

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**July 14, 2014 – Noticed Agenda Attached**

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

Meeting Adjourned: 8:24 p.m.

Council Members present: All except Boeschstein. Staff present: Englehart, Shaver, Moore, Romero, Schoeber, Lanning, Camper, Kovalik, Tice, Valentine, Evans, Mendelson, Jones, Wieland, Vendegna, Taylor, Bowman, Watkins, and Tuin.

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Agenda Topic 1. 2<sup>nd</sup> Quarter Financial Report

City Manager Rich Englehart introduced this item and turned it over to Financial Operations Director Jodi Romero. The 2<sup>nd</sup> Quarter 2014 Financial Report and the Comprehensive Annual Financial Report (CAFR) were distributed to Council. She advised that there were a couple of items (the Young Entrepreneur Academy contribution, the U.S. Airways advertisement, and the National Economic Development advertisement) still in the contingency that happened in early July but have yet to be paid.

Councilmember Susuras asked about the increase in the budget compared to the 1<sup>st</sup> quarter. Ms. Romero said that it was increased with the 1<sup>st</sup> amendment of the budget for the expanded Avalon Theatre project and the compressed biogas project. Ms. Romero advised Council that they will be seeing a 2<sup>nd</sup> supplemental appropriation to the budget in September. Details will be provided during the budget process.

Ms. Romero advised that the CAFR is the year end financial report for 2013 and that the auditors will be giving a presentation to Council at the July 16<sup>th</sup> City Council meeting. They will talk about the auditors' responsibilities and the results of the audit which is an unqualified opinion. Ms. Romero advised that she or Ms. Evans can go over any of the CAFR with Council if they have any questions.

There was discussion held on the Avalon Theatre Project and how the contributions from the Avalon Foundation will free up contingency funds.

Council President Norris asked Ms. Romero to advise where the General Fund stands. Ms. Romero said that the revenues and expenditures are right on the mark at this time and she anticipates the City will experience savings in the operating budgets.

Councilmember Chazen asked about the timing on the transfers listed on the financial report. Finance Supervisor Sonya Evans advised that they were transfers in and included Mesa Land

Trust from the Conservation Trust Fund and salary from Community Development Block Grant (CDBG) program.

Internal Services Manager Jay Valentine explained where the City stands with the Avalon Theatre project and where that is shown in the General Fund contingency on the financial report.

Agenda Topic 2. Contribution to Colorado Mesa University (\$500,000 request)

Councilmember Chazen recused himself and left the room during this topic after disclosing a potential conflict of interest.

Financial Operations Director Jodi Romero reviewed the handout for the General Fund for the consideration of Colorado Mesa University (CMU) campus expansion request. The projected available funds and the potential uses of those funds could leave a shortfall in funds available. There is some flexibility by using the Economic Development contingency funds for the Catholic Outreach project.

The Council was unanimously in favor of going forward with paying CMU the \$500,000.

Financial Operations Director Romero advised that the expense will require a supplemental appropriation to the budget. Staff will work with CMU on the timing of the distribution so it can hopefully coincide with the second supplemental appropriation scheduled for August.

Agenda Topic 3. Comprehensive Annual Financial Report (CAFR) Handout

This item was discussed with Agenda Topic 1.

Agenda Topic 4. Matchett Park Master Plan Update

Parks and Recreation Director Rob Schoeber advised Council that this is a follow up from a presentation made on May 19<sup>th</sup> at a previous workshop. He will be presenting potential development phases, answer any questions City Council has, and seek direction on possibly placing it on the agenda for formal adoption the first meeting in September.

Recreation Superintendent Traci Wieland reviewed critical elements in the Master Plan document which included the actual conceptual plan, the phasing options, and the appendix which is made up of all of the survey results. Ms. Wieland asked City Council if the Plan itself should include every email and every comment received regarding Matchett Park planning. Council felt that the Plan should reference the emails and comments but not necessarily have them in the Plan itself.

Parks and Recreation Director Rob Schoeber pointed out the preferred option for the Plan was the one that compiled the three options into one which did include five entrances.

Ms. Wieland and Mr. Schoeber explained to Council that now would be the time to look at any other options for the Park.

Councilmember Chazen asked about the costs shown in the Plan and asked if the cost estimated for staffing could also be included. Ms. Wieland said they could add that.

Ms. Wieland said that the proposed Plan was presented to School District 51 and they have concerns about their property being split between both sides of the Park. Ms. Wieland advised that they will be reconvening with the design group and stakeholders to come up with some options for the School District to satisfy both the School District and the City. They are also working on the development agreement with Grand Valley Water Users Association and Mesa County Irrigation District. That should be complete in a month or so and then they will move into a design phase with those two entities as well as the Bureau of Reclamation to pipe the lateral ditch.

Ms. Wieland then went over phasing options. They have tried to balance it with Las Colonias to move the two forward concurrently. There will be two different phasing options, one in 2015 and one in 2017 which both will be very heavy with infrastructure. In 2015, Phase 1 option will include a south pond. Colorado State Parks and Wildlife is pushing the City to apply for a Fishing is Fun grant to provide a warm water fishery (stock) pond not subject to flooding. Other elements include a Hawthorne road connection, relocation of the Grand Valley Water Users lateral pipe, basic park amenities, (i.e. trash cans, pet pick-up stations, bike racks, lighting, etc.), one shelter and a restroom, and possibly some informal parking. In 2017, Phase 2 option, would include four pickleball courts, a 28 ¼ Road extension, parking, trails, one playground, and additional amenities. Ms. Wieland named several grant possibilities.

Councilmember Chazen asked if they could provide a total cost estimate for each phase. Ms. Wieland said they could.

Ms. Wieland answered questions from Council regarding the size of the Indian Wash property. She noted that the Park would provide what people wanted, passive and active, i.e., a natural passive area and a flat farm lands that would be the active areas.

The need for additional ballfields was discussed and the possibility of leaving space for ballfields in Matchett Park or constructing additional fields in Canyon View Park.

Parks and Recreation Director Rob Schoeber advised Council that they will bring this back in September.

#### Agenda Topic 5. Department Report – Parks and Recreation

City Manager Rich Englehart introduced this item and advised Council that the Parks and Recreation Department will talk about what is going on today and provide their three to five year vision.

Parks and Recreation Director Rob Schoeber introduced the Parks Department Staff: Tracy Wieland, Recreation Superintendent and Project Manager for Las Colonias and Matchett Parks; Mike Mendelson, Head Golf Professional; Doug Jones, Golf Superintendent; and Mike Vendegna, Parks Superintendent. Mr. Vendegna said that the Parks Department is responsible for five different divisions and six areas that they maintain from developed to undeveloped parks, cemeteries, trails, forestry, horticulture, sports facilities, and public right-of-way/weed abatement.

Ms. Wieland updated City Council on Las Colonias. The partnerships with Western Colorado Botanical Gardens and Colorado Discover Ability are continuing to be strong. The amphitheater final design with grant monies from Department of Local Affairs (DOLA) and private investors will complete the conceptual design for a shovel ready project. The next project is Phase 1 development which is Great Outdoors Colorado (GOCO) funded. Ms. Wieland reviewed the layout for Las Colonias in a bird's eye view and indicated where the following elements would be located: shelter and restroom, parking, the native arboretum, the future amphitheater, access into the Park, a trail connection with 9<sup>th</sup> Street, and the boat launch.

Ms. Wieland answered questions about the projected cost for each phase, whether or not there would be traffic noise, the possibilities for commercial development, the capacity of the amphitheater holding 10,000 people shoulder to shoulder but more comfortably 2,500 to 5,000 people which will be built in phases, parking areas, and where the excavation needs to occur to bring the water closer.

City Manager Englehart pointed out that Las Colonias Park is different than Matchett Park as far as the private investment aspect and the potential to spur economic development opportunities.

Parks Superintendent Mike Vendegna provided an update on the development and maintenance of the 19 miles of riverfront and urban trails. They have been very proactive in the last four years to ensure that the trails are in the best condition that they can be and to work with other entities to be proactive as well. Over 1,700 linear feet of damaged concrete trail has been replaced over the last four years and they have also repaired a large of amount of cracks in the asphalt trails. They are building really strong relationships with the Riverfront Commission, the Urban Trails Committee, and the Intergovernmental Trail Committee which supports the Riverfront Trail from Fruita to Palisade.

Mr. Vendegna then gave an update on playgrounds. The number one priority is safety; three certified inspectors perform hands on, visual inspections seven days a week at every playground within the parks system. There is a ten to fifteen year life expectancy of playgrounds, however because of the Parks Department dedication of inspections and maintenance, the City's playgrounds far surpasses that life expectancy. There are currently three parks in need of playground replacements; Columbine, Sherwood, and Canyon View.

Mr. Vendegna provided an update on the two skate parks; Westlake and Eagle Rim. They are both in declining condition and are in need of repair and upgrade. He explained that the mural jam (paintings) has ended up in the skate-able areas and has become very slick to skate on. They are working with outside consultants and skate groups within town to see what is obsolete, outdated, and needs to be replaced. They are planning to do renovations on both parks in 2014 and 2015.

Councilmember Traylor Smith brought up that the skate park hours should be looked at because she has heard complaints from citizens in the surrounding neighborhoods. Mr. Vendegna said that they will look at that and also advised that the Police Department has been very helpful with the patrol of the skate parks, parks, playgrounds, and trails.

Mr. Vendegna then gave the history of Whitman Park and it has lost its' value and beauty. They are working on what to do with the park. They are setting up and establishing partnerships with the Downtown Development Authority (DDA), the businesses in the area, and they are setting up some community meetings to see what people want. There was some discussion about other options for the Park.

Mr. Vendegna said that the restrooms that were constructed at both Emerson and Whitman Parks are completely falling apart. Emerson Park, like Whitman Park, is one of the existing four cornerstone parks. They would like to redevelop Emerson Park to mirror Hawthorne Park. The nicer they are built and the better they are maintained, there seems to be less vandalism. There was some discussion on the cost of new infrastructure at the parks and whether there is a schedule for replacement which is updated every 5 years.

Ms. Wieland provided a brief rundown on the Recreation Division, Arts and Culture, and the two activity centers, Bookcliff Activity Center and the Senior Recreation Center. She noted the impact of the new School District calendar on the recreation program: the need to adjust the schedule to include programming during the new breaks; the decrease in pool revenue since school is starting earlier; and adjustments in programs that use school facilities.

Ms. Wieland said that some of the 97 pieces of the City owned art are aging and in need of routine maintenance so they are developing a program where they can be taken care of and maintained. City Attorney Shaver advised there may be the opportunity to use the 1% for the art towards the maintenance of the art.

Ms. Wieland reported that they are looking at ways to expand the off season aquatics program where they can offer swim lessons since the summer is shrinking and less kids are in swim lessons.

Ms. Wieland said that with the new renovations of the Orchard Mesa Pool, City Attorney Shaver is working with Mesa County and the School District on a new Intergovernmental Agreement (IGA) which will have a pool board comprised of a representative from the School District, Mesa County, and the City. City Attorney Shaver advised that the IGA is almost final; there is a small

snag with the insurance, defining the facility, and determining whether or not fiber optic will be put into the facility.

Ms. Wieland reported that the only sizeable project coming up in the next few years for Lincoln Park Pool will be to replaster the pool.

Golf Superintendent Doug Jones gave an update on Tiara Rado Golf Course and said there was plenty of water this year because of the new storage system. They were able to eliminate one staff position. One thing that may need to be updated over the next few years is to move the maintenance building out of the existing parking lot and redo the parking lot.

Head Golf Professional Mike Mendelson said that the construction loan on the driving range at Tiara Rado will be paid off in January 2015. The software was linked together for the driving ranges at Lincoln Park and at Tiara Rado which really helps the users of both driving ranges. In budget revisions, they have tried to make a lot of cuts in operations. The golf rounds and revenues are up year-to-date even though the overall golf industry has declined and the School District schedule also has an effect on golf as teachers and students are staffed seasonally. There is a yearly debt payment which will go through 2025. City Manager Englehart informed Council that they would really like to look at options for restructuring the debt payment during this year's budget season because there is no wiggle room for Golf operations. There was further discussion about the debt payment and possible options including leasing the golf courses out, eliminating a golf course, or making Lincoln Park something different.

Parks and Recreation Director Rob Schoeber provided an update on the Parks Department. Great progress is being made on a whitewater park in the Connected Lakes area. The Colorado Water Conservation Board is very interested in this project and hopefully it can be completely grant funded. The Parks Department will be hosting the six state Midwest Council workshop and conference in 2015. He also provided a summary of all of the Capital projects and how they see them unfolding over the next three to five years.

City Council thanked the Parks and Recreation Department for all of the updates.

#### Agenda Topic 5. Board Reports

Councilmember McArthur reported that the 521 Drainage Authority has not met yet but are expecting to see an agenda on Tuesday, July 15<sup>th</sup> for the upcoming summit.

Councilmember Chazen said that the Grand Junction Downtown Business Improvement District Board met on July 9<sup>th</sup> and there was quite a discussion regarding the splash pad. Merchants were concerned that they were being blamed for its closure which they were assured that wasn't the case. They also discussed the organization of events and how that will be handled in the future. The DDA met on July 10<sup>th</sup> and they elected a new Chair, Les Miller and a new vice-chair, Jason Farrington. They reviewed the quarterly report and had a discussion on what to do about the WiFi service which was promised to vendors and was to be made available when

Main Street was redone but turned out to be very costly. Councilmember Chazen also reported that the configuration for Farmer's Market has changed and it draws customers into the stores and does seem to be successful. The Associated Governments of Northwest Colorado (AGNC) met with the editorial board of the Sentinel to garner the paper's support to prevent a claw back of the Federal Mineral Lease (FML) payments that were distributed to municipalities.

Councilmember Susuras reported that he will be attending three different Grand Junction Economic Partnership (GJEP) board meetings July 15<sup>th</sup> and July 16<sup>th</sup> and he is looking for positive results for the Airport meeting July 15<sup>th</sup>.

Councilmember Traylor Smith said that the Housing Authority is going to have a six hour day strategic planning meeting in August. The Housing Authority owns several pieces of property that they use for administrative purposes and will consolidate their administrative offices in the old KKCO building they purchased and will remodel. They will then sell some of the other properties.

Councilmember Doody had no report.

Council President Norris had no report.

#### Other Business

City Attorney Shaver advised Council that the resolution for acquiring the Means and Files properties that was approved last year will be on July 16<sup>th</sup> City Council meeting agenda.

City Manager Englehart advised Council that on July 16<sup>th</sup>, they will hear the Hacienda Street right-of-way vacation. A value was placed on the property to be vacated as directed by City Council and the applicant has objected to paying it. After discussion, City Council decided that the applicant should not have to pay for the right-of-way property. City Council asked Staff to continue to keep track of these types of property vacations.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**MONDAY, JULY 14, 2014, 5:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

- 1. 2nd Quarter Financial Report**
- 2. Contribution to Colorado Mesa University (\$500,000 request)**
- 3. Comprehensive Annual Financial Report (CAFR) Handout:** Financial Operations Director Jodi Romero will distribute the 2013 CAFR.
- 4. Matchett Park Master Plan Update:** This workshop will include follow up discussion about the proposed Master Plan for Matchett Park. Potential development phases will be presented along with an update regarding school facilities.
- 5. Department Report – Parks and Recreation**
- 6. Board Reports**
- 7. Other Business**
  - Value of Right-of-Way to be Vacated