were repaid with the proceeds of the 2017 Bonds (defined herein); and (iii) its \$3,055,000 City of Grand Junction, Colorado, Downtown Development Authority, Taxable Tax Increment Revenue Bonds, Series 2012B,” all of which were repaid as of December 15, 2017; and

WHEREAS, pursuant to Ordinance No. 4772 duly adopted by the Council on November 1, 2017 (“Ordinance No. 4772”) and the authority granted by the 2007 Election and/or the 2011 Election, the City issued its “City of Grand Junction, Colorado, Downtown Development Authority, Tax Increment Revenue and Refunding Bonds, Series 2017 (the “2017 Bonds”), in the aggregate principal amount of \$9,120,000 for the purpose of: (i) refunding the 2012A Bonds; (ii) financing (or reimbursing the costs of) certain additional improvements described in the Plan and the 2007 Election and/or the 2011 Election (the “Project”); (iii) funding a debt service reserve for the 2017 Bonds; and (iv) paying the costs of issuing the 2017 Bonds; and

WHEREAS, pursuant to Ordinance No. 4772 and the authority granted by the 2011 Election, the City also authorized the issuance of its “City of Grand Junction, Colorado, Downtown Development Authority, Tax Increment Revenue Bonds, Series 2018 (the “2018 Bonds,” and together with the 2017 Bonds, the “Bonds”) in the maximum aggregate principal amount of \$9,120,000 for the purpose of: (i) financing that portion of the Project not otherwise financed by the 2017 Bonds; (ii) funding a debt service reserve for the 2018 Bonds; and (iii) paying the costs of issuing the 2018 Bonds; and

WHEREAS, subsequent to the adoption of Ordinance No. 4772, the City determined that the 2017 Bonds could only be issued in the aggregate principal amount of \$9,120,000 and still maintain the status of the 2017 Bonds as “qualified tax-exempt obligations” under Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, the City desires to issue the 2018 Bonds in the maximum aggregate principal amount of \$10,000,000 in calendar year 2018 but Ordinance No. 4772 only authorized the issuance of the 2018 Bonds in a maximum aggregate principal amount of \$9,120,000; and

WHEREAS, the City desires to amend Ordinance No. 4772 to increase the maximum aggregate principal amount of the 2018 Bonds to \$10,000,000 and decrease the aggregate principal amount of the 2017 Bonds, which have already been issued, to \$9,120,000.

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

Section 1. Amendments to Ordinance No. 4772. Section 3 of Ordinance No. 4772 is hereby amended and restated to read as follows:

Section 3. Delegation and Parameters.

(a) Pursuant to Section 11-57-205 of the Supplemental Act, the Council hereby delegates to the President, the Financial Operations Manager, or any member of the Council the authority to make the following determinations relating to and contained in the Bonds and the Loan Agreements, subject to the restrictions contained in paragraph (b) of this Section 3:

(i) the interest rate on the 2017 Bonds and the 2017 Loan and the interest rate on the 2018 Bonds and the 2018 Loan;

(ii) the principal amount of the 2017 Bonds and the 2017 Loan and the principal amount of the 2018 Bonds and the 2018 Loan;

(iii) the amount of principal of the 2017 Bonds and the 2017 Loan maturing in any given year and the final maturity of the 2017 Bonds and the 2017 Loan, and the amount of principal of the 2018 Bonds and the 2018 Loan maturing in any given year and the final maturity of the 2018 Bonds and the 2018 Loan;

(iv) the conditions on which and the prices at which the 2017 Bonds and the 2017 Loan may be paid prior to maturity, and the conditions on which and the prices at which the 2018 Bonds and the 2018 Loan may be paid prior to maturity;

(v) the dates on which the principal of and interest on the 2017 Bonds and the 2017 Loan are paid, and the dates on which the principal of and interest on the 2018 Bonds and the 2018 Loan are paid; and

(vi) the existence and amount of reserve funds or capitalized interest for the 2017 Bonds and the 2017 Loan, if any, and the existence and amount of reserve funds or capitalized interest for the 2017 Bonds and the 2017 Loan, if any.

(b) The delegation in paragraph (a) of this Section 3 shall be subject to the following parameters and restrictions: (i) the interest rate on the 2017 Bonds and the 2017 Loan shall not exceed 3.36% (not to exceed 6%, if applicable, following a Determination of Taxability (as defined in the 2017 Loan

Agreement); (ii) the interest rate on the 2018 Bonds and the 2018 Loan shall not exceed 3.36% (not to exceed 6%, if applicable, following a Determination of Taxability (as defined in the 2018 Loan Agreement); (iii) the principal amount of the 2017 Bonds and the 2017 Loan shall not exceed \$9,120,000; (iv) the principal amount of the 2018 Bonds and the 2018 Loan shall not exceed \$10,000,000; (v) the Bonds shall be subject to redemption prior to maturity on any date at a redemption price of not more than 101% of the principal amount thereof; (vi) the respective reserve funds for the 2017 Bonds and the 2018 Bonds may not exceed the maximum amount permitted for each series of Bonds under the Internal Revenue Code of 1986, as amended; and (vii) the final maturity of the Bonds and the Loans shall not be later than December 31, 2032.

Section 2. Ratification and Approval of Prior Actions. All actions heretofore taken by the officers of the City and members of the Council, not inconsistent with the provisions of this Ordinance, including the adoption of Ordinance No. 4772 to the extent not inconsistent with this Ordinance, relating to the Bonds (as defined in Ordinance No. 4772), the Loan Agreements (as defined in Ordinance No. 4772), the Documents (as defined in Ordinance No. 4772), or actions to be taken in respect thereof, are hereby authorized, ratified, approved, and confirmed.

Section 3. Repealer. All acts, orders, ordinances, or resolutions, or parts thereof, including any inconsistent provisions of Ordinance No. 4772, in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such determination shall not affect, impair, or invalidate the remaining provisions hereof, the intention being that the various provisions hereof are severable.

Section 5. Ordinance Irrepealable. After the Bonds are issued, this Ordinance shall constitute an irrevocable contract between the City and the owners from time to time of the Bonds, and shall be and remain irrepealable until the Bonds and the interest thereon shall have been fully paid, satisfied, and discharged. No provisions of any constitution, statute, charter, ordinance, resolution, or other measure enacted after the issuance of the Bonds shall in any way

be construed as impairing the obligations of the City to keep and perform its covenants contained in this Ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect 30 days after publication following final passage provided the adoption thereof has also been consented to by the Lender (as defined in Ordinance No. 4772).

[The remainder of this page intentionally left blank.]

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM this 21st day of March, 2018.

CITY OF GRAND JUNCTION, COLORADO

[S E A L]

President of the City Council

Attest:

City Clerk

INTRODUCED, PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM this 4th day of April, 2018.

CITY OF GRAND JUNCTION, COLORADO

[S E A L]

President of the City Council

Attest:

City Clerk

STATE OF COLORADO)

COUNTY OF MESA)
) SS.
))
CITY OF GRAND JUNCTION)

I, Wanda Winkelman, the City Clerk of the City of Grand Junction, Colorado (the “City”) and Clerk to the City Council of the City (the “Council”), do hereby certify as follows:

(1) The foregoing pages are a true, correct and complete copy of an ordinance (the “Ordinance”) that was introduced, passed on first reading and ordered published in full by the Council at a regular meeting thereof held on March 21, 2018 and was duly adopted and ordered published in full by the Council at a regular meeting thereof held on April 4, 2018, which Ordinance has not been revoked, rescinded or repealed and is in full force and effect on the date hereof.

(2) The Ordinance was duly moved and seconded and the Ordinance was passed on first reading at the meeting of March 21, 2018, by an affirmative vote of a majority of the members of the Council as follows:

<u>Councilmember</u>	<u>Voting “Aye”</u>	<u>Voting “Nay”</u>	<u>Absent</u>	<u>Abstaining</u>
Rick Taggart				
Bennett Boeschstein				
Phyllis Norris				
Barbara Traylor Smith				
Duke Wortmann				
Duncan McArthur				
Chris Kennedy				

(3) The Ordinance was duly moved and seconded and the Ordinance was finally passed on second reading at the meeting of April 4, 2018, by an affirmative vote of a majority of the members of the Council as follows:

<u>Councilmember</u>	<u>Voting "Aye"</u>	<u>Voting "Nay"</u>	<u>Absent</u>	<u>Abstaining</u>
Rick Taggart				
Bennett Boeschstein				
Phyllis Norris				
Barbara Traylor Smith				
Duke Wortmann				
Duncan McArthur				
Chris Kennedy				

(4) The members of the Council were present at such meetings and voted on the passage of the Ordinance as set forth above.

(5) The Ordinance was approved and authenticated by the signature of the President of the Council, sealed with the City seal, attested by the City Clerk, and recorded in the minutes of the Council.

(6) There are no bylaws, rules, or regulations of the Council that might prohibit the adoption of the Ordinance.

(7) Notices of the meetings of March 21, 2018 and April 4, 2018 in the forms attached hereto as Schedule I were posted at City Hall in accordance with law.

(8) The Ordinance was published in pamphlet form in The Daily Sentinel, a daily newspaper of general circulation in the City, on March __, 2018 and April __, 2018, as required by the City Charter. True and correct copies of the affidavits of publication are attached hereto as Schedule II.

WITNESS my hand and the seal of the City affixed this ____ day of April __, 2018.

City Clerk and Clerk to the Council

[S E A L]

SCHEDULE I

(Attach Notices of Meetings of March 21, 2018 and April 4, 2018)

SCHEDULE II

(Attach Notice of Meeting)



Grand Junction City Council

Regular Session

Item #6.a.iii.

Meeting Date: April 4, 2018

Presented By: Wanda Winkelmann, City Clerk

Department: City Clerk

Submitted By: Wanda Winkelmann

Information

SUBJECT:

An Ordinance Amending Chapter 2 of the Grand Junction Municipal Code regarding Ballot Title Protests and the Deadline for Write-in Candidate Affidavits

RECOMMENDATION:

Staff recommends adoption of the ordinance on second reading.

EXECUTIVE SUMMARY:

The purpose of this item is for City Council to consider adding a provision to the Municipal Code that outlines the procedure for filing a protest of a ballot title.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction is a home rule municipality, established by Charter in 1909. Article XX of the Colorado Constitution confers upon home rule cities the power over all matters pertaining to municipal elections. Additionally, the City of Grand Junction has adopted the "Colorado Municipal Election Code of 1965" by reference (hereinafter "Election Code").

Ballot Title Protest

Due to a recent petition effort, City staff started reviewing the current City practices related to election procedures to identify opportunities for increasing citizen access and transparency. During that review, it was determined that the Grand Junction Municipal Code does not contain provisions related to ballot title protests, meaning that no process exists for how a citizen would protest the title of a ballot question. The Election Code contemplates that protests concerning a ballot title shall be conducted as

provided by local charter, ordinance, or resolution (CRS 31-11-111(4)).

As such, staff is recommending an amendment to Chapter 2 to identify a procedure for the submission of ballot title protests. Highlights of the procedure include:

1. The protestor must be a registered elector of Grand Junction;
2. The City Clerk provides a form for the protest;
3. The protest must be filed by noon on the Tuesday immediately preceding the hearing of the ordinance or resolution setting the ballot title;
4. City Council will hear the protest and provide a ruling prior to considering the ordinance or resolution setting the ballot title.

Deadline for Write-in Candidate Affidavit

By way of Senate Bill 16-142, the Colorado Municipal Election Code was amended to change the required date of filing for a write-in candidate affidavit from twenty days prior to the day of election to sixty-four days (CRS 31-10-306). Staff recommends amending the Grand Junction Municipal Code to match this timeline.

FISCAL IMPACT:

N/A

SUGGESTED MOTION:

I move to (adopt/deny) Ordinance No. 4796 amending Chapter 2 of the Grand Junction Municipal Code concerning protest of ballot titles and/or submission clauses and the deadline to file write-in candidate affidavit on final passage and order final publication in pamphlet form.

Attachments

1. Ordinance Second Reading Ballot Title Protest Write in Candidate
2. Ballot Title Protest Form

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ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 2 OF THE GRAND JUNCTION MUNICIPAL CODE CONCERNING PROTEST OF BALLOT TITLES AND/OR SUBMISSION CLAUSES AND THE DEADLINE FOR WRITE-IN CANDIDATE AFFIDAVIT

RECITALS:

The City of Grand Junction is a home rule municipality, established by Charter in 1909. Article XX of the Colorado Constitution confers upon home rule cities the power over all matters pertaining to municipal elections.

The City of Grand Junction has adopted the “Colorado Municipal Election Code of 1965” by reference (hereinafter “Election Code”).

Due to a recent petition effort, City staff reviewed the current City practices related to election procedures to identify opportunities for increasing citizen access and transparency and determined that the Grand Junction Municipal Code (GJMC) does not contain provisions related to ballot title protests.

The Election Code contemplates that protests concerning a ballot title shall be conducted as provided by local charter, ordinance or resolution (CRS 31-11-111(4)).

By way of Senate Bill 16-142, the Colorado Municipal Election Code was amended to change the required date of filing for a write-in candidate affidavit from twenty days prior to the day of election to sixty-four days (CRS 31-10-306).

As such, staff is recommending an amendment to the GJMC to identify a procedure for the submission of ballot title protests and change the deadline for filing candidate affidavits to sixty-four days.

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

That Chapter 2 of the Grand Junction Municipal Code is hereby amended by the addition of a new Section 2.20.030 which reads in its entirety as follows:

SEC. 2.20.030. PROTEST PROCEDURE.

ANY REGISTERED ELECTOR DESIRING TO PROTEST A PROPOSED BALLOT TITLE AND/OR SUBMISSION CLAUSE FOR ANY INITIATED OR REFERRED MEASURE SHALL FILE A NOTICE OF PROTEST WITH THE CITY CLERK NO LATER THAN NOON ON THE MONDAY IMMEDIATELY PRECEDING THE DATE UPON WHICH THE CITY COUNCIL WILL CONSIDER THE ORDINANCE ON FIRST READING, OR RESOLUTION, SETTING THE BALLOT TITLE AND SUBMISSION CLAUSE. SUCH NOTICE OF PROTEST SHALL BE ON A FORM AVAILABLE FROM THE CITY CLERK, SHALL BE SIGNED BY THE PROTESTOR(S), AND SHALL SET FORTH: (1) THE NAME, ADDRESS, AND PHONE NUMBER OF THE PROTESTOR(S); (2) THE TITLE

50 OF THE ORDINANCE OR RESOLUTION BEING PROTESTED; (3) WITH
51 PARTICULARITY, THE GROUNDS OF THE PROTEST; AND (4) ANY OTHER
52 INFORMATION REQUIRED BY THE CITY CLERK. SUCH PROTEST SHALL
53 BE HEARD, CONSIDERED AND RESOLVED BY THE CITY COUNCIL PRIOR
54 TO THE ADOPTION OF SAID ORDINANCE OR RESOLUTION. ANY LEGAL
55 CHALLENGE OF THE FORM OR CONTENT OF A CITY BALLOT TITLE
56 AND/OR SUBMISSION CLAUSE FOR ANY INITIATED OR REFERRED
57 MEASURE SHALL BE BROUGHT IN THE MESA COUNTY DISTRICT COURT
58 USING THE PROCEDURE SET FORTH IN, AND IN ACCORDANCE WITH,
59 SECTION 1-11-203.5, COLORADO REVISED STATUTES, AS AMENDED,
60 WHICH SHALL BE THE EXCLUSIVE MANNER FOR SUCH LEGAL
61 CHALLENGES.
62

63 **2.20.020 Amendments to the Colorado Municipal Election Code of 1965.**

64 As made applicative to elections in the City of Grand Junction:

65 ...
66 (c) No votes shall be counted for any write-in candidate at a regular or special
67 election unless he/she has first filed with the City Clerk ~~20~~ SIXTY-FOUR (64)
68 days before the election an affidavit of intent indicating that such person desires
69 the office and is qualified to assume the duties of the office if elected.
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73 Introduced on first reading this ___ day of March 2018.
74

75
76 PASSED and ADOPTED this ___ day of April 2018.
77

78
79 _____
80 J. Merrick Taggart
81 Mayor and President of the City Council
82

83 ATTEST:
84

85
86 _____
87 Wanda Winkelmann
88 City Clerk
89

For City Clerk's Use Only: Date Filed: _____ Initials: _____

Return this completed form to:

City Clerk's Office, 250 North 5th Street, Grand Junction, CO, 81501, or email to cityclerk@gjcity.org

NOTICE OF BALLOT TITLE AND/OR SUBMISSION CLAUSE PROTEST

Protestor Information*: Name, address, telephone number(s), and email address of the protestor (who must be a registered elector)

Name:	Phone #:
Address:	Email:
Protestor's Signature:	Date of Proposed City Council Action:

GROUNDS FOR PROTEST

Protest of **Proposed Ballot Title and/or Submission Clause** (as permitted under Municipal Code Section 2.20.030).

Title of Ordinance or Resolution being protested:

The Grounds of the Protest (with particularity):

(Attach additional sheets as necessary)

A protest of proposed ballot title and/or submission clause, in accordance with Section 2.20.030, must be filed with the City Clerk no later than noon on the Tuesday immediately preceding the date upon which the City Council will consider the ordinance on First reading, or resolution, setting the ballot title and submission clause.

***If more than one protestor, please provide the name, address, telephone number(s), email address, and signature of each protestor on the back of this form or on additional sheets.**



Grand Junction City Council

Regular Session

Item #7.a.

Meeting Date: April 4, 2018

Presented By: Brandon Stam, DDA Executive Director

Department: Downtown GJ Business Improvement District

Submitted By: Brandon Stam

Information

SUBJECT:

Resolution Establishing a Colorado Creative District

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

Colorado Creative Industries (CCI) is a division of the Colorado Office of Economic Development and International Trade (OEDIT). The Colorado Creative District Program is meant to recognize districts that are contributing to Colorado's economy through creativity, culture and the arts. The program supports these districts in their endeavors to bolster investment, job growth and local incomes through supporting strategic investments in the development of creative places. The process of becoming a Creative District involves a rigorous application and certification process by CCI to become a Certified Creative District. One of the requirements of CCI is that City Council adopt a resolution to support the creation of a Creative District in Downtown Grand Junction. CCI likes to see that there is broad community buy in prior to certification.

BACKGROUND OR DETAILED INFORMATION:

Downtown Grand Junction applied and received a Blueprint 2.0 Grant from OEDIT in 2017 aimed at helping bring a Creative District to Downtown. Over the past year a task force of community members and stakeholders have continued to work towards the creation of a Creative District. This work culminated with Downtown Grand Junction being invited by Colorado Creative Industries (CCI) to apply for certification, one of only

two communities statewide to receive this invitation. CCI is a division of the Colorado Office of Economic Development and International Trade (OEDIT). The Colorado Creative District Program is meant to recognize districts that are contributing to Colorado's economy through creativity, culture and the arts. The program supports these districts in their endeavors to bolster investment, job growth and local incomes through supporting strategic investments in the development of creative places.

The process of becoming a Creative District involves a rigorous application and certification process by CCI to become a Certified Creative District. Downtown Grand Junction will be the applicant for the Creative District and will continue to work with the task force towards completion of the application by summer 2018. One of the requirements of CCI is that City Council adopt a resolution to support the creation of a Creative District in Downtown Grand Junction. CCI likes to see that there is broad community buy in prior to certification.

FISCAL IMPACT:

There is no direct fiscal impact resulting from this action. Once the district is created there will be economic impact in the downtown area as investment, job growth, and incomes are positively influenced.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution 24-18, a resolution in recognition and support of establishing a certified creative district within the City of Grand Junction, Colorado.

Attachments

1. RES-GJ Creative District
2. Colorado Creative Districts

RESOLUTION ____

A RESOLUTION IN RECOGNITION AND SUPPORT OF ESTABLISHING A CERTIFIED CREATIVE DISTRICT WITHIN THE CITY OF GRAND JUNCTION, COLORADO

RECITALS: The City of Grand Junction has had a long history of support for arts and culture including an award winning Main Street, *Art on The Corner*-a public art collection, renovation of the historic Avalon Theater, the formation of the Grand Junction Commission on Arts and Culture and the adoption of the 1% for the Arts ordinance.

Creative Districts are an effective economic development tool that attracts cultural tourism, encourages resilient development practices, revitalizes neighborhoods, fosters local pride and maintains community character while enhancing livability by preserving and enhancing the local creative community and being a conduit for State and National resources to aide local arts efforts, such as those in Grand Junction.

Establishing a Creative District will help accomplish the Planning and Infrastructure, and Diversification of Our Economic Base strategic directives identified in the 2017 Grand Junction Strategic Plan. Establishing a Creative District will also accomplish the Creative Districts and Creative Industries goal identified in the Grand Junction Commission on Arts and Culture 2017 Grand Junction Strategic Cultural Plan.

In support of these goals the Downtown Development Authority and the Downtown Business Improvement District will apply to Colorado Creative Industries to the State to become an official Colorado Certified Creative District and when approved the DDA and BID will support and administer the Creative District to assist with the preservation of the Creative Community and celebrate its role in shaping the future of Grand Junction.

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

The Grand Junction City Council, for the reasons stated in the Recitals and others, supports the establishment of a Certified Creative District and the promotion of our community as a unique and artistic cultural center.

This Resolution shall take effect immediately upon approval and adoption by City Council.

Adopted at the meeting of the City Council of the City of Grand Junction, Colorado, on this ____ day of _____ 2018.

Mayor

Attest:

City Clerk



COLORADO CREATIVE DISTRICTS



OVERVIEW

A division of the Colorado Office of Economic Development, Colorado Creative Industries (CCI) is proud to administer the Colorado Creative District Program. The Creative District enabling legislation passed in 2011 (HB11-1031) and in 2013 (HB13-1208) offers vetted districts access to grant funding, tailored technical assistance, networking and training programs and access to advocacy tools. The Boettcher Foundation is a partner of the CCI in establishing the Colorado Creative Districts Program. Since July of 2012, CCI has supported the development of 21 Creative Districts across the state to:

- Create hubs and clusters of economic activity
- Promote a community's unique identity
- Enhance areas as appealing places to live, conduct business and attract visitors



SNAPSHOT OF COLORADO'S CREATIVE DISTRICTS



\$1B
Creative Industry Earnings



13,098
Creative Workforce



2.8M
Visitors

data from 2015 CVSuite

Learn more at www.coloradocreativeindustries.org



CREATIVE DISTRICTS DEFINED

- Contiguous area that includes a mix of uses within its boundaries
- Walkable, distinguished by physical, artistic and cultural resources
- Concentration of arts and cultural organizations and creative enterprises
- Complementary non-arts businesses, such as restaurants, offices, retail, housing and lodging
- Vigorous arts and cultural activity, such as art walks, festivals, concerts and community gathering places

PROGRAM BENEFITS

- National and statewide marketing, advertising and social media opportunities
- CDOT signs marking Certified Creative Districts on state highways
- Technical assistance from professionals for district-specific identified needs
- Customized economic impact data from the Creative Vitality Index
- Training webinars by world renowned consultants
- Assistance with community asset mapping
- Access to capital through OED funding and CCI community loan fund
- Ability to leverage funding for additional funding and partnerships
- Mentoring and coaching from other Colorado Certified Creative Districts

CERTIFIED CREATIVE DISTRICTS

Certified Creative Districts meet the requirements and standards of the program and are approved by the Colorado Creative Industries Council for 5-year Certification:

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • 40 West Arts District Lakewood • Breckenridge Arts District • Carbondale Creative District • Colorado Springs Creative District • Corazon de Trinidad Creative District • Crested Butte Creative District | <ul style="list-style-type: none"> • Denver's Art District on Santa Fe • Fort Collins Creative District • Golden Triangle Creative District • Greeley Creative District • Longmont Arts & Entertainment District • Mancos Creative District • Manitou Springs Arts District | <ul style="list-style-type: none"> • Pueblo Creative Corridor • Ridgway Creative District • RiNo Art District Denver • Salida Creative District • Steamboat Springs Arts District • Telluride Arts District • North Fork Valley Creative District • Westwood Creative District |
|--|--|--|



Colorado Creative Industries

a division of the Colorado Office of Economic Development
1625 Broadway, Suite 2700 | Denver, Colorado 80202
303.892.3802 | www.coloradocreativeindustries.org

Connect with us online for more information on our programs



Scan this QR Code to learn more




Please join us for an
*Evening of hors d'oeuvres,
beer and wine*


to introduce Framing The Future! STRiVE's new campaign to build a facility where we can continue to support people who strive to meet their full potential.

When: Thursday, April 26th

Where: Avalon Theatre

Time: 4:30 p.m. - 6:30 p.m.

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date 4-4-18
Citizen's Name	Brian C. McRoberts	
Subject	30 and F 1/2 Rd Intersection	
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date 4-4-18
Citizen's Name	Joshua Neil Brackelsberg	
Subject	Chess tournament + (scholastic)	
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!

CITY COUNCIL MEETING CITIZEN PRESENTATION		Date
Citizen's Name	Doree Stremmel	
Subject	All Violence Reports M-I Holds Grants	
Phone Number (optional)		Including your phone number is helpful if we would like to contact you in response to your questions, comments, or concerns. Thank you!