

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 19, 2014 – Noticed Agenda Attached

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

Meeting Adjourned: 8:03 p.m.

Council Members present: All. Staff present: Englehart, Shaver, Moore, Schoeber, Wieland, Kovalik, Portner, Romero, Lanning, Prall, and Tuin.

Downtown Development Authority / Downtown Grand Junction Business Improvement District (DDA/BID): Harry Weiss

Ciavonne, Roberts, and Associates: Ted Ciavonne

Agenda Topic 1. Matchett Park Master Plan

City Manager Englehart introduced this item and recognized Councilmember Chazen as the City Council representative on the project. City Manager Englehart introduced Ted Ciavonne, Ciavonne, Roberts, and Associates, who is involved with this project.

Councilmember Chazen summarized the process for the Plan which he believes was transparent and inclusive. Parks and Recreation Director Rob Schoeber provided some history of the interest, need, and creation of the Plan. Recreation Superintendent Traci Wieland took on the project because it was such a huge project which she had interest and the skills to do the job. He described the property and the location and gave some history on the property. He said one of the key elements to the Master Plan is communication to interested groups which included: email subscribers; a neighborhood group who live by the park and have interest in the process met bi-weekly; a large group of stakeholders within the City which include fire, police, engineering, planning, economic development, and parks and recreation; and an outreach group which included Hilltop, Strive, Community Hospital, Mesa County, a number of boards and commissions, support user groups, special event groups.

Recreation Superintendent Traci Wieland went through the timeline from the time the Great Outdoors Colorado (GOCO) planning grant was applied for in March 2013, to receiving the grant in June 2013. They started reaching out to the neighbors and inviting them to participate in the planning of the park. There were concerns about vehicle congestion, access to the park, and a lack of trust for transparency from other projects that occurred around town. After meeting with neighbors, they put together their team. Ted Ciavonne, Ciavonne, Roberts, and Associates, served as the City's owners representative for the project. The firm Design Workshop out of Aspen, CO was the City's landscape architect. The remainder of 2013, a lot of time was spent on outreach and communication.

Parks and Recreation Director Rob Schoeber said the first community meeting was held in January 2014. There were 178 attendees and nearly 1,199 comments submitted online. He reviewed the outcome of that meeting and the online comments. The second community meeting

in February 2014 had 175 attendees and more online comments. Mr. Schoeber reviewed the three alternative designs that were focused on during that meeting. In March 2014, the third community meeting was held and there were 126 attendees. The preferred alternative design was decided during that meeting. Ms. Wieland described in detail the preferred alternative. Ms. Wieland and Mr. Schoeber answered a number of questions Council had regarding the design regarding parking, irrigation, uses for the lawn area, etc. There was discussion regarding future need for additional softball/baseball fields in the future and funding the operation costs for Matchett Park.

Mr. Schoeber said that they are anticipating bringing the Plan back to Council again in June at another workshop after tweaking it based on questions and further comments that may come up and are hoping to have the Plan adopted by Council in July and discussing phasing options.

Mr. Ciavonne described the phasing opportunities for Matchett Park which they have broken up into four different areas: the Southern Phase, the Center, the Eastern Edge, the Recreation Center, and the Backbone Infrastructure.

Mr. Schoeber reviewed possible sources for the funding of the project. Ms. Wieland detailed the cost estimates for each of the phasing opportunities which did not include a recreation center. There are a lot of partners that will help get the project done over a number of years. Mr. Schoeber and Ms. Wieland answered questions regarding the estimates. Mr. Ciavonne provided comparisons of costs for this project with other parks such as Canyon View Park and Longs Park. Mr. Schoeber advised the life expectancy for restrooms/shelters, tennis courts, irrigation pumps, playgrounds, and bridges.

Ms. Wieland provided ways for potential revenue for the park including use fees for picnic shelters, pickleball, tennis, basketball courts, multi-purpose fields, promenade, and concessions.

Ms. Wieland identified ongoing topics which included the water users agreements (which City Attorney Shaver provided the details of and advised that the property is within two irrigation districts), meeting with Mesa County School District 51 Board on June 2nd to receive their feedback and thoughts, exploring a solar farm opportunity with Grand Valley Power, the Cortland Avenue right-of-way acquisition, and planning efforts for the community recreation center.

Mr. Ciavonne described the construction of the ponds, the possibility of a "Fishing is Fun" grant which could include the Department of Parks and Wildlife stocking them with fish, managing the ponds, and taking on a certain level of maintenance of the ponds.

Councilmember Boeschstein emphasized that there are a lot of grants that could be looked at which has the potential of funding many areas of the park up to 50% of the costs.

City Manager Englehart brought up changing the name of the area of the Park being called the Center to calling it the Middle so as not to be confused with the Recreation Center.

City Manager Englehart advised Council that a petition was received from Andrea Christensen out of the Darla Jean Subdivision regarding the Matchett Park connector road being F ½ Road

off of 29 Road. They are asking for an alternative connector road to the north. City Attorney Shaver, City Manager Englehart, Deputy City Manager Moore, Public Works and Utilities Director Lanning sat down with Ms. Christensen and had a long visit with her. Council President Norris asked Ms. Christensen to come forward and express her concerns.

Andrea Christensen, 2880 Darla Drive, representing the Darla Jean Homeowners, advised that they feel that the road that is anticipated for the connector road into the Park will have a negative impact on the subdivision. They are upset that Indian Wash will be cut in half because it does provide a natural experience. The wildlife could be affected. She described an area to the north and asked that the entrance to the park be placed there instead which will be less of an impact on the neighborhood.

There was discussion held regarding the proposed entrance, traffic impacts, speed limits and traffic calming within the park, and the possibility of other options for the entrance in question.

City Council thanked Mr. Schoeber, Ms. Wieland, and Mr. Ciavonne for the update on the plan.

Agenda Topic 2. 2040 Regional Transportation Plan and Model

City Manager Englehart introduced this topic and advised that this topic and the next two topics are being brought to Council as updates.

Engineering Manager Trent Prall advised that the Regional Transportation Planning Office is required by Federal law to update their Transportation Plan every five years which in turn the City's traffic model also gets updated. The Regional Transportation Plan guides the City's investment for all modes of transportation. The Metropolitan Planning Organization is recommending proposed boundary changes to the Plan to include the Whitewater area where there is projected growth over the next several years.

For public outreach events for the update to the Regional Transportation Plan, they are looking at having a booth at all of the the Farmers Markets, the Fruita's City Council Ice Cream Social event, a transit open house on May 28th, a Telephone Town Hall on June 26th which will be hosted by Colorado Department of Transportation (CDOT), and a website when it is up and running.

Mr. Prall reviewed the phases; getting started May through July, updating issues and needs July through September, and reaffirming the City's vision September through November with elected officials.

In reference to the traffic model, Mr. Prall advised that the expected population for the Valley is 225,000 by 2040 according to the State Demographer's Office. Mr. Prall reviewed the level of service at the peak hour from the 2008 Traffic Model, the current Model for 2014 with no capacity improvements, and with capacity improvements. Discussion was held referencing the

traffic model, the Transportation Capacity Payment, and the Comprehensive Plan, including available options for the areas shown with failing levels of service during peak hours.

Agenda Topic 3. 1st Street and Grand Avenue Intersection

Engineering Manager Trent Prall provided an update on 1st and Grand Avenue intersection. He advised that CDOT conducted an environmental assessment that started in 2006. It was over a large area from the urban area of 24 Road through the City to 15th Street. It looked at congestion, safety, access, and bike, pedestrian, and transit issues. They looked at a plan for Horizon Drive for 2030 which included a lot of public involvement and that led to a preferred alternative. CDOT has moved forward in three phases widening I-70 B from 24 Road to a section in the Rimrock area. They have no funding for future projects, however they want to get the planning for 1st Avenue and Grand Avenue done so that when there is funding, they can move forward. He reviewed some of the ideas they are looking at for that intersection which included alternatives that were eliminated such as a roundabout, and a signalized roundabout. CDOT is continuing to design the intersection including all of 1st Street but there is no set date for construction. The design proposed eliminates the five-legged intersection through a realignment of the 1st Street connection.

Agenda Topic 4. Ute/Pitkin Realignment

DDA/BID Executive Director Harry Weiss introduced this topic. He advised that the DDA Board is interested in looking at redeveloping Ute and Pitkin Avenues on a very long term priority, i.e. 50 years. They have looked at alternate ideas including combining Ute and Pitkin Avenues into a major arterial road, making South Avenue a west bound one way street and making Ute Avenue a two way street which would bring the greater downtown more together and include Whitman and Emerson Parks into the greater downtown area. Mr. Weiss said that the Ute/Pitkin Realignment remains on the DDA's long term priorities for the long term economic development strategy.

There was some discussion about considering looking at the re-routing of traffic to the Riverside Parkway instead of looking at South Avenue which could bring additional benefits including transportation connection to Las Colonias, more industry, and more restaurants in the future.

City Manager Englehart stated that this idea is very long term and it is good to talk about it, however the focus for the City now is 24 Road and 29 Road. The Ute/Pitkin Realignment should be looked at further for capital visioning down the road.

Agenda Topic 5. Board Reports

Councilmember McArthur said the Grand Valley Drainage District keeps trying to find ways to solve their money issues and they want to propose a fee to the County and municipalities for the use of their stormwater drainage based on street right-of-ways. They want to maintain

their historic mission but they really should be focusing on the future drainage needs and issues. Councilmember McArthur is going to meet with Public Works and Utilities Director Lanning, City Manager Englehart, and City Attorney Shaver to formulate an idea how to look at the future issues and not the past. City Manager Englehart stated that the Mayor received a letter indicating the Drainage District would like to meet with Council before their retreat, however, because Councilmember McArthur is their representative, City Manager Englehart does not feel that is necessary. Council discussed the bills that have been received from the District and whether the District is allowed to charge what they are charging, and if the City is under any obligation to pay.

Councilmember Doody reported that he went to the Parks and Recreation Advisory Board meeting and they discussed reclaiming Whitman Park. They are considering putting in work out equipment (equipment that can't be damaged) for the Police Department, Fire Department, and local health clubs to use and possibly look at having some of the reoccurring events there which would require fencing the park.

Councilmember Traylor Smith attended the Housing Authority and reported that the Colorado National Association of Housing and Redevelopment Officials (NAHRO) convention in Grand Junction is starting May 20th. Councilmember Traylor Smith will be giving the opening welcome on Wednesday morning, May 21st.

Councilmember Susuras will attend the Grand Junction Economic Partnership meeting on May 20th. He reported on three federal bills that passed at the House level but were all killed at the Senate level.

There was some discussion regarding the Airport Authority currently working on a grant and the possibility of a City Fire Station at the Airport.

Councilmember Boeschstein advised that the Purchase of Development Rights (PDR) Committee is continuing to raise funds for the purchase of the Bookends (two properties on either end of the Three Sisters property). The Riverfront Commission will look at adopting their Strategic Plan on May 20th. They should hear any day on the grant for \$500,000 for Las Colonias which will start the construction of Phase I. He attended the Incubator meeting which a spin-off of that is Riverview Technology Corporation and they were doing some strategic planning. They have a Master Plan that was done five or six years ago. Some of the key things are the Industrial Parks as some of them have serious deficiencies such as black-out areas for cell service and some needing major infrastructure.

Councilmember Chazen advised that he attended the Colorado National Monument Hearing with Congressman Tipton and Senator Udall. There were lots of pros and cons for the designation change. However he realized there is a strong support for economic development in the community.

There was discussion held as to whether or not an advisory question should be placed on the ballot for the Monument designation change.

Councilmember McArthur said the Homeless/Vagrancy Committee met and discussed Whitman Park and what to do there and what to do with the homeless people. They don't want to go anywhere and integrate because this is how they live. The community would appreciate if the problem with the homeless could be solved.

Councilmember Norris said she will attend the Clifton Fire Board meeting on May 20th where the committee she is on will present a proposal consisting of two things that suggest they do and then it is up to them. There was no Grand Valley Regional Transportation Committee (GVRTC) meeting this month.

Agenda Item 5. Other Business

Councilmembers Boeschstein and McArthur will both act as liaisons and work with the Planning Department.

Western District JUCO Team Cochise comes in on May 21st.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MAY 19, 2014, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

1. **Matchett Park Master Plan:** Staff will present an update on the Matchett Park Master Plan including the community participation process, preferred alternative, phasing opportunities, and cost estimates. **Attach W-1**

2. **2040 Regional Transportation Plan and Model:** The 2040 Regional Transportation Plan is currently being developed by the Mesa County Regional Transportation Planning Organization (RTPO). Council will be briefed on what to expect through 2014. In preparation for the plan, the RPTO has also updated the Transportation Model for the Grand Valley which preliminary results will be shared. **Attach W-2**

3. **1st Street and Grand Avenue Intersection:** In 2008, the Colorado Department of Transportation (CDOT) prepared the I-70B West Environmental Assessment for the I-70B corridor from 24 Road east to 15th Street. Proposed improvements at 1st and Grand Avenue will be the focus of the topic. **Attach W-3**

4. **Ute/Pitkin Realignment:** The Downtown Development Authority (DDA) is interested in investigating the realignment of one-way couplet that is I-70B a block to the south in order to provide for for large scale redevelopment, revitalization, and densification of downtown Grand Junction for the next 50 years. DDA and City staff will present an alternative that was developed as far back as 2004 that has since evolved to the present concept of shifting the one-way couplet south a block. **Attach W-4**

5. **Board Reports**

6. **Other Business**