

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

August 16, 2021

Meeting Convened: 5:30 p.m. Meeting held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

Meeting Adjourned: 8:02 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Mayor Chuck McDaniel (attended virtually).

Staff present: City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Welch, Public Works Director Trent Prall, General Services Director Jay Valentine, Senior Assistant to the City Manager Greg LeBlanc, Deputy Finance Director Scott Rust, Financial Analyst Shane O'Neill, Sports Facilities Supervisor Marc Mancuso, Parks Superintendent Randy Coleman, City Records Manager Debbie Kemp, and Deputy City Clerk Selestina Sandoval.

Mayor Pro Tem Stout called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Lincoln Park Stadium Renovation Update

Bruce Hill, Vice Chair of JUCO, Chairman of the Parks Improvement Advisory Board (PIAB), and member of the Stadium Improvement Committee provided a history of the stadium improvements, financing, and discussions since 2003.

A Stadium Improvement Plan was paid for by PIAB in 2019 and identified approximately \$11 million dollars in improvements. Mr. Hill reviewed the improvement areas needed at the stadium which included new seating on the baseball side of the stadium, rebuilding the 12th Street stands on the football side of the stadium, aligning the entrance to 12th Street and North Avenue, and changing the lighting to LED. There is a shortage of funding to complete the proposed improvements. Colorado Mesa University (CMU) has agreed to increase their funding from \$100,000 to \$200,000 per year to fulfill their commitment of \$2.5 million for the project. The Stadium Improvement Committee is requesting reserves of \$2.5 million for the improvements. To help with the improvements, two grants can be applied for (Great Outdoors Colorado (GOCO) and Department of Local Affairs (DOLA) for a combined funding request of \$1.4 million).

Discussion ensued about the grants, the lighting, the proposed alignment for a new entrance, and the request for \$2.5 million out of reserves.

Tim Foster (attended virtually), former CMU President, requested that City Council consider allowing CMU to build a new locker building at Lincoln Park for approximately \$2.8 million. He asked if the City would be willing to contribute \$500,000 towards the project. The priority of the usage of the locker room would be for CMU, however, the Rockies and JUCO could also utilize it. A memorandum of understanding could be put in place for the operation of the locker building.

Discussion ensued about the timing for this project, the cost savings of doing both projects at the same time (which would also include the construction of the Southwest Plaza) the DOLA grant application deadline of September 1, 2021, other projects that a DOLA grant could be utilized for, and the lighting project fitting the DOLA grant niche due to the energy efficiency of the project.

Council directed staff to prepare the DOLA grant application and schedule the stadium improvements and locker building project discussions on the August 30, 2021 Workshop agenda.

b. Council Policies and Procedures

Using the “Dot System”, each Councilmember present was provided with six dots to place on a drawing board to indicate their choices of the most important policies and procedures that need addressed. Policies or procedures not listed could be added to the list.

Mayor McDaniel will indicate his choices and the list will be sent out to Council.

c. Auditor’s Briefing to City Council Regarding the 2020 Audit – Ty Holman, Haynie & Company

Ty Holman (attended virtually) briefed the Council on the method that Holman, Haynie, & Company used for the audit. Discussion items included internal controls, conducting an internal control audit, and the audit management letter.

Councilmember Simpson asked about the Fund Balance for several items from the printed audit.

Agenda Topic 2. City Council Communication

Councilmember Taggart stated he has a concern regarding Las Colonias that he would like to bring to the Agenda Committee that may need to be addressed in an Executive Session.

Agenda Topic 3. Next Workshop Topics

The Economic Development Partners and the Stadium Improvement items are scheduled on the next workshop on August 30, 2021.

Agenda Topic 4. Other Business

There was none.

Adjournment

The workshop adjourned at 8:02 p.m.