

CITY COUNCIL WORKSHOP SUMMARY
March 2, 2020

Meeting Convened: 5:41 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:57 p.m.

City Councilmembers present: Kraig Andrews, Chuck McDaniel, Phyllis Norris, Anna Stout, and Mayor Pro Tem Duke Wortmann.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Public Weeks Director Trent Prall, Visit Grand Junction Director Elizabeth Fogarty, General Services Director Jay Valentine, Senior Assistant to the City Manager Greg LeBlanc, and City Clerk Wanda Winkelmann.

Mayor Pro Tem Wortmann called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Avalon Theatre Foundation Update

Robbie Breaux with the Avalon Theatre Foundation provided a history of the Theatre and discussed the recent improvements to the Avalon resulting from the current "Pipeline" project. Ms. Breaux reviewed the participation from 2019, including 254 events held with over 72,000 attendees. 2023 will be the centennial celebration for the Avalon and the Foundation is beginning work now. The Avalon presented a check for \$50,000 to the City as a match towards future projects.

b. Catholic Outreach Presentation

Sister Karen stated that Catholic Outreach is working on fundraising for a new 40-unit apartment building. On-site case management would be provided for the residents. The architect designing the building presented draft renderings of the two-story structure, which will include common areas for exercise and gatherings. Beverly Lampley with Grand Valley Catholic Outreach noted this is permanent supportive housing and residents will pay a portion of the rent based on their income. Grand Junction Housing Authority Director Jodi Cole expressed her support for this project. The City was willing to provide \$500,000 in financial support when Catholic Outreach attempted to purchase the Downtown Suites (which didn't

materialize) and Sister Karen requested support for this project. The Department of Local Affairs is expected to contribute \$2 million.

Sister Karen will provide updates as this project moved forward. Support was expressed for this effort.

A break was called for at 6:30 p.m. The Workshop resumed at 6:36 p.m.

c. Destination Think Place DNA™ Session with City Councilmembers

Visit Grand Junction has engaged Destination Think to assist in developing a destination brand for Grand Junction. As part of the destination brand development process, Frank Cuypers, Senior Strategic Consultant with Destination Think shared background on Destination Think's process and strategy in developing a destination brand which will be guided by the community and supported by the residents.

One-on-one interviews with community leaders have been conducted and workshops and community meetings will be held over the next week. An online survey is available for residents to complete and data collection will occur over the next few months.

Excitement and enthusiasm were expressed for this project and updates to City Council will be provided as they become available.

d. Discussion of Grand Junction Housing Authority – Ute Water tap fees for 2814 Patterson Road

Councilmembers McDaniel and Norris provided an overview of the recent meeting they held with representatives from the Grand Junction Housing Authority (GJHA) and Ute Water District. City Manager Caton and City Attorney Shaver also attended the meeting. GJHA is building a housing project in Ute Water District's jurisdiction and tap fees for the project are approximately \$250,000. GJHA had legislation introduced that would require water districts to waive tap fees, like the requirement that municipalities waive tap fees for housing authorities (per state statute). The parties attending the meeting discussed the tap fees being paid accordingly: the City would contribute \$125,000 and the GJHA and Ute Water would each contribute \$62,500. It was pointed out that if the GJHA's project was in the City's water jurisdiction, the City would have to waive all the tap fees (\$250,000) so this compromise is saving the City money. Jodi Cole with the GJHA stated the legislation has been put on hold while the parties continue to negotiate. She is hopeful a permanent solution can be found as future housing authority projects will be constructed. A follow-up meeting will be held at the end of this week.

Support was expressed for an appropriation ordinance to added to an upcoming City Council meeting for City Council to approve the \$125,000.

Agenda Topic 2. City Council Communication

Councilmember Stout noted that the Arts Commission recently reviewed grant applications and there are more requests than grant dollars. The funding requests are growing. She also reported that the Downtown Development Authority (DDA) is holding a retreat on Thursday.

Councilmember Norris attended the Grand Valley Regional Transportation Committee meeting and learned more about the projects they would like to see included in grants. Mr. Caton noted the GVRTC denied the multi-modal bridge application.

Agenda Topic 3. Next Workshop Topics

Mr. Caton reported the following topics will be discussed at the March 16 Workshop:

- a. Incident Command Training – what is the role of City Council?
- b. City Council Policies – addressing policies that were prioritized by City Council.
- c. Parks & Recreation Open Space Master Plan Task Force Review – discussion of members to this Task Force.

4. Other Business

There was none.

Adjournment

The Workshop adjourned at 7:57 p.m.