

GRAND JUNCTION CITY COUNCIL READINESS SUMMARY

June 17, 2013 – Noticed Agenda Attached

Meeting Convened: 5:00 p.m. in the City Hall Auditorium

Meeting Adjourned: 8:40 p.m.

Council Members present: All except Councilmember Boeschstein. Staff present: Englehart, Shaver, Moore, Schoeber, Romero, Valentine, Franklin, Wieland, Tice-Janda, and Tuin.

Agenda Topic 1. Las Colonias, Matchett Park, and Recreation Center Master Plans/Update on Glacier Ice Arena

Parks and Recreation Director Schoeber explained that the Master Plan is only a roadmap; adoption does not allocate any additional funds for development. The property is the site of a previous mill and there are some restrictions as to the use and development. There have been two previous Master Plans. This process was to amend the previous Master Plan. Director Schoeber listed a number of groups who have been involved in the planning, both governmental, non-profit, and business groups. There are many partners including the Grand Junction Lion's Club (who has committed \$300,000 over a five year period), the Botanical Gardens, the Tamarisk Coalition (who has brought a lot of grant dollars to the site and have worked on eradicating tamarisk and other non-native plant species), the Grand Valley Disc Golf Association (who have cleared some of Watson Island and have started building a disc golf course on the property), the Downtown Development Authority, and the Riverfront Commission.

An open house was held on April 10, 2013 with 75 people in attendance. There was a lot of positive feedback.

The City purchased an adjacent property, 755 Struthers, in May 2013. That property will serve as an entryway into the park and was a crucial element of the design. The Math and Science Center has expressed an interest in relocating in the Las Colonias area.

Recreation Superintendent and Project Manager Traci Wieland reviewed the Master Plan for each area and noted the Plan is divided into twelve phases which can be combined or split. Every area is being planned with multipurpose use in mind to maximize the use and revenue potential. The portion of the property that is under the deed restrictions, as well as the areas that are not, were identified with Parks and Recreation Director Schoeber explaining what the deed restrictions require: no groundwater disturbance, overlay of fill from eight to twelve inches depending on the use proposed, minimal amount of exposure to users, radon mitigation for any enclosed areas, and getting approvals from the Department of Energy (DOE) at every

step. Elements include an amphitheater, a backwater multiuse area, a wetlands area, boat launch, zip line, parking areas, and restrooms. Within the wetlands area will be irrigation ponds (lined) which will serve the irrigation needs of the park and the surrounding area. The whitewater/kayak park element has been moved to the State Park (Tail Race area) and is no longer part of Las Colonias.

Ms. Wieland then addressed the priority as being the west end including a restroom for trail users and how that might be funded including leveraging the budgeted amount for a Great Outdoors Colorado (GOCO) grant.

Parks and Recreation Director Schoeber addressed the anticipated maintenance costs and demands including start-up costs for a developed park.

Mr. Schoeber said they intend to place the Master Plan on the next City Council agenda for approval. Approval of the Master Plan will not commit any funding but allows the Staff to go forward in applying for grants. This summer Staff plans to work with the Botanical Gardens on the west end improvements and going forward with applying for GOCO grants.

Noise, parking, and traffic concerns from the amphitheater and festival ground were brought up and discussed.

The City Council agreed to hear the request for approval of the Las Colonias Master Plan at a City Council meeting two weeks hence.

The City Council then heard information on the Matchett Park property. Parks and Recreation Director Schoeber noted that once developed, Matchett Park will be the City's largest park. There is no Master Plan for the Matchett site. It is possible that the Matchett property may be the right location for a community center. Staff was directed by the previous Council to look at the Master Plan for the Park in conjunction with a community center.

Ms. Wieland advised that a GOCO planning grant was applied for in February to begin the master planning process for Matchett Park and they were recently notified that it was awarded. The matching funds were budgeted. Community outreach has begun and it is anticipated that the selection of a consultant will occur in the fall with the actual development of the Master Plan taking place from October 2013 to March 2014.

The cost of the Matchett Park Master Plan was estimated at \$101,250 funded by \$75,000 GOCO grant, \$25,000 City, and \$1,250 partner funds. The Community Center Plan/Feasibility Study was estimated at \$75,000, \$25,000 Department of Local Affairs (DOLA) grant matched with \$50,000 City funds.

The School District does have rights for fifteen acres on the Matchett property for a future school site.

City Manager Englehart suggested that instead of going forward with the DOLA grant for the community center study use the remainder of the \$25,000 to study the feasibility of a community center separately.

The City Council then heard an update on the Glacier Ice Arena. The property is up for sale so the question is whether the City Council is interested in pursuing a purchase. Including the County as a partner was mentioned. Councilmembers were concerned about the cost for purchase and repair of the facility but agreed to see the actual numbers.

Agenda Topic 2. Grand Valley Stormwater Issues

City Manager Englehart introduced Trent Prall, City Engineering Manager, noting that Staff is seeking Council direction to place an item on the City Council agenda regarding Wilsea Drain.

Mr. Prall introduced the others in attendance including Kevin Williams, manager of the Grand Valley Drainage District (GVDD); Dick Bowman, chair of the 521 Drainage Authority and serves on the GVDD board; Mark Harris, also a board member of GVDD; and the GVDD attorney, Dan Wilson. All the different water purveyors in the valley were identified as well as the basins, natural washes, and different drainages that outfall to the river on a map.

Both quality and quantity of stormwater was discussed and examples of flood events were provided. Regarding quality, under federal regulations, the local jurisdiction is responsible for preventing contaminants flowing into the river and the City monitors this as required by the permit. That includes new construction both the pre and post and ensuring that the development does not impact the drainage system.

Mr. Prall related the history of the formation of the 521 Drainage Authority which was created in 2004. In 2009, the board contracted with the City of Grand Junction to provide administration of their mission.

Regarding the Grand Valley Drainage District (GVDD), it was created to mostly deal with agricultural drainage which is exempt from the federal requirements. More and more of their drainages have been incorporated into urban areas and they do not have the resources to meet the federal requirements. They operate on four mills and cannot raise the levy without voter approval which they have tried twice and have been unsuccessful (it was explained later how that four mills has been reduced to 1.4 mills through TABOR). Therefore they are asking the other partners in the 521 to take over some of those drains and maintain them. Without that

cooperation, they could prohibit urban drainage to flow through their lines and require new drainage systems be constructed or the District could dissolve altogether.

The specific request being brought forward is for the City to take over the Wilsea Drain which serves the area where the new Community Hospital and Medical Offices are being constructed. The City has accepted other drainages in the past from BLM; this is the first request from GVDD. The City Attorney noted that the incentive for the City to accept these drainages was to help development; developers cannot meet the federal requirements for stormwater run-off on their own site. There are other drainages where the same request may come forward.

The ultimate resolution is to convey these drainages to the 521 Drainage Authority once operation and maintenance is part of their responsibility. A discussion ensued of why the Authority does not currently charge a user rate and therefore does not have the funds to take on operation and maintenance. Mesa County, one of the partners, does not favor implementing a rate.

Mr. Williams stated the GVDD is willing to continue to operate and maintain the drainages but wants another entity to take over the water quality issue as they do not have the resources to monitor and comply with those requirements.

City Attorney Shaver advised that the City imposing a fee, although possible, is not self-sustaining on its own. The idea behind forming the 521 Drainage Authority was to address the problem regionally.

Council President Susuras explained that the 521 Drainage Authority is now operating on about \$300,000 which is the contribution from the partners to the Authority. There is no way that will provide enough funding to monitor nutrients in the stormwater as required by the federal government. Mr. Prall said that different funding scenarios have been reviewed. City Attorney Shaver added that this is exactly why the Authority was created.

Councilmember Chazen inquired about the immediate impact on the City budget. City Manager Englehart said all he can speak to right now is the takeover of Wilsea Drain. Mr. Williams said if they can transfer the ownership to the City, they could still maintain it. The impact would come later when the "developed" drainage (from the Community Hospital development) affects the water quality. John Potter, representing Community Hospital, said they will put measures in place to maintain the quality of the discharge from the development but unless they can continue to use the existing Wilsea Drain, their project comes to a halt. Deputy City Manager Moore said the medical complex drainage can either drain into Wilsea Drain or use a detention pond. However, once the Hospital is completed, the detention pond cannot handle the

drainage. GVDD Dick Bowman expressed their concern that once the “developed” water is co-mingled with their agricultural water, GVDD will fall under the federal regulations.

City Attorney Shaver suggested an indemnity agreement between the three - the City, the Hospital, and GVDD.

Councilmember Chazen asked that the City inspect the drain first. He suggested that it be discussed at the Joint City County meeting. Councilmember Norris said it involves five entities so all should be involved in the discussion. Councilmember Doody suggested the City’s representative Rick Brainard work on this with the other representatives on the Authority and report back to City Council.

Staff was directed to bring the request to accept Wilsea Drain back to a City Council meeting in two weeks.

Agenda Topic 3. Other Business

Council President Susuras brought forward a letter from Kelly Sloan regarding the Roan Plateau Leases. After further explanation and discussion of provisions in the original grant contract, the decision was to hold for now.

Councilmember Chazen stated he reviewed the Avalon Resolution and believed there are some corrections on dates. He also asked about whether there will be agreements in place with the DDA and the Foundation on their portion of the funding. Council President Susuras suggested commitment letters from each entity could be sufficient. The City Attorney said an agreement with DDA is possible but it may not be possible with the Foundation.

Councilmember Doody left the meeting at 8:38 p.m.

Councilmember Norris asked if the City has a similar situation to the County’s enterprise fund in relation to TABOR. It was noted that the handling of the County’s enterprise fund is what is under review; the City does not have that situation.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
READINESS SESSION**

**MONDAY, JUNE 17, 2013, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

REVISED

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

- 1. Las Colonias, Matchett Park, and Recreation Center Master Plans/Update on Glacier Ice Arena:** Staff will present the revised master plan for Las Colonias Park, a 101 acre park located along the Riverside Parkway and the Colorado River. Updates will also be presented on the master plan for Matchett Park and Glacier Ice Arena. [Attach R-1](#)

- 2. Grand Valley Stormwater Issues:** Update the City Council on discussions among members of the 521 Drainage Authority concerning the issue of stormwater control and the operation and maintenance of storm water drains and washes in the Grand Valley. Also, discussion of transfer of the Wilsea Drain from The Grand Valley Drainage District to the City of Grand Junction. [Attach R-2](#)

- 3. Other Business**