

ALAMOSA CITY COUNCIL

Special Meeting Agenda

Council Chambers
300 Hunt Avenue, Alamosa, CO
June 14, 2017

As a full service municipal government, our mission is to enhance the quality of life for our residents, visitors, and businesses. We strive to provide balanced business, employment, recreational, and residential opportunities.

Any person needing reasonable accommodation to attend or participate in a public meeting, please contact the Alamosa City Clerk's office by telephone (719) 589-2593, by email cityclerk@ci.alamosa.co.us, in person at 300 Hunt Avenue, or by mail at POB 419, Alamosa, CO 81101.

5:30 - Work Session to Review 2016 Audit

6:00 PM - Special Meeting

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. AGENDA APPROVAL

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

- A. Audience Comments
- B. Follow-Up

V. BUSINESS

C.

1.

- a. Request of SI Properties, LLC for final plat approval for the SI Properties Subdivision
- b. Award of Bid - 2017 First Street Reconstruction

ADJOURNMENT

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Request of SI Properties, LLC for final plat approval for the SI Properties Subdivision

Recommended Action:

That Council conduct a public hearing and unless evidence to the contrary is presented at said public hearing, approve the final plat of the SI Properties Subdivision by approving Resolution Number 15-2017 as per the unanimous recommendation of the Planning Commission.

Background:

This area of town was originally platted in 1936 as the Sunnyside Park Subdivision. It was subsequently divided again as the Morris and Cole Re-Subdivision later in 1936 and has remained in that configuration since. Obviously, development patterns and property owner desires have changed in the last 80 years and the property owners are requesting to reconfigure and subdivide the property to better suit their needs. The proposal should not create any access issues, off street parking requirements will be met, and approval of the request will provide for development and occupation of vacant, subdivided property within the city limits. The applicant has met the conditions placed on the approval recommendation made by the Planning Commission, including providing \$4,116 in escrow funds in the form of cash for the eventual paving and improvement of the applicant's frontage on Chico Street.

Issue Before the Council:

Does Council wish to approve the final plat as presented?

Alternatives:

Council may approve the application as presented, approve with conditions, deny the application with or without further instruction to staff, or refer the application back to the Planning Commission with further instructions.

Fiscal Impact:

No significant fiscal impact is anticipated.

Legal Opinion:

The City Attorney will be available for questions.

Conclusion:

As identified in the Comprehensive Plan, this is an area of town that should receive focus for infill and development.

ATTACHMENTS:

Description	Type
▣ Resolution 15-2017	Resolution Letter
▣ Exhibit A to Resolution - Plat	Exhibit

- ▣ Exhibit
- ▣ PC Meeting Minutes September 28, 2016

Backup Material
Backup Material

RESOLUTION NO. 15-2017

A RESOLUTION APPROVING THE FINAL PLAT OF THE SI PROPERTIES SUBDIVISION, A DIVISION OF LOTS 10, 11, AND A FRACTION OF LOT 7 OF THE MORRIS AND COLE RESUBDIVISION OF TRACTS 4 AND 5 OF THE SUNNYSIDE PARK SUBDIVISION. A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALAMOSA, ALAMOSA COUNTY, COLORADO

WHEREAS, the owners of the subject property, lying generally east of Sage Street and north of Chico Street, City of Alamosa, Alamosa County, Colorado, have requested that the final plat of the SI Properties Subdivision, as depicted on the attached exhibit A be approved; and

WHEREAS, the requested plat is in accordance with Alamosa City Code; and

WHEREAS, this plat is compatible and in line with other platted properties within the area; and

WHEREAS, all necessary infrastructure and utilities are available to the property; and

WHEREAS, the Planning Commission of the City of Alamosa has unanimously recommended that this subdivision be approved;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO that the final plat of the SI Properties Subdivision, City of Alamosa, Alamosa County, State of Colorado as herein depicted on exhibit A, be approved.

ADOPTED this 14th day of June, 2017.

City of Alamosa

Attest

Josef P. Lucero, Mayor

Holly Martinez, City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned are the owners of that real property shown on this plat and located in the Northwest Quarter (NW¼) of Section 9, Township 37 North, Range 10 East of the New Mexico Principal Meridian, City of Alamosa, Alamosa County, Colorado, described as follows:

Sean C. Studer and Karen L. Studer.

Lots 10 and 11 of the Morris and Cole Resubdivision, City of Alamosa, filed under reception No.350681and 310844 in the office of the Alamosa County Clerk and Recorder.

Bernard Bradley and Katrina Bradley.

Lot 7 of the Morris and Cole Resubdivision, City of Alamosa, filed under reception No.293847 in the office of the Alamosa County Clerk and Recorder.

FURTHER THAT the undersigned have caused said property to be laid out and surveyed as the S & I Properties reconfiguration of Lots 10, 11 and 7, Morris and Cole Resubdivision, as shown. This property is subject to any and all existing easements and or rights of way as shown on the accompanying plat.

SIGNED: Sean C. Studer AND: Karen L. Studer

SIGNED: Bernard Bradley AND: Katrina Bradley

ACKNOWLEDGMENTS

STATE OF COLORADO }
COUNTY OF ALAMOSA }SS

The foregoing was acknowledged before me this day of 2017, by Sean C. Studer and Karen L. Studer. Witness my hand and seal. My commission expires

SIGNED: Notary Public

STATE OF }
COUNTY OF }SS

The foregoing was acknowledged before me this day of 2017, by Bernard Bradley and Katrina Bradley. Witness my hand and seal. My commission expires

SIGNED: Notary Public

ACCEPTANCE OF DEDICATIONS

This Subdivision and dedication is approved and accepted by the City of Alamosa on this day of 2017, City of Alamosa, Alamosa County, Colorado.

SIGNED: Mayor ATTEST: City Clerk

CITY PLANNING COMMISSION CERTIFICATION

APPROVED, this day of 2017, City of Alamosa Planning Commission, Alamosa County, Colorado.

SIGNED: Chairman ATTEST: Secretary

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ALAMOSA }SS

I hereby certify that this instrument was filed in my office at O'Clock this day of 2017, and is duly recorded in Cabinet No. File No., Reception No.

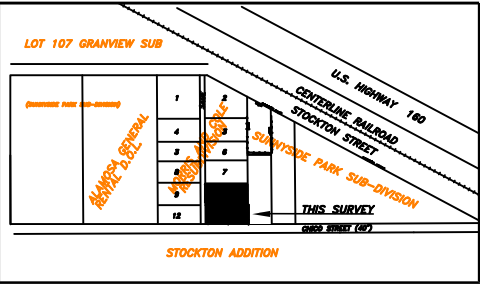
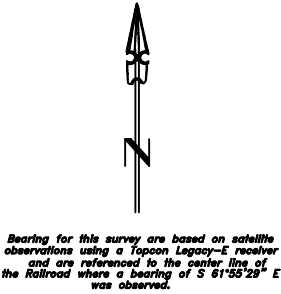
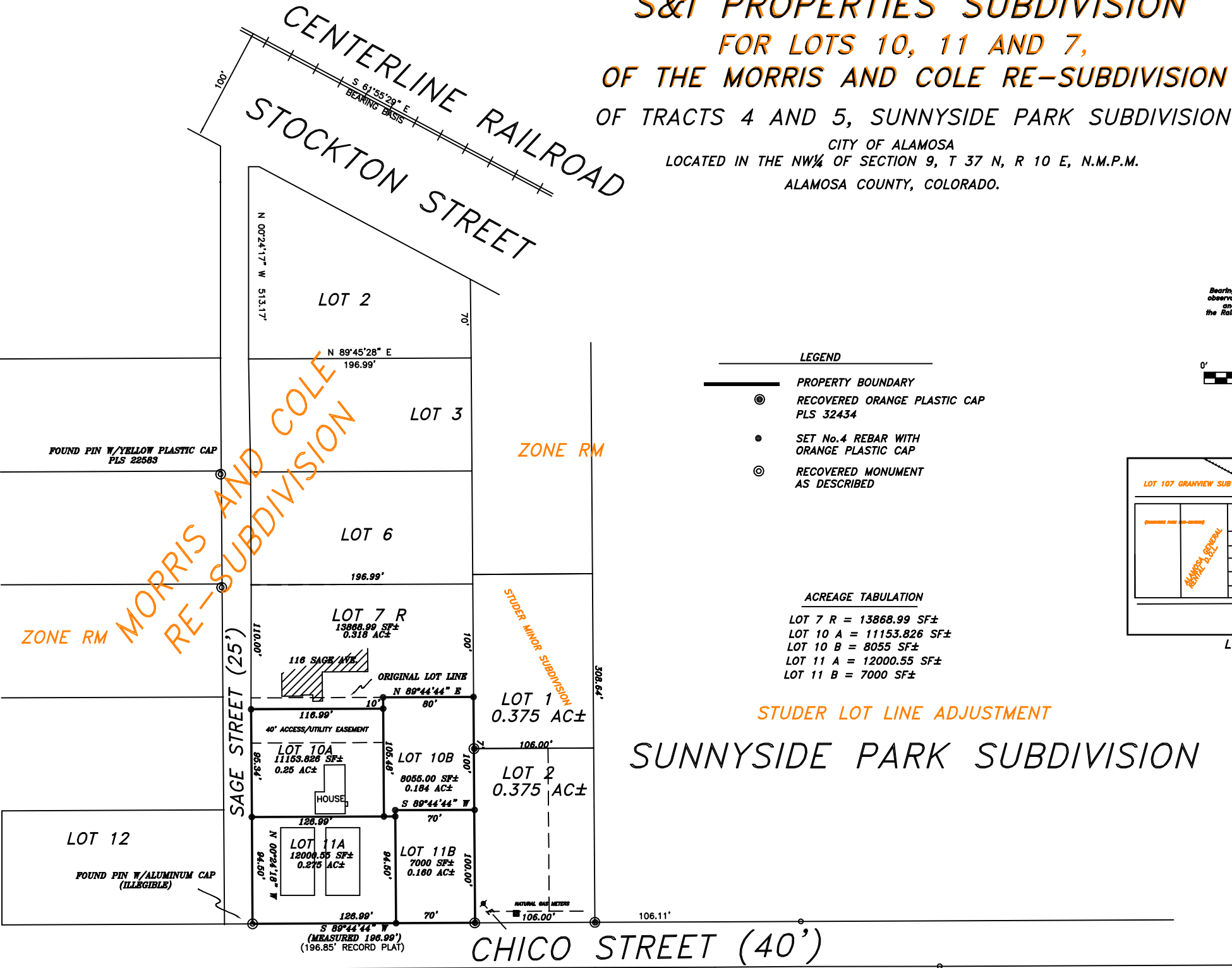
SIGNED: Recorder

By:

SURVEYOR'S STATEMENT

I, George E. Eavenson, a duly registered land surveyor in the State of Colorado, do hereby state that this plat was prepared from the notes of an actual field survey performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief.

Date



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

EAVENSON SURVEYING INC.
11219 ROAD 109 S, ALAMOSA
COLORADO. 81101-9420
(719)-587-0060

S & I PROPERTIES
LOT LINE ADJUSTMENT
FOR LOTS 10, 11 AND 7,
OF THE MORRIS AND COLE RE-SUBDIVISION
OF TRACTS 4 AND 5, SUNNYSIDE PARK SUBDIVISION

CITY OF ALAMOSA
LOCATED IN THE NW¼ OF SECTION 9, T 37 N, R 10 E, N.M.P.M.
ALAMOSA COUNTY, COLORADO.

REV:04/06/17 09/01/16 JN 1610



City of Alamosa
Planning Commission
September 28, 2016
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairman Mark Manzanares. Present were the following members: Shirley Adcock, Farris Bervig, Debbie Clark, Darrel Cooper and Scott Travis. Excused: Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott. The City Attorney, Erich Schwiesow, was also present.

Agenda Approval: M/S/C. Adcock, Clark. Motion was made to approve the agenda as presented. (Unanimous)

Public Comments: None

Approval of the Minutes: M/S/C. Clark, Travis. Motion made to approve the minutes of the August 24, 2016 meeting with the correction of the date to reflect the date of August 24th not the 23rd as brought forth by Bervig. (Unanimous)

Regular Business - Conduct Public Hearings

The request of Sean and Karen Studer for review of a final plat approval. The property affected is Lots 10,11 and 7 of the Morris and Cole Re Subdivision of Tracts 4 & 5, Sunnyside Park Subdivision, City of Alamosa, Alamosa County, lying generally east of Sage Street and north of Chico St.

The public hearing opened at 6:03p.m.

Manzanares: Who is here that would like to speak on behalf? Please step forward and state your name and address.

Studer: Sean Studer, 209 San Juan Ave., Apt B.

Manzanares: Tell us about your application.

Studer: What we wanted to do is utilize this land and subdivide next to our two buildings down on the south side. We remodeled the north building and would like to subdivide and add a public easement to the south and we would like to add a duplex facing Sage and a duplex next to the four-plex facing Chico. All utilities are approved. That's our plan.

Manzanares: Thank you. Is there anyone else that would like to speak for this request? Against? We will close the public hearing. Are there questions? Farris, you had a question?

Bervig: No, it was on the date of the minutes and that is taken care of.

Adcock: So we're looking at Lots 7, 10 11 A & B they will be separate lots. My question is why is there a jag in the lot; why are they not evened off?

Studer approached the Commission with the proposed plat to clarify the question and explained when it was originally platted in 1936. The survey was done and lot lines extended into structures. This action will clean up the lots and the jag allows for the minimum lot size according to code which is 7,000 sq. ft.

Manzanares: Are there any other questions? A motion to recommend?

The motion was made and seconded then retracted to recommend approval with conditions.

For the record, all adjacent property owners were notified of the hearing.

M/S/C. Travis, Adcock. Motion made to approve the request of Sean and Karen Studer for a final plat approval with the following conditions: the plat is modified to more accurately reflect the nature of the project; the title changed to subdivision rather than a lot line adjustment and more accurately depict the owner of record. Also, that the owner post \$4,116 in escrow funds in the form of cash or bank issued irrevocable letter of credit for the eventual paving and improvement of the applicant's frontage on Chico Street. The property affected is Lots 10, 11 and 7 of the Morris and Cole Re Subdivision of Tracts 4 & 5, Sunnyside Park Subdivision, City of Alamosa, Alamosa County, lying generally east of Sage Street and north of Chico St. (Unanimous)

Bervig mentioned the amount of trash on a lot in that area and was informed that it has been cleaned up.

The recommendation will go to City Council for final action on Wednesday, October 19, 2016.

Other Business:

Appeal of Felix D. and Catherine M. Valdez regarding the Permitted Use by Special Review to allow a group home in a Commercial business zone located at 1318 Main St.

Steenburg gave a brief account of what action had been taken since the June 22, 2016 meeting.

- June 22, 2016 the request to allow a group home in a Commercial Business zone was heard by planning commission and the recommendation to deny was made.
- At the same hearing, the identical request for a different location 2302 & 2308 Stockton in a residential medium zone was approved unanimously
- On July 14, 2016 the applicant was mailed a letter outlining three options the applicant could attempt to make that use legal at that address.
- July 22 2016 notice of violation was served.

- August 4, 2016 a Notice of Appeal was received from the applicant in response to the Notice of Violation received by certified mail postmarked July 29, 2016. It stated that documentary evidence and testimony would be presented at that time.
- August 12, 2016 The City Attorney responded to this request and outlined courses of action including reference to the Code of Ordinances of the City of Alamosa Sec.21.33.- Violations and Sec. 21-34 Penalty.
- August 24, 2016 the City Attorney responded to the applicant's letter addressing the Notice of Appeal and the use as a group home which is not allowed in a Commercial Business zone. He was informed that any enforcement action would be held off until September 30, 2016.
- September 2, 2016 correspondence from the City Attorney to the applicant again outlined a course of action in regard to a halfway house use group in a Commercial Business zone. Relevant portions of the zoning code were attached to the correspondence.

The City Attorney introduced himself to the Commission and stated options for the Planning Commission to consider. The applicant will ask the Commission to make a determination. A notice of violation was issued and the City has made clear they will hold off on enforcement until the issues are worked through.

Valdez thanked the Commission, and stated his address as 1604 State Hwy 16, La Jara. He is the owner with his wife, Catherine of the property at 1318 Main St. and in 2010 leased the building and the DOC used it as a rehabilitation center and residence while they transitioned to everyday life. They have been model tenants. They obtained a \$500 grant from a church to paint the building. What they are asking is to allow it to be used as a rehab center and other uses and if possible, would like the Commission to allow comments from director of the program and a counselor. The non- continued use would propose quite a hardship.

The proceedings are not a public hearing.

The use right now is illegal but not being enforced until all legal avenues are exhausted.

Shane Benz, 1318 Main St., director since 2010 of the program in place at the subject property, Sandra Goodwin, Creed DeAvanzar, Ascension Counseling Services all spoke of the use of the property. The location is a satellite office of Ascension Counseling, 811 Main St., where Ms. Goodwin and Mr. DeAvanzar are employed. They are state licensed. They are working with the DOC, 12th Judicial Court and veterans for a sober, safe place to reside and receive counseling that is affordable.

Manzanares lauded them for the work they are doing but other than the cost, what is unique about the location that makes it difficult to open the operation in a zoning district that allows it?

Section 21-52 allows the Planning Commission to grant variances for various but the board (commission acting as the Zoning Board of Adjustments) cannot grant variances. The applicant is requesting a variance which is not an action the Commission can make. There is not use group for a half-way house.

An office and group counseling use would possibly be allowed but not a group home in a Commercial Business zone.

Goodwin stated it is not a permanent home for the residents - it's a stepping stone.

It was suggested the applicants find a location in a residential zone where the use would be allowed but Ms. Goodwin stated they have been looking; there just aren't any available. She also stated they provide counseling at the site at no charge on Wednesday nights.

The city is currently going through an overhaul of the zoning code. The applicants are encouraged to bring these issues up during the public meetings on the changes. It is doubtful that a rezone would be approved as it constitutes "Spot zoning."

Joseph Thomas Valdez, pharmacist, spoke regarding the opiate epidemic in the Valley and the great need for these types of facilities, not just in Alamosa.

The Commission again acknowledged the obvious need for this type of facility but it is not a use that is allowed in a Commercial Business zone nor do they have the authority to grant a variance as stated by the City Attorney.

Again, it was strongly urged the applicants attend the upcoming planning sessions regarding the Comprehensive Plan updates. Perhaps suggesting that a new zoning classification for halfway houses could be included in the updates although it is not common practice to re write code for one specific site.

Ms. Valdez asked for clarification on use groups allowed.

The discussion ended at 7:00p.m.

Next item:

Manzanares brought up the setbacks on a new development on Riverbend Court and Reynolds addressed it.

After no further business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Award of Bid - 2017 First Street Reconstruction

Recommended Action:

That Council award Option 2 of the 2017 First Street Reconstruction and Mullins Realignment to Gardner Excavating as the sole bidder in the amount of \$452,812.

Background:

After a lengthy and much more involved design process than typical that has included a civil engineer, contract traffic engineer, hospital and university personnel, and Xcel Energy, the City of Alamosa received one bid for the 2017 First Street Reconstruction Project. The project will include the realignment of Mullins Avenue and the reconstruction of First Street from Murphy Drive to Edgemont Blvd. This first phase of the seven year project is problematic in that it requires coordination with the University and the Hospital, involves a section of First Street with very limited detour opportunities, high traffic counts, ambulance and emergency vehicle access, and it also requires Xcel to lower both high and low pressure natural gas facilities and several power poles. Understandably, all of these factors created several unknowns for the contractor that resulted in an original bid amount of \$729,120; an amount that would not have allowed staff in good conscience to recommend a bid award. In depth discussions and guarantees of certain traffic restrictions have resulted in that bid being reduced by \$192,763 to a total bid amount of \$536,357. We also now have the option of reducing this amount by an additional \$83,545 if we make the commitment to close First Street to all public traffic for a period of 5 – 7 weeks. Based on cost savings, project duration, and more importantly safety of the general public as well as that of our employees and contractors, staff recommends that Council allow the closure of first street. Maps and exhibits of different closure, detour, and traffic flow options will be presented at the meeting for your consideration.

Issue Before the Council:

Does Council wish to award the bid for the 2017 First Street Reconstruction Project to Gardner Excavation as the sole bidder?

Alternatives:**Option 1:**

Award the bid to Gardner Excavation in the amount of \$536,357 and maintain bi-directional one lane traffic during business hours with the use of flaggers and traffic control specialists.

Option 2:

Award the bid to Gardner Excavation in the amount of \$452,812, closing First Street for the duration of that phase of the project and allowing staff to create extended detour routes for the motoring public.

Fiscal Impact:

\$400,000 was budgeted for this project. Over-runs will be paid from a combination of any savings realized in other capital projects and fund balance.

Legal Opinion:

The City Attorney will be available for questions.

Conclusion:

This is the first phase of a seven year project and will greatly increase traffic flow in that portion of the city.

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Request of SI Properties, LLC for final plat approval for the SI Properties Subdivision

Recommended Action:

That Council conduct a public hearing and unless evidence to the contrary is presented at said public hearing, approve the final plat of the SI Properties Subdivision by approving Resolution Number 15-2017 as per the unanimous recommendation of the Planning Commission.

Background:

This area of town was originally platted in 1936 as the Sunnyside Park Subdivision. It was subsequently divided again as the Morris and Cole Re-Subdivision later in 1936 and has remained in that configuration since. Obviously, development patterns and property owner desires have changed in the last 80 years and the property owners are requesting to reconfigure and subdivide the property to better suit their needs. The proposal should not create any access issues, off street parking requirements will be met, and approval of the request will provide for development and occupation of vacant, subdivided property within the city limits. The applicant has met the conditions placed on the approval recommendation made by the Planning Commission, including providing \$4,116 in escrow funds in the form of cash for the eventual paving and improvement of the applicant's frontage on Chico Street.

Issue Before the Council:

Does Council wish to approve the final plat as presented?

Alternatives:

Council may approve the application as presented, approve with conditions, deny the application with or without further instruction to staff, or refer the application back to the Planning Commission with further instructions.

Fiscal Impact:

No significant fiscal impact is anticipated.

Legal Opinion:

The City Attorney will be available for questions.

Conclusion:

As identified in the Comprehensive Plan, this is an area of town that should receive focus for infill and development.

ATTACHMENTS:

Description	Type
▣ Resolution 15-2017	Resolution Letter
▣ Exhibit A to Resolution - Plat	Exhibit

- ▣ Exhibit
- ▣ PC Meeting Minutes September 28, 2016

Backup Material
Backup Material

RESOLUTION NO. 15-2017

A RESOLUTION APPROVING THE FINAL PLAT OF THE SI PROPERTIES SUBDIVISION, A DIVISION OF LOTS 10, 11, AND A FRACTION OF LOT 7 OF THE MORRIS AND COLE RESUBDIVISION OF TRACTS 4 AND 5 OF THE SUNNYSIDE PARK SUBDIVISION. A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALAMOSA, ALAMOSA COUNTY, COLORADO

WHEREAS, the owners of the subject property, lying generally east of Sage Street and north of Chico Street, City of Alamosa, Alamosa County, Colorado, have requested that the final plat of the SI Properties Subdivision, as depicted on the attached exhibit A be approved; and

WHEREAS, the requested plat is in accordance with Alamosa City Code; and

WHEREAS, this plat is compatible and in line with other platted properties within the area; and

WHEREAS, all necessary infrastructure and utilities are available to the property; and

WHEREAS, the Planning Commission of the City of Alamosa has unanimously recommended that this subdivision be approved;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO that the final plat of the SI Properties Subdivision, City of Alamosa, Alamosa County, State of Colorado as herein depicted on exhibit A, be approved.

ADOPTED this 14th day of June, 2017.

City of Alamosa

Attest

Josef P. Lucero, Mayor

Holly Martinez, City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned are the owners of that real property shown on this plat and located in the Northwest Quarter (NW¼) of Section 9, Township 37 North, Range 10 East of the New Mexico Principal Meridian, City of Alamosa, Alamosa County, Colorado, described as follows:

Sean C. Studer and Karen L. Studer.

Lots 10 and 11 of the Morris and Cole Resubdivision, City of Alamosa, filed under reception No.350681and 310844 in the office of the Alamosa County Clerk and Recorder.

Bernard Bradley and Katrina Bradley.

Lot 7 of the Morris and Cole Resubdivision, City of Alamosa, filed under reception No.293847 in the office of the Alamosa County Clerk and Recorder.

FURTHER THAT the undersigned have caused said property to be laid out and surveyed as the S & I Properties reconfiguration of Lots 10, 11 and 7, Morris and Cole Resubdivision, as shown. This property is subject to any and all existing easements and or rights of way as shown on the accompanying plat.

SIGNED: Sean C. Studer AND: Karen L. Studer

SIGNED: Bernard Bradley AND: Katrina Bradley

ACKNOWLEDGMENTS

STATE OF COLORADO }
COUNTY OF ALAMOSA }SS

The foregoing was acknowledged before me this day of ,2017,
by Sean C. Studer and Karen L. Studer
Witness my hand and seal. My commission expires
SIGNED: Notary Public

STATE OF }
COUNTY OF }SS

The foregoing was acknowledged before me this day of ,2017,
by Bernard Bradley and Katrina Bradley
Witness my hand and seal. My commission expires
SIGNED: Notary Public

ACCEPTANCE OF DEDICATIONS

This Subdivision and dedication is approved and accepted by the City of Alamosa on this day of ,2017, City of Alamosa, Alamosa County, Colorado.

SIGNED: Mayor ATTEST: City Clerk

CITY PLANNING COMMISSION CERTIFICATION

APPROVED, this day of ,2017, City of Alamosa Planning Commission, Alamosa County, Colorado.

SIGNED: Chairman ATTEST: Secretary

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ALAMOSA }SS

I hereby certify that this instrument was filed in my office at O'Clock this day of ,2017, and is duly recorded in Cabinet No. File No. , Reception No.

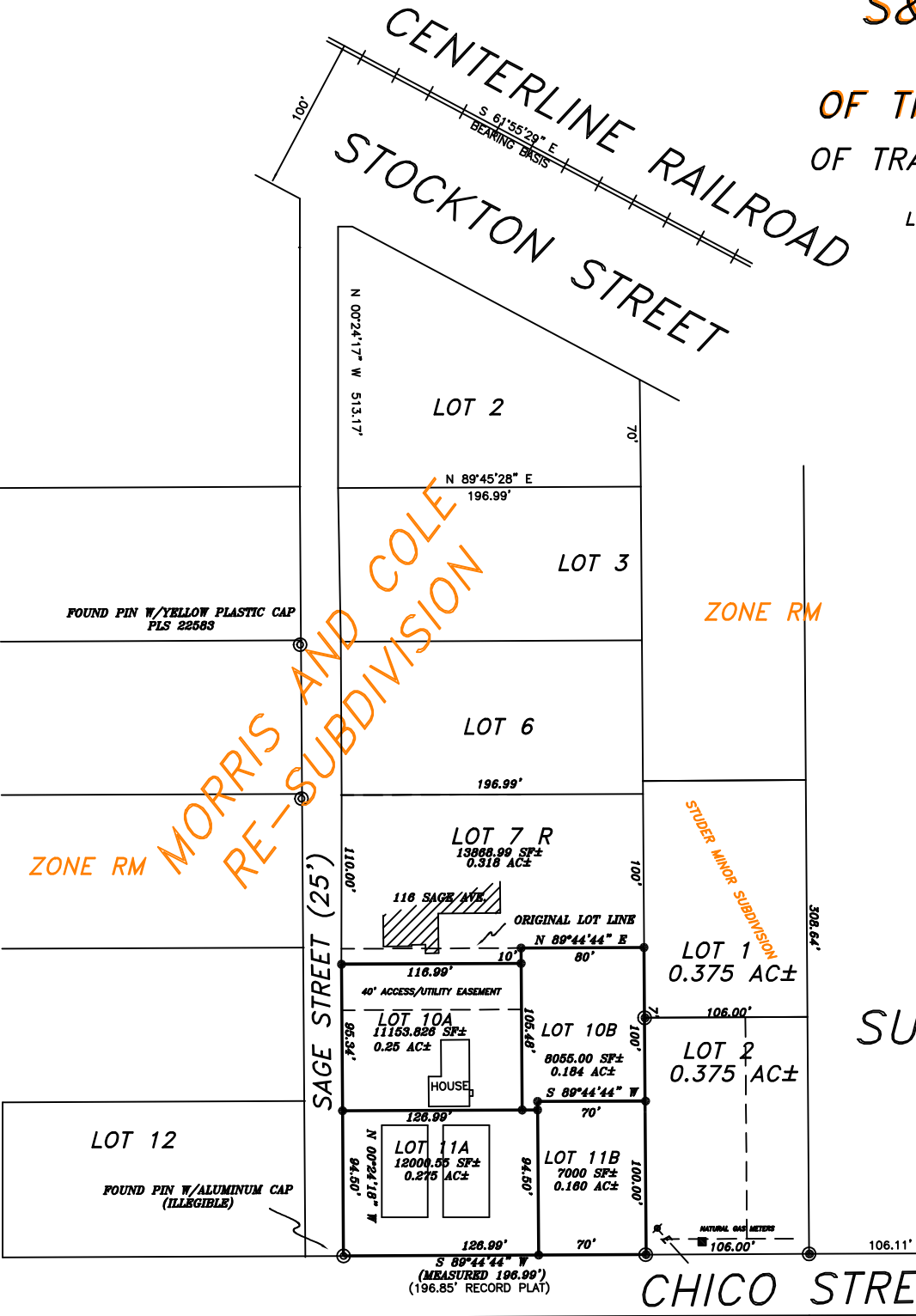
SIGNED: Recorder

By:

SURVEYOR'S STATEMENT

I, George E. Eavenson, a duly registered land surveyor in the State of Colorado, do hereby state that this plat was prepared from the notes of an actual field survey performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief.

Date



S&I PROPERTIES SUBDIVISION
FOR LOTS 10, 11 AND 7,
OF THE MORRIS AND COLE RE-SUBDIVISION
OF TRACTS 4 AND 5, SUNNYSIDE PARK SUBDIVISION

CITY OF ALAMOSA
LOCATED IN THE NW¼ OF SECTION 9, T 37 N, R 10 E, N.M.P.M.
ALAMOSA COUNTY, COLORADO.

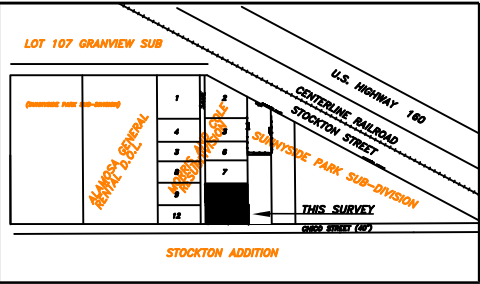
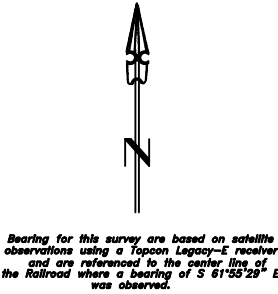
- LEGEND
- PROPERTY BOUNDARY
 - RECOVERED ORANGE PLASTIC CAP PLS 32434
 - SET No.4 REBAR WITH ORANGE PLASTIC CAP
 - RECOVERED MONUMENT AS DESCRIBED

ACREAGE TABULATION

LOT 7 R	= 13868.99 SF±
LOT 10 A	= 11153.826 SF±
LOT 10 B	= 8055 SF±
LOT 11 A	= 12000.55 SF±
LOT 11 B	= 7000 SF±

STUDER LOT LINE ADJUSTMENT

SUNNYSIDE PARK SUBDIVISION



LOCATION INSET

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

EAVENSON SURVEYING INC.
11219 ROAD 109 S, ALAMOSA
COLORADO. 81101-9420
(719)-587-0060

S & I PROPERTIES
LOT LINE ADJUSTMENT
FOR LOTS 10, 11 AND 7,
OF THE MORRIS AND COLE RE-SUBDIVISION
OF TRACTS 4 AND 5, SUNNYSIDE PARK SUBDIVISION

CITY OF ALAMOSA
LOCATED IN THE NW¼ OF SECTION 9, T 37 N, R 10 E, N.M.P.M.
ALAMOSA COUNTY, COLORADO.

REV:04/06/17 09/01/16 JN 1610



City of Alamosa
Planning Commission
September 28, 2016
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairman Mark Manzanares. Present were the following members: Shirley Adcock, Farris Bervig, Debbie Clark, Darrel Cooper and Scott Travis. Excused: Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott. The City Attorney, Erich Schwiesow, was also present.

Agenda Approval: M/S/C. Adcock, Clark. Motion was made to approve the agenda as presented. (Unanimous)

Public Comments: None

Approval of the Minutes: M/S/C. Clark, Travis. Motion made to approve the minutes of the August 24, 2016 meeting with the correction of the date to reflect the date of August 24th not the 23rd as brought forth by Bervig. (Unanimous)

Regular Business - Conduct Public Hearings

The request of Sean and Karen Studer for review of a final plat approval. The property affected is Lots 10,11 and 7 of the Morris and Cole Re Subdivision of Tracts 4 & 5, Sunnyside Park Subdivision, City of Alamosa, Alamosa County, lying generally east of Sage Street and north of Chico St.

The public hearing opened at 6:03p.m.

Manzanares: Who is here that would like to speak on behalf? Please step forward and state your name and address.

Studer: Sean Studer, 209 San Juan Ave., Apt B.

Manzanares: Tell us about your application.

Studer: What we wanted to do is utilize this land and subdivide next to our two buildings down on the south side. We remodeled the north building and would like to subdivide and add a public easement to the south and we would like to add a duplex facing Sage and a duplex next to the four-plex facing Chico. All utilities are approved. That's our plan.

Manzanares: Thank you. Is there anyone else that would like to speak for this request? Against? We will close the public hearing. Are there questions? Farris, you had a question?

Bervig: No, it was on the date of the minutes and that is taken care of.

Adcock: So we're looking at Lots 7, 10 11 A & B they will be separate lots. My question is why is there a jag in the lot; why are they not evened off?

Studer approached the Commission with the proposed plat to clarify the question and explained when it was originally platted in 1936. The survey was done and lot lines extended into structures. This action will clean up the lots and the jag allows for the minimum lot size according to code which is 7,000 sq. ft.

Manzanares: Are there any other questions? A motion to recommend?

The motion was made and seconded then retracted to recommend approval with conditions.

For the record, all adjacent property owners were notified of the hearing.

M/S/C. Travis, Adcock. Motion made to approve the request of Sean and Karen Studer for a final plat approval with the following conditions: the plat is modified to more accurately reflect the nature of the project; the title changed to subdivision rather than a lot line adjustment and more accurately depict the owner of record. Also, that the owner post \$4,116 in escrow funds in the form of cash or bank issued irrevocable letter of credit for the eventual paving and improvement of the applicant's frontage on Chico Street. The property affected is Lots 10, 11 and 7 of the Morris and Cole Re Subdivision of Tracts 4 & 5, Sunnyside Park Subdivision, City of Alamosa, Alamosa County, lying generally east of Sage Street and north of Chico St. (Unanimous)

Bervig mentioned the amount of trash on a lot in that area and was informed that it has been cleaned up.

The recommendation will go to City Council for final action on Wednesday, October 19, 2016.

Other Business:

Appeal of Felix D. and Catherine M. Valdez regarding the Permitted Use by Special Review to allow a group home in a Commercial business zone located at 1318 Main St.

Steenburg gave a brief account of what action had been taken since the June 22, 2016 meeting.

- June 22, 2016 the request to allow a group home in a Commercial Business zone was heard by planning commission and the recommendation to deny was made.
- At the same hearing, the identical request for a different location 2302 & 2308 Stockton in a residential medium zone was approved unanimously
- On July 14, 2016 the applicant was mailed a letter outlining three options the applicant could attempt to make that use legal at that address.
- July 22 2016 notice of violation was served.

- August 4, 2016 a Notice of Appeal was received from the applicant in response to the Notice of Violation received by certified mail postmarked July 29, 2016. It stated that documentary evidence and testimony would be presented at that time.
- August 12, 2016 The City Attorney responded to this request and outlined courses of action including reference to the Code of Ordinances of the City of Alamosa Sec.21.33.- Violations and Sec. 21-34 Penalty.
- August 24, 2016 the City Attorney responded to the applicant's letter addressing the Notice of Appeal and the use as a group home which is not allowed in a Commercial Business zone. He was informed that any enforcement action would be held off until September 30, 2016.
- September 2, 2016 correspondence from the City Attorney to the applicant again outlined a course of action in regard to a halfway house use group in a Commercial Business zone. Relevant portions of the zoning code were attached to the correspondence.

The City Attorney introduced himself to the Commission and stated options for the Planning Commission to consider. The applicant will ask the Commission to make a determination. A notice of violation was issued and the City has made clear they will hold off on enforcement until the issues are worked through.

Valdez thanked the Commission, and stated his address as 1604 State Hwy 16, La Jara. He is the owner with his wife, Catherine of the property at 1318 Main St. and in 2010 leased the building and the DOC used it as a rehabilitation center and residence while they transitioned to everyday life. They have been model tenants. They obtained a \$500 grant from a church to paint the building. What they are asking is to allow it to be used as a rehab center and other uses and if possible, would like the Commission to allow comments from director of the program and a counselor. The non- continued use would propose quite a hardship.

The proceedings are not a public hearing.

The use right now is illegal but not being enforced until all legal avenues are exhausted.

Shane Benz, 1318 Main St., director since 2010 of the program in place at the subject property, Sandra Goodwin, Creed DeAvanzar, Ascension Counseling Services all spoke of the use of the property. The location is a satellite office of Ascension Counseling, 811 Main St., where Ms. Goodwin and Mr. DeAvanzar are employed. They are state licensed. They are working with the DOC, 12th Judicial Court and veterans for a sober, safe place to reside and receive counseling that is affordable.

Manzanares lauded them for the work they are doing but other than the cost, what is unique about the location that makes it difficult to open the operation in a zoning district that allows it?

Section 21-52 allows the Planning Commission to grant variances for various but the board (commission acting as the Zoning Board of Adjustments) cannot grant variances. The applicant is requesting a variance which is not an action the Commission can make. There is not use group for a half-way house.

An office and group counseling use would possibly be allowed but not a group home in a Commercial Business zone.

Goodwin stated it is not a permanent home for the residents - it's a stepping stone.

It was suggested the applicants find a location in a residential zone where the use would be allowed but Ms. Goodwin stated they have been looking; there just aren't any available. She also stated they provide counseling at the site at no charge on Wednesday nights.

The city is currently going through an overhaul of the zoning code. The applicants are encouraged to bring these issues up during the public meetings on the changes. It is doubtful that a rezone would be approved as it constitutes "Spot zoning."

Joseph Thomas Valdez, pharmacist, spoke regarding the opiate epidemic in the Valley and the great need for these types of facilities, not just in Alamosa.

The Commission again acknowledged the obvious need for this type of facility but it is not a use that is allowed in a Commercial Business zone nor do they have the authority to grant a variance as stated by the City Attorney.

Again, it was strongly urged the applicants attend the upcoming planning sessions regarding the Comprehensive Plan updates. Perhaps suggesting that a new zoning classification for halfway houses could be included in the updates although it is not common practice to re write code for one specific site.

Ms. Valdez asked for clarification on use groups allowed.

The discussion ended at 7:00p.m.

Next item:

Manzanares brought up the setbacks on a new development on Riverbend Court and Reynolds addressed it.

After no further business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Award of Bid - 2017 First Street Reconstruction

Recommended Action:

That Council award Option 2 of the 2017 First Street Reconstruction and Mullins Realignment to Gardner Excavating as the sole bidder in the amount of \$452,812.

Background:

After a lengthy and much more involved design process than typical that has included a civil engineer, contract traffic engineer, hospital and university personnel, and Xcel Energy, the City of Alamosa received one bid for the 2017 First Street Reconstruction Project. The project will include the realignment of Mullins Avenue and the reconstruction of First Street from Murphy Drive to Edgemont Blvd. This first phase of the seven year project is problematic in that it requires coordination with the University and the Hospital, involves a section of First Street with very limited detour opportunities, high traffic counts, ambulance and emergency vehicle access, and it also requires Xcel to lower both high and low pressure natural gas facilities and several power poles. Understandably, all of these factors created several unknowns for the contractor that resulted in an original bid amount of \$729,120; an amount that would not have allowed staff in good conscience to recommend a bid award. In depth discussions and guarantees of certain traffic restrictions have resulted in that bid being reduced by \$192,763 to a total bid amount of \$536,357. We also now have the option of reducing this amount by an additional \$83,545 if we make the commitment to close First Street to all public traffic for a period of 5 – 7 weeks. Based on cost savings, project duration, and more importantly safety of the general public as well as that of our employees and contractors, staff recommends that Council allow the closure of first street. Maps and exhibits of different closure, detour, and traffic flow options will be presented at the meeting for your consideration.

Issue Before the Council:

Does Council wish to award the bid for the 2017 First Street Reconstruction Project to Gardner Excavation as the sole bidder?

Alternatives:**Option 1:**

Award the bid to Gardner Excavation in the amount of \$536,357 and maintain bi-directional one lane traffic during business hours with the use of flaggers and traffic control specialists.

Option 2:

Award the bid to Gardner Excavation in the amount of \$452,812, closing First Street for the duration of that phase of the project and allowing staff to create extended detour routes for the motoring public.

Fiscal Impact:

\$400,000 was budgeted for this project. Over-runs will be paid from a combination of any savings realized in other capital projects and fund balance.

Legal Opinion:

The City Attorney will be available for questions.

Conclusion:

This is the first phase of a seven year project and will greatly increase traffic flow in that portion of the city.

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Request of SI Properties, LLC for final plat approval for the SI Properties Subdivision

Recommended Action:

That Council conduct a public hearing and unless evidence to the contrary is presented at said public hearing, approve the final plat of the SI Properties Subdivision by approving Resolution Number 15-2017 as per the unanimous recommendation of the Planning Commission.

Background:

This area of town was originally platted in 1936 as the Sunnyside Park Subdivision. It was subsequently divided again as the Morris and Cole Re-Subdivision later in 1936 and has remained in that configuration since. Obviously, development patterns and property owner desires have changed in the last 80 years and the property owners are requesting to reconfigure and subdivide the property to better suit their needs. The proposal should not create any access issues, off street parking requirements will be met, and approval of the request will provide for development and occupation of vacant, subdivided property within the city limits. The applicant has met the conditions placed on the approval recommendation made by the Planning Commission, including providing \$4,116 in escrow funds in the form of cash for the eventual paving and improvement of the applicant's frontage on Chico Street.

Issue Before the Council:

Does Council wish to approve the final plat as presented?

Alternatives:

Council may approve the application as presented, approve with conditions, deny the application with or without further instruction to staff, or refer the application back to the Planning Commission with further instructions.

Fiscal Impact:

No significant fiscal impact is anticipated.

Legal Opinion:

The City Attorney will be available for questions.

Conclusion:

As identified in the Comprehensive Plan, this is an area of town that should receive focus for infill and development.

ATTACHMENTS:

Description	Type
▣ Resolution 15-2017	Resolution Letter
▣ Exhibit A to Resolution - Plat	Exhibit

- ▣ Exhibit
- ▣ PC Meeting Minutes September 28, 2016

Backup Material
Backup Material

RESOLUTION NO. 15-2017

A RESOLUTION APPROVING THE FINAL PLAT OF THE SI PROPERTIES SUBDIVISION, A DIVISION OF LOTS 10, 11, AND A FRACTION OF LOT 7 OF THE MORRIS AND COLE RESUBDIVISION OF TRACTS 4 AND 5 OF THE SUNNYSIDE PARK SUBDIVISION. A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALAMOSA, ALAMOSA COUNTY, COLORADO

WHEREAS, the owners of the subject property, lying generally east of Sage Street and north of Chico Street, City of Alamosa, Alamosa County, Colorado, have requested that the final plat of the SI Properties Subdivision, as depicted on the attached exhibit A be approved; and

WHEREAS, the requested plat is in accordance with Alamosa City Code; and

WHEREAS, this plat is compatible and in line with other platted properties within the area; and

WHEREAS, all necessary infrastructure and utilities are available to the property; and

WHEREAS, the Planning Commission of the City of Alamosa has unanimously recommended that this subdivision be approved;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALAMOSA, COLORADO that the final plat of the SI Properties Subdivision, City of Alamosa, Alamosa County, State of Colorado as herein depicted on exhibit A, be approved.

ADOPTED this 14th day of June, 2017.

City of Alamosa

Attest

Josef P. Lucero, Mayor

Holly Martinez, City Clerk

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned are the owners of that real property shown on this plat and located in the Northwest Quarter (NW¼) of Section 9, Township 37 North, Range 10 East of the New Mexico Principal Meridian, City of Alamosa, Alamosa County, Colorado, described as follows:

Sean C. Studer and Karen L. Studer.

Lots 10 and 11 of the Morris and Cole Resubdivision, City of Alamosa, filed under reception No.350681and 310844 in the office of the Alamosa County Clerk and Recorder.

Bernard Bradley and Katrina Bradley.

Lot 7 of the Morris and Cole Resubdivision, City of Alamosa, filed under reception No.293847 in the office of the Alamosa County Clerk and Recorder.

FURTHER THAT the undersigned have caused said property to be laid out and surveyed as the S & I Properties reconfiguration of Lots 10, 11 and 7, Morris and Cole Resubdivision, as shown. This property is subject to any and all existing easements and or rights of way as shown on the accompanying plat.

SIGNED: Sean C. Studer AND: Karen L. Studer

SIGNED: Bernard Bradley AND: Katrina Bradley

ACKNOWLEDGMENTS

STATE OF COLORADO }
COUNTY OF ALAMOSA }SS

The foregoing was acknowledged before me this day of 2017, by Sean C. Studer and Karen L. Studer. Witness my hand and seal. My commission expires

SIGNED: Notary Public

STATE OF }
COUNTY OF }SS

The foregoing was acknowledged before me this day of 2017, by Bernard Bradley and Katrina Bradley. Witness my hand and seal. My commission expires

SIGNED: Notary Public

ACCEPTANCE OF DEDICATIONS

This Subdivision and dedication is approved and accepted by the City of Alamosa on this day of 2017, City of Alamosa, Alamosa County, Colorado.

SIGNED: Mayor ATTEST: City Clerk

CITY PLANNING COMMISSION CERTIFICATION

APPROVED, this day of 2017, City of Alamosa Planning Commission, Alamosa County, Colorado.

SIGNED: Chairman ATTEST: Secretary

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ALAMOSA }SS

I hereby certify that this instrument was filed in my office at O'Clock this day of 2017, and is duly recorded in Cabinet No. File No., Reception No.

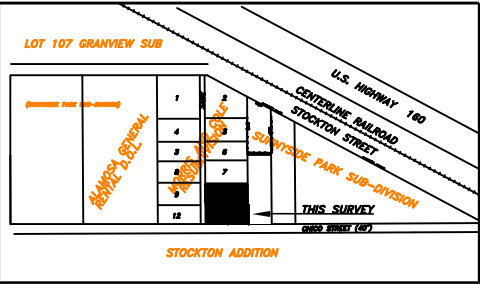
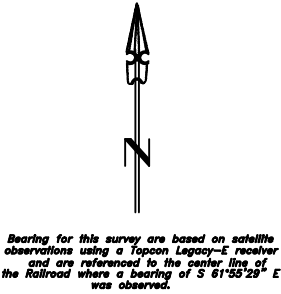
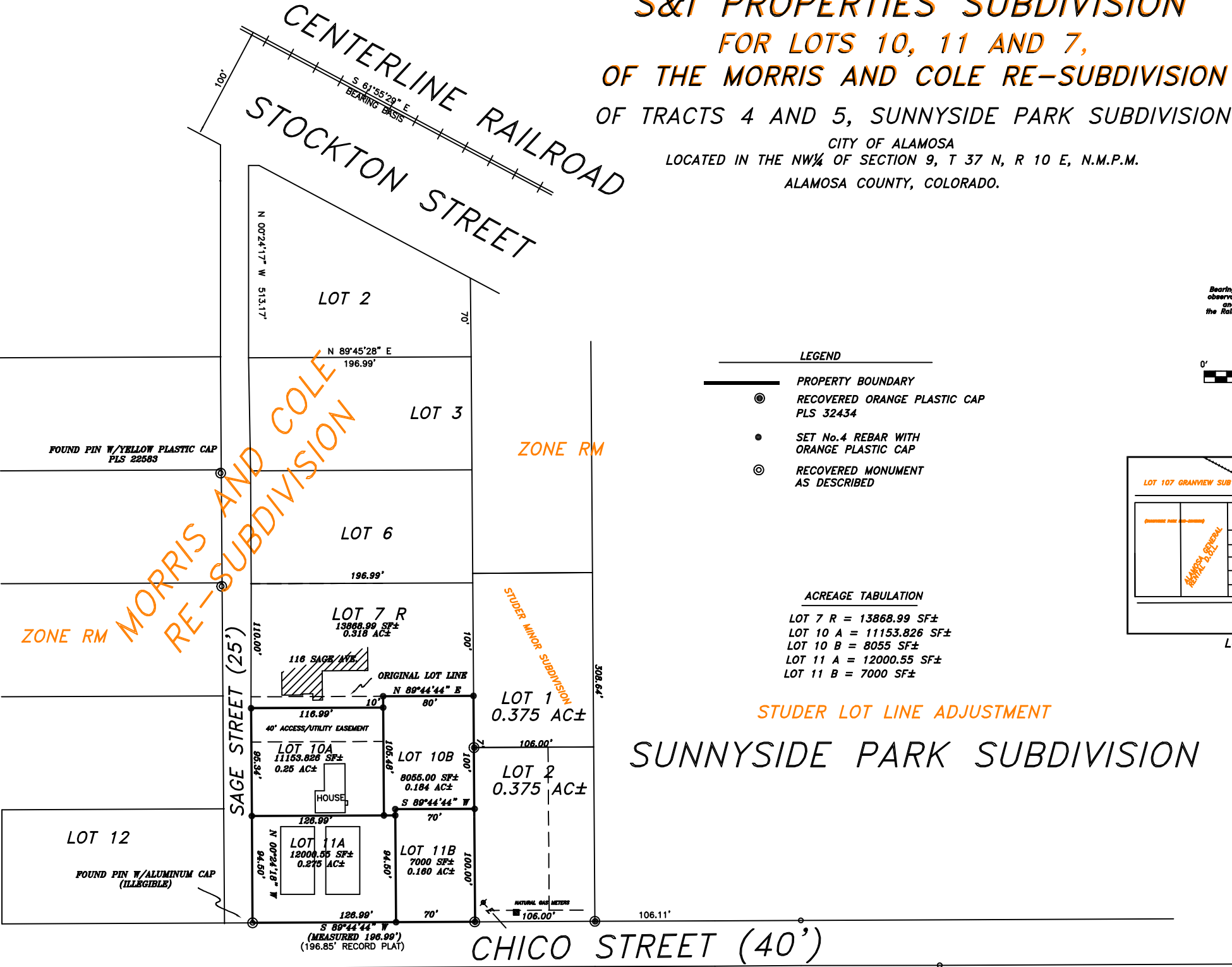
SIGNED: Recorder

By:

SURVEYOR'S STATEMENT

I, George E. Eavenson, a duly registered land surveyor in the State of Colorado, do hereby state that this plat was prepared from the notes of an actual field survey performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief.

Date



LOCATION INSET

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

EAVENSON SURVEYING INC.
11219 ROAD 109 S, ALAMOSA
COLORADO. 81101-9420
(719)-587-0060

S & I PROPERTIES
LOT LINE ADJUSTMENT
FOR LOTS 10, 11 AND 7,
OF THE MORRIS AND COLE RE-SUBDIVISION
OF TRACTS 4 AND 5, SUNNYSIDE PARK SUBDIVISION

CITY OF ALAMOSA
LOCATED IN THE NW¼ OF SECTION 9, T 37 N, R 10 E, N.M.P.M.
ALAMOSA COUNTY, COLORADO.

REV:04/06/17 09/01/16 JN 1610



City of Alamosa
Planning Commission
September 28, 2016
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairman Mark Manzanares. Present were the following members: Shirley Adcock, Farris Bervig, Debbie Clark, Darrel Cooper and Scott Travis. Excused: Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott. The City Attorney, Erich Schwiesow, was also present.

Agenda Approval: M/S/C. Adcock, Clark. Motion was made to approve the agenda as presented. (Unanimous)

Public Comments: None

Approval of the Minutes: M/S/C. Clark, Travis. Motion made to approve the minutes of the August 24, 2016 meeting with the correction of the date to reflect the date of August 24th not the 23rd as brought forth by Bervig. (Unanimous)

Regular Business - Conduct Public Hearings

The request of Sean and Karen Studer for review of a final plat approval. The property affected is Lots 10,11 and 7 of the Morris and Cole Re Subdivision of Tracts 4 & 5, Sunnyside Park Subdivision, City of Alamosa, Alamosa County, lying generally east of Sage Street and north of Chico St.

The public hearing opened at 6:03p.m.

Manzanares: Who is here that would like to speak on behalf? Please step forward and state your name and address.

Studer: Sean Studer, 209 San Juan Ave., Apt B.

Manzanares: Tell us about your application.

Studer: What we wanted to do is utilize this land and subdivide next to our two buildings down on the south side. We remodeled the north building and would like to subdivide and add a public easement to the south and we would like to add a duplex facing Sage and a duplex next to the four-plex facing Chico. All utilities are approved. That's our plan.

Manzanares: Thank you. Is there anyone else that would like to speak for this request? Against? We will close the public hearing. Are there questions? Farris, you had a question?

Bervig: No, it was on the date of the minutes and that is taken care of.

Adcock: So we're looking at Lots 7, 10 11 A & B they will be separate lots. My question is why is there a jag in the lot; why are they not evened off?

Studer approached the Commission with the proposed plat to clarify the question and explained when it was originally platted in 1936. The survey was done and lot lines extended into structures. This action will clean up the lots and the jag allows for the minimum lot size according to code which is 7,000 sq. ft.

Manzanares: Are there any other questions? A motion to recommend?

The motion was made and seconded then retracted to recommend approval with conditions.

For the record, all adjacent property owners were notified of the hearing.

M/S/C. Travis, Adcock. Motion made to approve the request of Sean and Karen Studer for a final plat approval with the following conditions: the plat is modified to more accurately reflect the nature of the project; the title changed to subdivision rather than a lot line adjustment and more accurately depict the owner of record. Also, that the owner post \$4,116 in escrow funds in the form of cash or bank issued irrevocable letter of credit for the eventual paving and improvement of the applicant's frontage on Chico Street. The property affected is Lots 10, 11 and 7 of the Morris and Cole Re Subdivision of Tracts 4 & 5, Sunnyside Park Subdivision, City of Alamosa, Alamosa County, lying generally east of Sage Street and north of Chico St. (Unanimous)

Bervig mentioned the amount of trash on a lot in that area and was informed that it has been cleaned up.

The recommendation will go to City Council for final action on Wednesday, October 19, 2016.

Other Business:

Appeal of Felix D. and Catherine M. Valdez regarding the Permitted Use by Special Review to allow a group home in a Commercial business zone located at 1318 Main St.

Steenburg gave a brief account of what action had been taken since the June 22, 2016 meeting.

- June 22, 2016 the request to allow a group home in a Commercial Business zone was heard by planning commission and the recommendation to deny was made.
- At the same hearing, the identical request for a different location 2302 & 2308 Stockton in a residential medium zone was approved unanimously
- On July 14, 2016 the applicant was mailed a letter outlining three options the applicant could attempt to make that use legal at that address.
- July 22 2016 notice of violation was served.

- August 4, 2016 a Notice of Appeal was received from the applicant in response to the Notice of Violation received by certified mail postmarked July 29, 2016. It stated that documentary evidence and testimony would be presented at that time.
- August 12, 2016 The City Attorney responded to this request and outlined courses of action including reference to the Code of Ordinances of the City of Alamosa Sec.21.33.- Violations and Sec. 21-34 Penalty.
- August 24, 2016 the City Attorney responded to the applicant's letter addressing the Notice of Appeal and the use as a group home which is not allowed in a Commercial Business zone. He was informed that any enforcement action would be held off until September 30, 2016.
- September 2, 2016 correspondence from the City Attorney to the applicant again outlined a course of action in regard to a halfway house use group in a Commercial Business zone. Relevant portions of the zoning code were attached to the correspondence.

The City Attorney introduced himself to the Commission and stated options for the Planning Commission to consider. The applicant will ask the Commission to make a determination. A notice of violation was issued and the City has made clear they will hold off on enforcement until the issues are worked through.

Valdez thanked the Commission, and stated his address as 1604 State Hwy 16, La Jara. He is the owner with his wife, Catherine of the property at 1318 Main St. and in 2010 leased the building and the DOC used it as a rehabilitation center and residence while they transitioned to everyday life. They have been model tenants. They obtained a \$500 grant from a church to paint the building. What they are asking is to allow it to be used as a rehab center and other uses and if possible, would like the Commission to allow comments from director of the program and a counselor. The non- continued use would propose quite a hardship.

The proceedings are not a public hearing.

The use right now is illegal but not being enforced until all legal avenues are exhausted.

Shane Benz, 1318 Main St., director since 2010 of the program in place at the subject property, Sandra Goodwin, Creed DeAvanzar, Ascension Counseling Services all spoke of the use of the property. The location is a satellite office of Ascension Counseling, 811 Main St., where Ms. Goodwin and Mr. DeAvanzar are employed. They are state licensed. They are working with the DOC, 12th Judicial Court and veterans for a sober, safe place to reside and receive counseling that is affordable.

Manzanares lauded them for the work they are doing but other than the cost, what is unique about the location that makes it difficult to open the operation in a zoning district that allows it?

Section 21-52 allows the Planning Commission to grant variances for various but the board (commission acting as the Zoning Board of Adjustments) cannot grant variances. The applicant is requesting a variance which is not an action the Commission can make. There is not use group for a half-way house.

An office and group counseling use would possibly be allowed but not a group home in a Commercial Business zone.

Goodwin stated it is not a permanent home for the residents - it's a stepping stone.

It was suggested the applicants find a location in a residential zone where the use would be allowed but Ms. Goodwin stated they have been looking; there just aren't any available. She also stated they provide counseling at the site at no charge on Wednesday nights.

The city is currently going through an overhaul of the zoning code. The applicants are encouraged to bring these issues up during the public meetings on the changes. It is doubtful that a rezone would be approved as it constitutes "Spot zoning."

Joseph Thomas Valdez, pharmacist, spoke regarding the opiate epidemic in the Valley and the great need for these types of facilities, not just in Alamosa.

The Commission again acknowledged the obvious need for this type of facility but it is not a use that is allowed in a Commercial Business zone nor do they have the authority to grant a variance as stated by the City Attorney.

Again, it was strongly urged the applicants attend the upcoming planning sessions regarding the Comprehensive Plan updates. Perhaps suggesting that a new zoning classification for halfway houses could be included in the updates although it is not common practice to re write code for one specific site.

Ms. Valdez asked for clarification on use groups allowed.

The discussion ended at 7:00p.m.

Next item:

Manzanares brought up the setbacks on a new development on Riverbend Court and Reynolds addressed it.

After no further business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary

ALAMOSA CITY COUNCIL COUNCIL COMMUNICATION

Subject/Title:

Award of Bid - 2017 First Street Reconstruction

Recommended Action:

That Council award Option 2 of the 2017 First Street Reconstruction and Mullins Realignment to Gardner Excavating as the sole bidder in the amount of \$452,812.

Background:

After a lengthy and much more involved design process than typical that has included a civil engineer, contract traffic engineer, hospital and university personnel, and Xcel Energy, the City of Alamosa received one bid for the 2017 First Street Reconstruction Project. The project will include the realignment of Mullins Avenue and the reconstruction of First Street from Murphy Drive to Edgemont Blvd. This first phase of the seven year project is problematic in that it requires coordination with the University and the Hospital, involves a section of First Street with very limited detour opportunities, high traffic counts, ambulance and emergency vehicle access, and it also requires Xcel to lower both high and low pressure natural gas facilities and several power poles. Understandably, all of these factors created several unknowns for the contractor that resulted in an original bid amount of \$729,120; an amount that would not have allowed staff in good conscience to recommend a bid award. In depth discussions and guarantees of certain traffic restrictions have resulted in that bid being reduced by \$192,763 to a total bid amount of \$536,357. We also now have the option of reducing this amount by an additional \$83,545 if we make the commitment to close First Street to all public traffic for a period of 5 – 7 weeks. Based on cost savings, project duration, and more importantly safety of the general public as well as that of our employees and contractors, staff recommends that Council allow the closure of first street. Maps and exhibits of different closure, detour, and traffic flow options will be presented at the meeting for your consideration.

Issue Before the Council:

Does Council wish to award the bid for the 2017 First Street Reconstruction Project to Gardner Excavation as the sole bidder?

Alternatives:**Option 1:**

Award the bid to Gardner Excavation in the amount of \$536,357 and maintain bi-directional one lane traffic during business hours with the use of flaggers and traffic control specialists.

Option 2:

Award the bid to Gardner Excavation in the amount of \$452,812, closing First Street for the duration of that phase of the project and allowing staff to create extended detour routes for the motoring public.

Fiscal Impact:

\$400,000 was budgeted for this project. Over-runs will be paid from a combination of any savings realized in other capital projects and fund balance.

Legal Opinion:

The City Attorney will be available for questions.

Conclusion:

This is the first phase of a seven year project and will greatly increase traffic flow in that portion of the city.