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**GRAND JUNCTION CITY COUNCIL
MONDAY, FEBRUARY 24, 2025
WORKSHOP, 5:30 PM
FIRE DEPARTMENT TRAINING ROOM
625 UTE AVENUE**

1. Discussion Topics

- a. Matchett Park Affordable Housing Project
- b. Funding Options for Private Lead and Galvanized Water Service Lines Requiring Replacement

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)
2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the

City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.

3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."



Grand Junction City Council

Regular Session

Item #1.a.

Meeting Date: February 24, 2025

Presented By: Ken Sherbenou, Parks and Recreation Director, Ashley Chambers, Housing Manager, Jody Kole, CEO GJHAA

Department: Parks and Recreation

Submitted By: Ken Sherbenou, Parks and Recreation Director

Information

SUBJECT:

Matchett Park Affordable Housing Project

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Grand Junction Housing Authority and the City of Grand Junction are considering a partnership at Matchett Park to provide an affordable housing development within acreage previously planned for two School District #51 school sites. The Community Recreation Center (CRC) consultants, the architects, engineers, and builders have been engaged to incorporate a potential housing development on the south side of Matchett, approximately five acres in size. The Housing Authority also engaged with its own architect, who supported the effort. The remaining acreage has been conceptually designed to accommodate any facility or amenity that has been moved from the 2014 Matchett Master Plan, given the final layout of the CRC and associated parking, as well as to accommodate additional current needs not being met. The result is a value-added proposition where the needs for approximately 100 units of affordable housing and associated parking are met while enabling plans for continued park build-out at Matchett Park. The concept will be presented at the Council workshop, and staff will seek discussion and direction.

BACKGROUND OR DETAILED INFORMATION:

In 2014, a comprehensive community planning process proceeded to Master Plan the entirety of the 207 acres of Matchett Park. This \$105,000 planned process was supported by a \$70,814 planning grant received from Great Outdoors Colorado (GOCO) in 2013. At that time, the School District planned for two school sites, an elementary school on 10 acres to the west of the entry boulevard (now named Matchett

Parkway) and a charter school on 4 acres to the east of the entry boulevard. In 2016, the school district divested its interests in the planned two schools, and the acreage became available.

A tremendous amount of in-depth planning has occurred on Matchett in recent years. The Parks, Recreation and Open Space (PROS) Master Plan in 2021, adopted by City Council on January 6, 2021, indicated the CRC was the community's highest priority for parks and recreation. The 2022 CRC plan identified Matchett as the site for the CRC and provided a concept layout consistent with the 2014 Matchett Master Plan. The Final design was completed after the voter approval of the CRC ballot proposal in April 2023. The final site location occurred through design development that slightly modified the final location, which is now under construction. All associated infrastructure was planned, including utilities, access roads, curbs, gutters, and sidewalks. An initial phase of outdoor facilities was planned, including multipurpose fields, the Burkey Park shelter, and a playground, contingent on grant funding.

The remaining acreage south of the CRC, including the 14 acres previously planned for school district use, was not planned further as a part of the aforementioned CRC final design. In February 2024, a memorandum was submitted to the City Council and later presented at the April 1, 2024, City Council Workshop; staff provided an inventory of City-owned and School District 51-owned land identified for potential affordable and mixed-income housing development to help reduce costs and facilitate affordable housing efforts. Matchett Park was among the sites identified. Following City Council's direction, the City initiated discussions with the Grand Junction Housing Authority regarding a potential partnership for the site's development.

Much like with St. Mary's Regional Hospital, staff of each organization worked together to assemble a mutually beneficial plan. After a site visit by staff and several council members in spring 2024, the initial concept evolved from several design meetings to ensure the recommended concept will meet the needs of both affordable housing and future park development on the south side of Matchett Park.

Furthermore, the only park that rivals Matchett in expansiveness and level of service is 110-acre Canyon View. Vandalism and after-hour trespass are persistent issues at Canyon View. Lacking eyes on the street or the park, in this case, leads to illegal activity after park closure, which persists at Canyon View when park users have left the facilities. Having affordable housing on site will help curb illegal activity and vandalism at Matchett, thereby helping to protect the significant community investment being made at Matchett Park. Additionally, it is expected that residents in the affordable housing development will be heavy users of the CRC, including potential employees, given the 150 or so positions that will be needed to operate the CRC.

In the City's refreshed and adopted 2024 Housing Strategy, the City continues to look for opportunities to "Leverage City-owned land for affordable and mixed-income housing." Part of the strategy includes maintain partnerships with local and regulation affordable housing developers that work to construct and deliver affordable units within

the City. Ballot Measure 2b that passed by a vote of the people now allows the city to lease for up to 99 years, lands for affordable and workforce housing.

The following enclosures are included with this agenda documentation:

- 1. The 2014 Matchett Master Plan
- 2. The 2025 Concept Plan for Matchett Park south including future park amenities and affordable housing

FISCAL IMPACT:

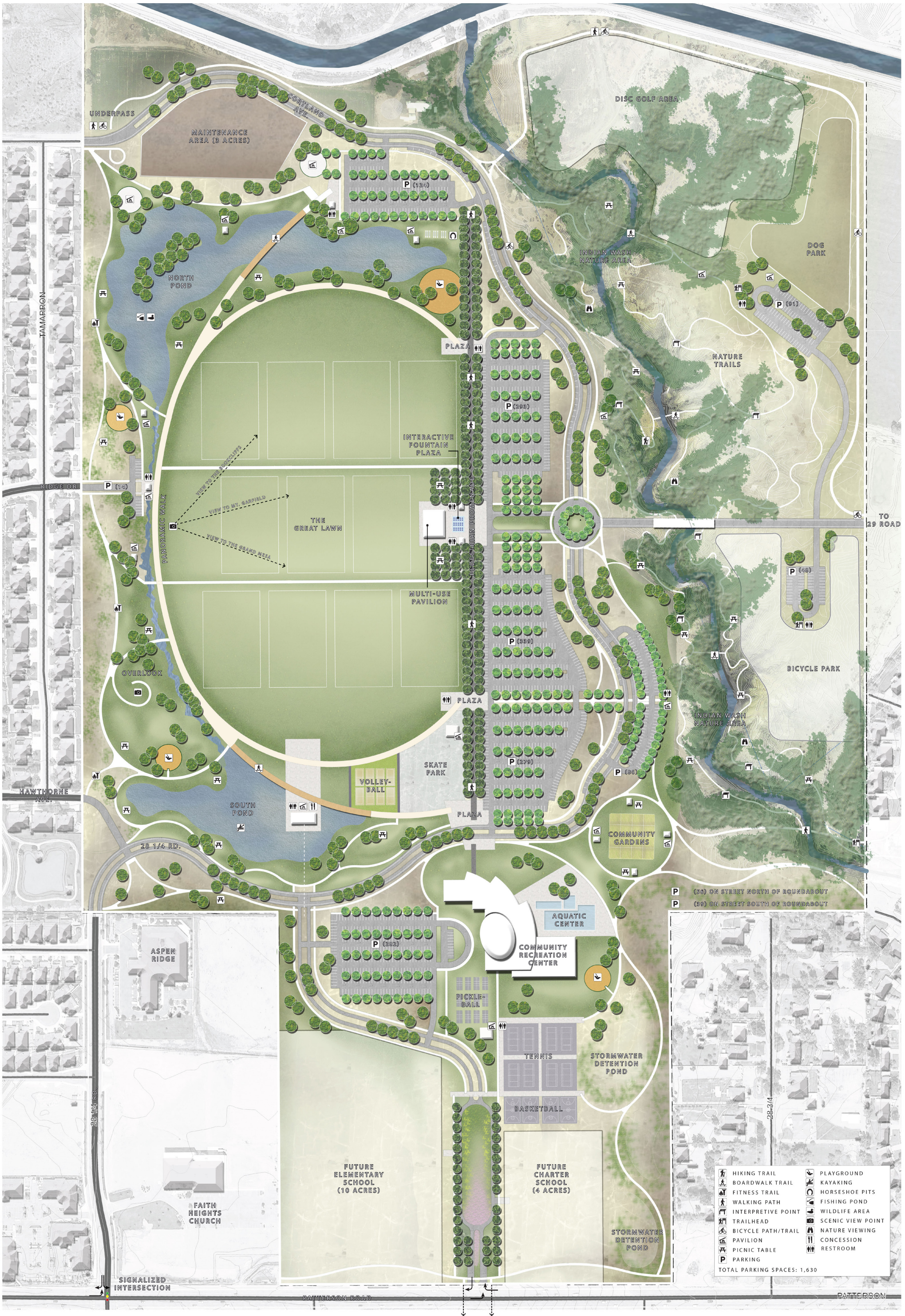
There is no direct fiscal impact related to this discussion.

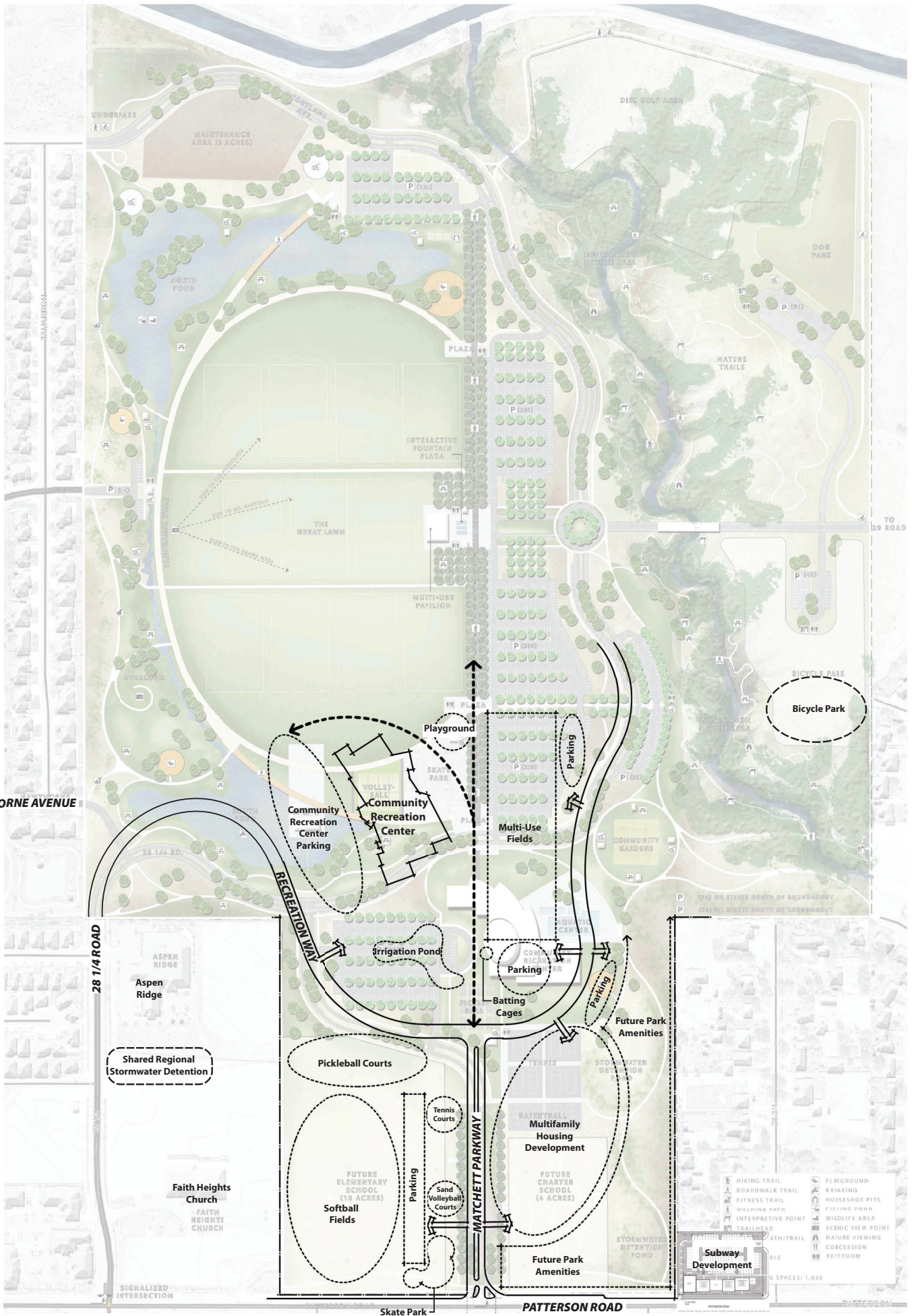
SUGGESTED MOTION:

For discussion purposes and possible direction.

Attachments

- 1. Matchett Park Master Plan 2014
- 2. 2025.01.28_GRAND JUNCTION - MATCHETT PARK SOUTH_SM, Concept Design Overlaid with 14' Master Plan





<ul style="list-style-type: none"> HIKING TRAIL BOARDWALK TRAIL FITNESS TRAIL WALKING PATH INTERPRETIVE POINT TRAILHEAD ATH/TRAIL BLE G SPACES: 1,630 	<ul style="list-style-type: none"> PLAYGROUND SKANKING HOESHOE PITS FISHING POND WILDLIFE AREA SCENIC VIEW POINT NATURE VIEWING COCESSION RESTROOM
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MATCHETT PARK | OVERALL SITE PLAN - BUBBLE DIAGRAM

GRAND JUNCTION, COLORADO
January 2025



Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: February 24, 2025
Presented By: Randi Kim, Utilities Director
Department: Utilities
Submitted By: Randi Kim

Information

SUBJECT:

Funding Options for Private Lead and Galvanized Water Service Lines Requiring Replacement

EXECUTIVE SUMMARY:

The City will be required to replace lead service lines under its control within 10 years starting in 2027 in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024. Staff will provide a summary of the rule requirements, an update of the completed service line inventory, estimated replacement costs, and options for funding replacement of private service lines.

BACKGROUND OR DETAILED INFORMATION:

The City will be required to replace lead service lines under its control within 10 years starting in 2027 in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024. Staff will provide a summary of the rule requirements, an update of the completed service line inventory, estimated replacement costs, and options for funding replacement of private service lines.

The original Lead and Copper Rule (LCR) was issued in 1991 and required monitoring of drinking water at customer taps. Corrosion control was required if lead levels exceeded the action level of 15 parts per billion (ppb). In 2021, EPA issued the Lead and Copper Rule Revisions (LCRR) which required completion of an initial service line inventory by October 16, 2024 and notifying customers of known or potential service lines containing lead. On October 8, 2024, the EPA issued the LCRI Rule, which requires all lead and galvanized service lines to be replaced within 10 years starting in 2027, regardless of whether the drinking water exceeds the action level. Further, EPA reduced the action level to 10 ppb.

The City has been monitoring drinking water since the original requirement and has never exceeded the current action level of 10 ppb. Staff completed an inventory of 10,108 service lines and determined that 189 are lead and 176 are galvanized, for a total of 365 requiring replacement. Of these, 219 are private service lines, and 123 are City-owned lines. Customers with lead and galvanized service lines were notified in November 2024, and the results of the lead service line inventory are available to the public on EngageGJ.org.

The estimated cost of replacing City-owned service lines is between \$92,000 and \$185,000. The estimated cost of replacing private service lines is between \$164,000 and \$329,000 if performed by City crews and \$1 to \$1.3 million if performed by contractors. The City can perform service line replacement at a lower cost because the City has a service line puller machine which enables the work to be completed more efficiently. Typically, contractors will use open trench excavation or a boring machine to replace service lines and require a licensed plumber to make the house connections resulting in higher costs to perform the work.

Staff considered four funding options for replacing private lead service lines: 1) property owners pay for replacements, 2) a payback plan through monthly utility billing, 3) grant funding, and 4) Water enterprise funding. Each of these options will be presented for discussion.

Option 1 Property owners pay for replacements

Property owners are responsible for replacing privately owned service lines from the meter to the house in accordance with Grand Junction municipal code 13.08.320. This option would continue this practice. Property owners would have the option of hiring a contractor directly or hiring City Staff to perform the replacement in conjunction with the City replacement program. No changes to the current municipal code would be necessary for this option. Some property owners may elect not to replace their service line due to the cost burden.

Option 2 Payback plan through monthly utility billing

This option would allow the City to offer a payback plan through Utility billing. With a two-year payback plan, an additional charge of \$31.25 to \$62.50 would be added to customers' monthly bills. No changes to the current municipal code would be necessary for this option. While this option may be more affordable for some customers, some property owners may still elect not to replace their service line due to the cost burden.

Option 3 Grant funding

Bipartisan Infrastructure Bill (BIL) funding is available through the Drinking Water State Revolving Fund (DWSRF). The program is a loan with 50 percent principal forgiveness. Accepting grant funding to distribute to private property owners would require a revision to the City municipal code to allow use of these funds for private service lines. The funding would be limited to lead service lines and not galvanized lines that are not currently or ever downstream of a known municipal lead service

line. Of the 219 private service lines requiring replacement, only 86 (39 percent) would qualify for funding. This option would not fund all private service lines requiring replacement.

Options 4 Water enterprise funding

Funding replacement of private lead service lines with Water enterprise funding would allow Staff to expedite replacements over the next 5 years. The 2025 Adopted Budget includes \$100,000 for lead service line replacements and \$100,000 per year in the 10-year capital improvement plan for years 2026 through 2029 for a total of \$500,000. The estimated total cost for replacing both City-owned and private lead service lines is \$256,000 to \$514,000. Replacing the private service lines results in a benefit to the water system by avoiding the potential future cost of implementing a corrosion control program which is estimated at \$100,000 for the initial study, \$50,000 to \$200,000 per year for treatment, and \$4,000 for triennial water quality monitoring. Further, it is recommended that full replacements (both customer and system lines) be implemented to reduce lead exposure. Several other municipal water utilities are offering replacements of private lead service lines including Arvada, Aurora, Denver Water, Englewood, Golden, Greeley, and Pueblo Water. While some of these cities are funding their programs with grants, there are several cities that are offering funding through the water enterprise or a combination of grants, loans and enterprise funding. Due to the limited number of private service lines that require replacement and the nominal costs for the Grand Junction water service area, the Water Fund could support the full replacement plan without impacting customer rates. This option would require a revision to the City municipal code to allow use of these funds for private service lines.

FISCAL IMPACT:

This item is for discussion purposes only. Costs associated with replacing water lines will be included in each respective year's budget.

SUGGESTED ACTION:

For discussion purposes

Attachments

None