

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

February 19, 2014 – Noticed Agenda Attached

Meeting Convened: 5:00 p.m. in the Administration Conference Room

Meeting Adjourned: 6:27 p.m.

Council Members present: All. Staff present: Moore, Shaver, Romero, Moberg, Portner, and Tuin.

Agenda Topic 1. Petition for Urban Renewal Authority (URA)

City Attorney Shaver introduced the topic noting the City was in receipt of a valid petition to form an Urban Renewal Authority but before that can be brought forward for a public hearing the Staff will need to conduct studies as to the conditions in the City that would possibly meet the criteria for a URA.

It was clarified that the URA boundaries would be co-terminus with the City limits even though it was the North Avenue Owners Association (NAOA), specifically Poppy Woody and Corey Snider, that circulated the petition. Expense will be realized when, after the formation of the URA, project plans are brought forward. Plans can be implemented incrementally and since the funding is accumulated over time, that is likely how any plan would be implemented.

There is no set time frame for the public hearing to be scheduled but the City Clerk asked that Council schedule a date, which can be rescheduled if need be, so that Staff and she have a target date.

City Attorney Shaver advised that there are bills pending in the legislature that could affect a URA using Tax Increment Financing (TIF). However, there are lots of other funding options.

It was the consensus of the City Council to set the hearing for June 4, 2014, to direct Staff to prepare a presentation for a workshop prior to the public hearing to include all the options available after the legislative session has concluded, and that advertising would be by display advertising rather than just a legal notice.

Agenda Topic 2. Form Districts

Deputy City Manager Moore noted that the public hearing on this Code Amendment is on the agenda that evening. He provided a history of the proposal, how form-based zoning was developed during the update to the Zoning and Development Code in 2010, which provided for this option at intersections along opportunity corridors (Patterson Road, 29 Road, and 30 Road). The proposal before them will allow that type of development at other locations besides just at the intersections of those roads. There has been a request from a developer to allow mixed use development “mid-block” along Patterson Road, west of 1st Street.

Councilmember Chazen expressed concern that the requirements for form-based zoning were too specific and may not work in all cases. He said he would rather see a range of options available to developers.

Deputy City Manager Moore responded that this particular concept could be adopted as presented and that Staff could get a group of architects, engineers, and planners to look at developing a range of options to bring back to the Council at a later time (his estimate was sixty days). Those options would be presented to the Associated Members for Growth and Development (AMGD) group before coming back to Council.

Councilmember Boeschstein urged caution in developing these corridors and controlling access so as not to create another situation as seen along North Avenue.

The public hearing was discussed briefly with it being suggested that the Staff Report could be entered into the record and the presentation could be abbreviated.

Agenda Topic 3. Other Business

Deputy City Manager Moore noted that the approval to apply for the Great Outdoors Colorado (GOCO) grant for Las Colonias was on the agenda that evening as the deadline for the grant submittal is March 5. However, he assured the City Council the grant will not be submitted until after the discussion at Executive Session on February 24. He distributed letters from the Grand Junction Lion's Club and Parks and Recreation Director Schoeber's response (see attached). It was noted that GOCO will require a specifically worded letter from the Lion's Club to be included with the grant application.

Agenda Topic 4. Board Reports

Councilmember Norris reported that the Pear Park Fire Committee met and new maps were distributed. She noted that progress has been slow but they will know more at the next meeting.

Councilmember Chazen advised that the Downtown Development Authority Board discussed the proposed panhandling ordinance and noted that Director Weiss will be bringing to them plans for business development.

Councilmember Traylor Smith announced that the Housing Authority is having their annual meeting on Monday and all of the Council is invited. Staff will get the event on Council's calendar.

Councilmember Boeschstein said he went to the Riverview Technology Corporation meeting at 7:00 a.m. at the Incubator. That area is a business park and to that end has completed a number of upgrades including the availability of broadband. Councilmember Boeschstein also talked about the State Historical Conference he attended in Denver where both the

Aspinall Federal Building and Handy Chapel were recognized. He also mentioned he went to an Avalon Theatre Project meeting.

Councilmember McArthur noted that the 521 Drainage Authority (521) did not meet but he is researching Grand Valley Drainage District's (GVDD) assertion about not being compensated for accepting urban flows when indeed they do receive the mill levy from those properties. In the case of the City taking over Wilsea Drain, he questioned the GVDD still receiving the mill levy for properties served by that drainage. Meanwhile, the 521 is drafting a business plan which will include looking at funding sources.

Councilmember Norris advised as representative on the Grand Valley Regional Transportation Committee, she wants the manager of Grand Valley Transit, Todd Hallenbeck, to present a plan for reducing the local government match for funding.

Council President Susuras reported that the Airport Authority attorney is researching whether the Airport can rent a hangar to the City for storage of their large emergency vehicles. He also would like an opportunity to update the rest of the Council on the Airport situation in Executive Session. City Attorney Shaver said that can be added to the Executive Session scheduled for Monday, February 24, 2014. Council President Susuras noted that the Airport Authority Board has formed two committees, one of which will begin a search for a new Director.

With that addition to the Executive Session, City Clerk Tuin was directed to reschedule the Arts Commission interviews scheduled for the evening of Monday, February 24, 2014.

There was no further business and the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**WEDNESDAY, FEBRUARY 19, 2014, 5:00 P.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR, CITY HALL, 250 N. 5TH STREET**

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

1. **Discussion of Petition to Form an Urban Renewal Authority:** The City Clerk received a petition to form an Urban Renewal Authority (URA). There are sufficient signatures of registered voters on the petition and the City Clerk has found it to be sufficient. Therefore the matter will come forward to the City Council for consideration and a briefing by the staff on the next steps.
[Attachment](#)
2. **Discussion on Amending the Grand Junction Municipal Code Adopting Changes to Form Districts within the City:** The proposed ordinance amends Section 21.03.090, Form Districts, eliminating barriers and cleaning up language for the development of mixed use projects in Mixed Use Opportunity Corridors.
[Attachment](#)
3. **Board Reports**
4. **Other Business**



February 11, 2014

Rob Schoeber
Grand Junction Parks & Recreation
1340 Gunnison Ave.
Grand Junction, Co 81501

RE: Grand Junction Lions Club Letter of Understanding

Dear Rob,

The Grand Junction Lions Club is a proud supporter of the Colorado Riverfront Development and the many attributes that it provides to our community. Our club sees the completion of Los Colonias Park as the ultimate success of this already important area located in South Downtown. In 2013 the Grand Junction Lions Club pledged \$300,000 to the completion of Los Colonias Park. To date the Club has raised \$114,000 towards this pledge. The remaining portion will be raised over the next four years with the objective to have all funds raised by 2018.

It is the intent of the Grand Junction Lions Club that the funds raised will be spent on the construction of an outdoor amphitheater located within the park boundaries, consistent with the current Master Plan for the park and amphitheater. The Club also understands that plans for the Park no longer contain a Kayak Park. The removal of the Kayak Park scope is acceptable to the Club and we shift our focus to the completion of the park as a whole with the amphitheater being the major point of emphasis. At this time it is understood that the park will be constructed in three phases as follows:

1. Phase 1 will include West end development of an arboretum, additional parking, restrooms, and walking path.
2. Phase 2 will include construction of irrigation ponds located on the east end of the park, additional parking, and restrooms.
3. Phase 3 will include the completion of the park, including the amphitheater.

At the time of this letter it is understood that the City of Grand Junction Parks & Recreation Department is underway with fundraising for Phase 1. Total budget for Phase 1 is estimated at \$786,000. The City of Grand Junction has budgeted \$397,000 towards this project and is re-applying for a \$350,000 grant from Great Outdoors Colorado. The remaining budget is made up of other various donations from within the community, including an initial \$10,000 disbursement from the Grand Junction Lions Club's total \$300,000.00 pledge. The \$10,000 disbursement from the Grand Junction Lions Club is contingent on

successful procurement of the Great Outdoors Colorado Grant. It is understood that the result of the Great Outdoors Grant will be known by June 30th 2014.

If the City of Grand Junction is not successful in obtaining the Great Outdoors Colorado grant the Club reserves the right to withdraw the \$10,000 disbursement. However, it is understood by the Club that even without the Great Outdoors Colorado Grant that the City of Grand Junction will move forward with a modified scope of phase 1.

Fundraising and budgeting for Phase 2 and 3 is in development by the Parks and Recreation Staff. It is understood that in order for the park to be completed that these phases must be within the 5 year budget plan which is anticipated to be adopted by Grand Junction City Council in December of 2014. The Grand Junction Lions Club reserves the right to withdraw our commitment of the \$300,000 pledge minus any funds spent on Phase 1 if Council does not approve the completion of Los Colonias Park and specifically the construction of the outdoor amphitheater consistent with the Master Plan within the 5 year plan. In addition, if Council chooses to construct a scaled back amphitheater inconsistent with the current Master Plan, the Club reserves the right to rescind or modify its pledge, after having had an opportunity to review the revised plans.

The Grand Junction Lions Club is hopeful that completion of Los Colonias Park be will be adopted within the City's 5 year budget plan. In the event of approval and further progress of Phase 2 and 3 the Club intends to fulfill our obligation with the following conditions:

1. Substantial completion of the amphitheater and park by 2019.
2. Naming rights of the amphitheater.
3. Historical signage in the park detailing the Grand Junction Lions Club's history with the Park, including its participation in the clean-up of the riverfront and the development of the trail system, the Botanical Gardens, and the Park itself.
4. Funding will be released following construction of the amphitheater, subject to advanced funding that may be approved by the Club's Board of Directors from time to time
5. The City will continue to allow three members of the Club to participate in meetings addressing the design and construction of the Park and amphitheater, as the liaisons between the Club and City. Those three Club members are currently Harry Griff, Larry Jones and Evan Walton, but may change from time to time as determined by the Club's President.

The Grand Junction Lions Club will continue to be an advocate for the successful completion of Los Colonias Park and we look forward to continuing our working relationship with the City of Grand Junction Parks & Recreation Department.

Sincerely,



Chris Allen Larry Jones Harry Griff Evan Walton
Club President Committee Member Committee Member Committee Member



PARKS & RECREATION

February 19, 2014

Harry Griff
Grand Junction Lions Club
PO Box 1948
Grand Junction, CO 81502

Dear Harry,

I would like to take this opportunity to respond to your letter dated February 11, 2014, and also provide an update as to the progress of the funding for the initial phase of development of Las Colonias Park.

Since our last meeting on January 23rd, we have been in contact with several partners in hopes of increasing the local cash contributions for phase one. Various commitments – including the increase from Grand Junction Lions Club – have increased our local cash match by a total of \$38,600. In addition, we have revised the project costs slightly resulting in an overall savings of \$12,643.50 for the initial phase of development. This brings the new project cost for phase one to a total of \$771,947.50. The updated project budget is as follows:

Total cash match:	\$471,251.00
GOCO request:	\$298,756.50
Total in-kind:	<u>\$ 1,940.00</u>
Total project cost:	\$771,947.50

Contingent upon approval from City Council, the Great Outdoors Colorado grant will be submitted by March 5th, and notification is expected by June 19th. If the grant application is successful, we anticipate development to begin this summer. In the event the grant is not awarded to this project, we will re-convene the stakeholders group and determine the best course of action at that time with the available funds. We understand that the Lions Club and all other funding partners may wish to re-direct their funding commitment or withdraw from the project.

During the next month, the City Council and City staff will be having detailed discussions relating to major capital development projects over the next 5 years. This visioning exercise will clearly define the goals that each department will work toward during this timeframe. The development of Las Colonias Park will continue to be a high priority for our department and hopefully for the entire community. Major projects such as this are developed in multiple phases, with each phase being proposed and approved independently from each other. It is our goal for the major park amenities to be completed within the next 5 years. These amenities include the west end development, irrigation



PARKS & RECREATION

system and community amphitheater. As we introduce each phase for development, we will continue the process of value engineering. It is our goal to develop the master plan as close as possible. As we have seen with the first phase, revisions to the design will be necessary based upon funding, soil conditions, utility locations, and other changes that are unforeseen at this time. Considering the number of variables that are involved with this multi-year project, it is impossible to commit to a definite timeline or project scope. We will continue to rely on the input from all stakeholders as potential changes come about. We understand that the amphitheater is top priority for you and the entire Lion's Club, therefore we will rely on your input throughout the design phase of that amenity.

Again, I would like to thank your entire Club and specifically yourself, Larry, Evan and Chris for making this commitment to the community. You have proven to be a strong advocate of park development in Grand Junction not only with your funding, but also with the personal time that has been committed by you all. We look forward to moving ahead with this strong partnership in the next weeks and months ahead. Please let me know if you have any questions regarding the status of this project.

Sincerely,

A handwritten signature in black ink that reads "Rob Schoeber". The signature is fluid and cursive, with a long horizontal line extending to the right.

Rob Schoeber, Director
Grand Junction Parks & Recreation