

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AGENDA**

**MONDAY, MAY 15, 2000, 7:00 P.M.  
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET**

7:00 **MAYOR'S INTRODUCTION AND WELCOME**

7:05 **COUNCILMEMBER REPORTS AND COMMENTS**

7:15 **REVIEW WEDNESDAY COUNCIL AGENDA**

**PRESENTATIONS**

7:30 **PROFESSIONAL BASEBALL:** Joe Stevens will discuss policies and guidelines to use when considering professional baseball in Grand Junction. [Attach W-1](#)

7:55 **TWO RIVERS CONVENTION CENTER EXPANSION:** Tillie Bishop, Lena Elliot and Bruce Hill will request additional City funding for this project.

8:20 **FLOODWAY/FEMA/ICON UPDATE:** Mark Relph will update Council on the floodway situation in the Ranchman's Ditch and Leech Creek areas and the status of the work ICON Engineering is performing. [Attach W-2](#)

8:50 **EXECUTIVE SESSION:** to discuss property negotiations

9:05 **ADJOURNMENT**

This agenda is intended as a guideline for the City Council. Items on the agenda are subject to change as is the order of the agenda.

*Revised May 11, 2000*

## **Attach W1**

To: Grand Junction City Council

From: Joe Stevens

Subject: Proposed Professional Baseball Guidelines

Date: May 15, 2000

At the April 21, 2000 Parks and Recreation Advisory Board meeting, the Board recommended that the City Council adopt the accompanying guidelines under which professional baseball might operate in a City of Grand Junction facility.

- 1) Cost recovery will exceed direct cost. This suggests that any professional baseball team wanting to play a 30 home game season will pay the city a base cost guarantee of \$53,890. A 35 home game season will cost \$62,872; a 40 home game season will cost \$71,853; a 45 home game season will cost \$80,835. The use of lights for an estimated 60% of the home dates will add from \$9,375 (18 home games under the lights) to \$14,063 (27 home games under the lights). These numbers are reflective of 2000 costs along with maintaining the current standard of care given city baseball facilities.
- 2) Stocker Stadium and Suplizio Field will be set up as an enterprise operation.
- 3) At the City's option, a Minor League franchise may elect to sell concessions, on the premises, consistent with the City's current concessionaire contract. It is estimated that @25% of 1.25/person concession sales, the City will receive \$9,375 for a 30 game home stand, \$10,938 for 35 games, \$12,500 for 40 games and \$14,063 for 45 home games.
- 4) The City will not require a percentage from off-site sales (e.g.: souvenirs) but may require a percentage of all ticket sales (on-site, off-site, season and all admission sales to baseball games in a City facility). Assuming a gate fee and @1,000/game average at \$1.00/each to the City, anywhere from \$30,000 (30 games) to \$45,000 will be remitted to the City.

- 5) The initial contract will not exceed 5 years and may contain a mutual 5-year renewal option.
- 6) During the term of the agreement and should the Minor League team be offered for sale, the City shall be notified in a timely manner and offered a right of 1<sup>st</sup> refusal. The City must approve any sale, assignment or transfer of ownership, during the term of the agreement, or the sale is void.
- 7) Field use by Mesa State College, School District 51 and JUCO will receive priority between August 15 and June 15. Minor League field use will not conflict with Mesa State and School District 51 football games in Stocker Stadium.
- 8) Billboard advertising revenues in Suplezio Field between October 1 and June 15 will go to PIAB and JUCO.
- 9) Charging for Parking will be prohibited.
- 10) Beer/alcohol will be prohibited during the first year of the agreement. Beer/alcohol may be permitted after the 1<sup>st</sup> year of operation subject to negotiation and approval by the City Council.
- 11) All proposals must include a significant form of civic participation including but not limited to a physical presence, programs and promotions that benefit the community. An annual contribution of \$10,000 to the Parks Improvement Advisory Board (PIAB) is suggested. This is twice the annual contribution received from non-profit PIAB members.
- 12) Improvements and higher levels of service to the City's baseball facilities requested by a professional baseball organization are subject to review and approval by the City. Permanent improvements made to the facility and paid for (all or in part) by the professional baseball organization shall become property of the City.

If base cost, gate fees, and assumptions for night games and concessions are "in the ballpark", the fees paid to the City of Grand Junction by a Minor League franchise could range from \$98,737 (30 home games) to \$148,106 (45 home games) excluding a suggested \$10,000 annual contribution to PIAB. If adopted by City Council, these guidelines will be applicable to any Minor League organization wanting to play in a City

owned facility. The Parks Board also recommends that, at the time of negotiations with a Minor League franchise, PIAB be a part of the process.

At the April 21, 2000 Parks and Recreation Advisory Board meeting, Dale Hollingsworth, representing the JUCO Executive Committee reported that JUCO was opposed to bringing professional baseball to Grand Junction under any scenario. JUCO is of the opinion that professional baseball would compete for resources including but not limited to community support and might encourage the NJCAA to relocate the annual tournament to another state. Three members of the Parks and Recreation Advisory Board have a long history with JUCO and stated that their relationship creates a JUCO bias. Based on that relationship and their roles on the Parks Board, they thought it in everyone's best interest not to take a formal position on the JUCO Executive Committee's recommendation.

**CITY COUNCIL AGENDA  
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
<b>Subject:</b>	<b>Flood Plain issues</b>	
<b>Meeting Date:</b>	<b>May 15, 2000</b>	
<b>Date Prepared:</b>	<b>May 11, 2000</b>	
<b>Author:</b>	<b>Greg Trainor</b>	
<b>Presenter Name:</b>	<b>Mark Relph</b>	
<input checked="" type="checkbox"/>	<b>Workshop</b>	<input type="checkbox"/> <b>Formal Agenda</b>

**Subject: Flood Plain Issues: Update**

**Summary:** The management of stormwater and the issues of inundation of flood prone areas within the City of Grand Junction and the urbanizing areas of Mesa County.

**Background Information:**

Throughout Grand Junction and within the urbanizing areas of Mesa County, the presence of major stormwater drainages and urban development have created conflicts that are now only being fully understood by the City, the County, land owners, developers, lenders and insurers. These drainage basins cover significant areas of the urbanizing area and converge in the most densely populated and developed portions of our community. The parts of these basins that have the potential to flood have been mapped by the Federal Emergency Management Agency (FEMA) and are the basis of a national flood insurance program which serves to protect people and property from the effects of stormwater, snowmelt, etc.

Local communities, in order to protect their citizens and to make federal flood insurance available, pass ordinances adopting the regulations mandated by FEMA and promise to administer certain rules that affect development and non-development within what are known as “flood plains” and “flood ways”. The City of Grand Junction and Mesa County have done this.

Until recently, however, have the governmental agencies in Mesa County begun to understand the rules of the national flood insurance program. This is partly because these rules fall not only on governmental regulators but also on private landowners, engineers, lenders and insurers. The long-term availability of the FEMA insurance rate maps, depicting flood plains and flood ways, have been the “notice” to all concerned that there are certain areas with special concerns relating to flood damage.

The City of Grand Junction has, in their long-term financial plan, provision to construct stormwater detention basins in many of these drainage basins. This work is presently scheduled over the next 2 to 10 years. In areas where potential development interest is high, such as near Mesa Mall on 24 and 24.5 Roads, the City has hired expert professional engineer advice to assist us to understand the FEMA regulations and to apply to FEMA for various map revisions that will allow development to proceed unimpeded while, at the same time, protecting life and property. In addition, engineering staff is looking at the long-term financial plan to determine what options might be available in moving up some of the planned capital construction.

Timing of this work, coupled with continuing development interest, has created a sense of urgency in providing direction to development. Public Works and Community Development staffs have and continue to meet with landowners, Mesa Mall managers, Chamber of Commerce, local consulting engineering firms, the Daily Sentinel, FEMA and the Colorado Water Conservation Board. We are telling them what we know, what we do not know, that we are listening, and that we are taking a responsible approach to an issue that includes owners, lenders, and insurers. We are trying to work in parallel with private engineers, representing landowners and development, so that we can both inform owners of the same information, as it becomes available.

On Monday, May 15, Public Works staff with brief City Council on the following:

1. Mapped flood plain and flood way areas
2. FEMA regulations
3. Updating FEMA information, map revisions, and critical dates
4. Status of development projects and critical dates
5. Status of City-planned detention basin construction and discussions regarding rights of way and budgeting

**Budget: None requested**

**Action Requested/Recommendation:** Update only by Public Works Director and staff

<b>Citizen Presentation:</b>	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	If Yes,
<b>Name:</b>					
<b>Purpose:</b>					

<b>Report results back to Council:</b>	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<b>When:</b>	
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<b>Placement on Agenda:</b>	<input type="checkbox"/>	Consent	<input type="checkbox"/>	Indiv. Consideration	<input checked="" type="checkbox"/>	Workshop
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