

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, AUGUST 5, 2002, 6:30 P.M.
WESTERN COLORADO BOTANICAL GARDENS, 641 STRUTHERS
POMRENKE CHILDREN'S LIBRARY**

******NOTE SPECIAL TIME AND LOCATION******

MAYOR'S INTRODUCTION AND WELCOME

- 6:30 TOUR OF WESTERN COLORADO BOTANICAL GARDENS** [Attach W-1](#)
- 7:30 INFILL/REDEVELOPMENT POLICY:** The consultants will review their work to date to ensure it reflects City Council's desired direction. [Attach W-2](#)
- 8:30 COUNCILMEMBER REPORTS**
- 8:35 CITY MANAGER'S REPORT**
- 8:40 REVIEW OF FUTURE WORKSHOP AGENDAS** [Attach W-3](#)
- 8:45 REVIEW WEDNESDAY COUNCIL AGENDA**
- 8:50 ADJOURN**

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.

Attach W-1
Western Colorado Botanical Gardens



Western Colorado Botanical Gardens
641 Struthers Ave.
Grand Junction, CO 81501
Business Office: 970/245-3288
Gift Shop / Greenhouse: 970/245-9030
Fax: 970/245-9001
E-mail: wcbotanic@gvii.net

July 31, 2002

Dear Grand Junction City Council members:

On behalf of the Western Colorado Botanical Society Board of Directors, I would like to thank you for accepting the invitation to review the Gardens' Master Plan. The Board is looking forward to meeting with you and taking you for a tour of our grounds.

I have sent two items for you to review: the Master Plan and our Capital Needs Distribution Chart.

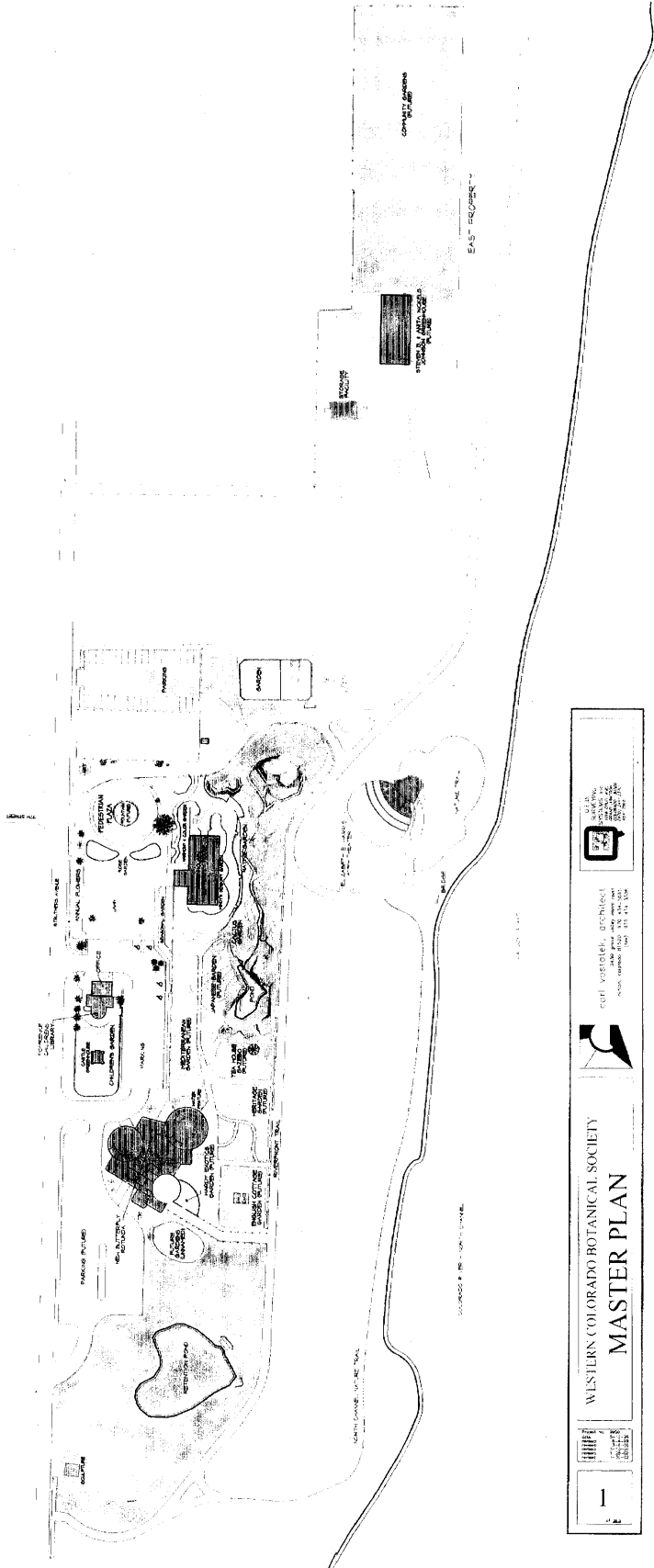
The Master Plan shows areas already completed, areas currently under construction, and areas to be built in the near future. In order to realize the elements in the Master Plan, the Board of Directors is moving forward with the first in a series of campaigns created to complete the Gardens. The Capital Needs Distribution Chart outlines the goals of the first of these campaigns. It gives a timeline for each area, as well as projected costs to complete each phase of construction. The first page lists the areas currently under construction; page 2 lists facilities to be built in the near future, through 2006, and part of this Capital Campaign; the last page lists facilities planned beyond 2006.

The plan calls for building four additional gardens: a Japanese Garden, a Heritage Garden, an English Cottage Garden, and a Mediterranean Garden. The construction of a small greenhouse annex and a Pedestrian Plaza will complete this phase of the campaign, scheduled to be fully funded and completed by the fall of 2006.

The Board is looking forward to meeting with you and answering any questions you may have about our Master Plan, the Capital Campaign, or any other aspect of the Gardens.

Regards,

Lorna Naegele
Lorna Naegele
Executive Director



1		WESTERN COLORADO BOTANICAL SOCIETY MASTER PLAN		U.S. ARCHITECTS 1000 14th Street, N.W. Washington, D.C. 20004 Phone: (202) 462-1100 Fax: (202) 462-1101
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Construction Time Line >>>>>		CAPITAL NEEDS DISTRIBUTION CHART	
		July 2002	
Item/Project			
EXISTING FACILITIES-UNFINISHED			
1. Native Garden			
Line lake and build retaining wall	28933		
Construct pump house		7000	
Complete geological features		25000	
Install final irrigation & electrical		53100	
Plant garden			42000
Sub-totals	28933	32000	42000
TOTALS			
156033			
2. Children's Secret Garden			
Layout individual features	500		
Rough-in paths	500		
Excavate amphitheater	750		
Commission design's dragon, etc	3000		
Install irrigation system	6000		
Plant hedge maze	2800		
Plant indiv gardens pizza, etc		5000	
Plant orchard, jungle		2250	
Misc features flowerbed, benches, etc		2450	
Install giant, dragon, treehouse, etc		15500	
Complete paths		5500	
Misc plantings		3000	
Sub-totals	1000	7250	26450
47200			
3. Elizabeth Harris Amphitheater			
Install irrigation and electrical, place sod	10300		
10300			
4. Fence/gates			
Complete sections/paint	2000	2500	
6500			
SUB-TOTAL			
220033			

**Attach W-2
Infill/Redevelopment Policy**

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Infill/Redevelopment Policy Update				
Meeting Date		August 5, 2002				
Date Prepared		July 30, 2002			File #	
Author		Clarion Associates		Consultants		
Presenter Name		Bob Blanchard Leslie Bethel		Community Development Director Clarion Associates		
Report results back to Council			No	x	Yes	When Conclusion of Study
Citizen Presentation			Yes	x	No	Name
x	Workshop		Formal Agenda		Consent	Individual Consideration

Summary: Bob Blanchard, Community Development Director, and Leslie Bethel, Clarion Associates, will provide an update on the Infill/Redevelopment Policy development.

Budget: N/A

Action Requested/Recommendation: Council input on the Draft Definitions and Guiding Principles.

Attachments: Development of an Infill & Redevelopment Policy for Grand Junction, Colorado—Draft Definitions and Guiding Principles

Background Information: See attached

***DEVELOPMENT OF AN INFILL & REDEVELOPMENT POLICY
FOR
GRAND JUNCTION, COLORADO***

Definitions and Guiding Principles

July 23, 2002

Prepared by
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clarion@clarionassociates.com

The following project components are attached:

- Brief Overview of Project
- Summary of findings from May 2002, Stakeholder Interviews
- Summary of findings from May 2002, City Council Work Session
- Research findings: Defining Infill and Redevelopment in Other Communities
- Proposed Definitions: Defining Infill and Redevelopment in Grand Junction
- Proposed Guiding Principles

PROJECT OVERVIEW

As part of an effort to establish an Infill and Redevelopment Policy for the City, Clarion Associates conducted a series of interviews with project stakeholders and staff and a work session with City Council during May of 2002. The purpose of these discussions was to:

- Identify key issues—whether physical, fiscal, political, or regulatory—facing infill and redevelopment within the city;
- Establish specific goals for the policy development;
- Understand how infill and redevelopment was perceived by different groups, and
- Identify preferences regarding specific policy strategies and implementation techniques.

A summary of key findings from the Stakeholder Interviews and Council Work Session follows.

A. STAKEHOLDER INTERVIEW SUMMARY

City Planning staff identified representatives for the stakeholder interviews from a variety of interest groups, including: City staff, local residential and commercial developers, land development consultants, local property and business owners, Downtown interests, and various business and community organizations. The interviews were intentionally informal and loosely structured; however, each interview tended to focus on the core concerns of the specific group. In general, the groups were asked to respond to the following questions:

1. How do you define "Infill" and "Redevelopment"?
2. What challenges and/or obstacles face infill and redevelopment in Grand Junction based upon the groups observations or personal project experience?

1. Common Themes

Following are some common themes heard throughout the stakeholder interviews:

- Infill was typically defined to be a vacant site that has remained vacant due to its size, location, or some other difficulty associated with its development, such as access or utility challenges.
- Redevelopment was generally described as an area of existing, obsolete structures to be torn down or converted for a new use.
- Concerns about conflicting direction received during project review from different departments within the City based on different priorities, i.e., engineering and planning. The City needs to speak with a more unified voice.
- Desires for direct city participation in infill and redevelopment project.

- Strong support for targeted financial and regulatory incentives for infill and redevelopment.
- The City should explore additional avenues for cost sharing and recovery, particularly for facilities such as roadway improvements, sewer, and water for infill and redevelopment projects.
- The system should allow more flexibility or means of alternative compliance for infill and redevelopment projects; however, this does not necessarily mean less strict requirements.
- Need more specific guidance from City on infill and redevelopment projects than Growth Plan provides.
- Many, but not all, interviewees suggested that the City's development fee structure can often be prohibitive and should be reevaluated in light of some of the challenges infill and redevelopment projects often encounter. At the very least, a more clear explanation of how the city's fees are determined needs to be available.

These stakeholder interviews served in part to inform the definitions of infill and redevelopment set forth in this document, as well as the draft guiding principles. Specific concerns will be addressed in greater detail during the development of the forthcoming diagnosis and policy recommendations in the next phase.

B. COUNCIL WORK SESSION SUMMARY

Three key issues for discussion were posed during the City Council work session:

1. What does the City want to accomplish with an Infill and Redevelopment Policy?
2. What should the City's role be in implementing an Infill and Redevelopment Policy—"Caretaker" or "Proactive"?
3. What is the definition of "Infill" and "Redevelopment"?

Each of these discussion items is briefly described below.

1. Desired Accomplishments

Council members agreed that a significant driving force behind the development of the Infill and Redevelopment Policy was the desire to minimize and contain sprawling development patterns and retain and build upon Grand Junction's small town character. The desire to encourage mixed-use infill and redevelopment within established portions of the city was also acknowledged as

an important component, on the small scale, single site level, as well as larger scale redevelopment sites along major commercial corridors. Several Council members concurred that the City should take on a "showcase redevelopment project" as a goal following the development of policies to provide a successful demonstration project that might spur further infill and redevelopment activity.

2. City's Desired Role

In terms of identifying a role for the city in the implementation of the Infill and Redevelopment Policies, Council agreed that the City should take a proactive role in facilitating infill and redevelopment. This role could potentially vary dependent upon the location in the City. For instance, it may be appropriate as part of this process to designate particular "priority" areas to focus efforts. Council also advocated the investigation of regulatory barriers to infill and redevelopment, but cautioned against waiving development standards altogether. The use of alternative compliance as a tool was encouraged by Council, as was the use of financial incentives to boost interest in infill and redevelopment. However, incentives that minimize financial burdens upon the City, such as potentially expediting the review process for infill and redevelopment projects, were preferred. The applicability and appropriateness of each of these and other options will be addressed during the development of the diagnosis and policy recommendations in the next phase.

3. Defining Infill and Redevelopment

In attempting to define infill and redevelopment, Stakeholders and Council agreed that a distinction would need to be drawn between the 2 terms for the purposes of policy development. This distinction would allow the City to vary its level of participation and provide different types of incentives for different infill or redevelopment areas. An infill development site was generally described as being surrounded by existing development and having adequate infrastructure capacity/readiness for development, yet being constrained in some physical or other way, such as by being smaller than typical sites within the zone or having poor access. It was suggested that the proposed land use for an infill site could be used as a criteria to trigger different kinds of incentives, with preferred uses or a particular mix of uses receiving a higher priority than others. On the other hand, redevelopment sites were seen as more location specific, perhaps even falling within a mapped area, such as a portion of Downtown or a historic district. Redevelopment sites would generally be experiencing a complete change in use and would require significant upgrades in infrastructure to accomplish the change. Again, preferred uses could potentially be given more aggressive incentives and a higher-level participation from the City.

C. DEFINING INFILL AND REDEVELOPMENT IN OTHER COMMUNITIES

Building upon these discussions, Clarion researched specific characteristics of infill and redevelopment as defined by communities throughout Colorado and the Western United States. This research is outlined below, by community and by

type of development. It should be noted that many communities had no outright definition of infill or redevelopment within their codes, or, in some cases, defined either infill or redevelopment, but not both.

Sample Definitions for the Terms “Infill” and “Redevelopment”	
Jurisdiction	Definition
Colorado Springs, CO	<p><u>Infill Development</u>: Development of vacant parcels within a built up area. Parks and open space are also considered as infill, since they are permanent uses for vacant parcels.</p> <p><u>Redevelopment</u>: Development of sites that were formerly developed and cleared, or that require the clearance of existing structures and improvements prior to new building.</p>
Englewood, CO	<p><u>Redevelopment</u> means development of a site where fifty percent (50%) or more of the existing structure(s) is retained and incorporated into the new structure.</p>
Overland Park, KS	<p><u>Redevelopment</u> means development on a tract of land with existing structures where all or most of the existing structures would be razed and a new structure or structures built.</p> <p><u>Major Rehabilitation</u> means any renovation, restoration, modification, addition, or retrofit of a structure or site that exceeds fifty percent (50%) of the current appraised value of the structure or site as established by Johnson County.</p> <p><u>Minor Rehabilitation</u> means any renovation, restoration, modification, addition, or retrofit of a structure or site that equals or exceeds \$100,000 in value. (Value is determined in same way that cost of improvements is reported on building permit application.)</p>
Longmont, CO	<p><u>Infill</u> means the development of a parcel of land adjacent to platted lots or developed parcels along at least two-thirds of its perimeter, and where water, sewer, electric, gas, and phone utilities and street access are adjacent to the parcel and other public services and facilities are available near-by.</p> <p><u>Redevelopment</u> refers to an application for site development where there are existing structures or site uses (other than vacant or agricultural uses) or structures existed before the development.</p>
Aurora, CO	<p><u>Infill development parcel</u>. An area of platted or unplatted land that, together with all adjacent vacant land in private ownership, includes no more than 20 acres of land, and</p>

Sample Definitions for the Terms "Infill" and "Redevelopment"	
Jurisdiction	Definition
	where the land along at least 75 percent of the boundaries of the proposed subdivision (ignoring intervening streets) has been developed for a period of at least ten years.
Arvada, CO	<u>Infill or Redevelopment</u> means an area of platted or unplatted land that, together with all adjacent vacant land in private ownership, includes no more than 20 acres of land, and where the land along at least 75% of the boundaries of the proposed development (ignoring intervening streets) has been developed.
Seattle, WA	<u>Infill Development</u> means development consisting of either (1) construction on one or more lots in an area that is mostly developed; or (2) new construction between two existing structures.
Boulder, CO	Not defined specifically.
Lakewood, CO	<u>Infill</u> – Development that occurs on vacant properties scattered within areas that are already largely developed or urbanized. Generally, these sites are vacant because they were once considered of insufficient size for development, because an existing building located on the site was demolished, or because there were other, more desirable, or less costly sites for development. <u>Redevelopment</u> : The process of removing existing structures and building new ones with or without land aggregation, or adding buildings to a developed site.
Fort Collins, CO	<u>Infill Area</u> defined on map.
Las Cruces, NM	<u>"Infill parcel"</u> : Within the infill area, is defined as any vacant tract, lot, or parcel of real property including those parcels currently used for agricultural purposes.
Clayton, MO	Redevelopment shall mean the clearance, replanning, reconstruction or rehabilitation of an area, in whole or in part, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incidental or appurtenant thereto. <u>Infill</u> not defined specifically.
Chicago, IL	"Redevelopment area" means a slum, blighted, deteriorated or deteriorating area in the aggregate of not less than two acres located within the territorial limits of the city where buildings, improvements or vacant lots are detrimental to the public safety, health, morals, welfare or economic stability because of age, dilapidation, obsolescence, overcrowding, lack of light, ventilation or adequate sanitary

Sample Definitions for the Terms “Infill” and “Redevelopment”	
Jurisdiction	Definition
	facilities, inadequate utilities, excessive land coverage, deleterious land use or layout, inadequate or ineffective use, or failure to generate a proper share of tax revenues, housing opportunities or employment commensurate with the capacity of the area, or any combination of such factors.

D. DEFINING INFILL AND REDEVELOPMENT FOR GRAND JUNCTION

Using stakeholder and Council discussions, staff feedback, and the above definitions as a guide, Clarion proposes the following definitions for use in the development of an Infill and Redevelopment Policy in Grand Junction:

- **Infill**--*The development of vacant parcels within an established area of the City that are bordered along at least two-thirds of the parcel’s perimeter by developed land, have utilities and street access available adjacent to the parcel, and have other public services and facilities are available near-by. Generally, these sites are vacant because they were once considered of insufficient size for development, because an existing building located on the site was demolished, or because there were other, more desirable or less costly sites for development.*
- **Redevelopment Area**— *A “Redevelopment Area” generally means: A deteriorated, or deteriorating area, the boundaries of which are defined and/or mapped by the City. Such area shall be comprised of not less than two acres, and shall contain buildings, improvements, or vacant lots that are detrimental to public safety, health, welfare or economic stability because of:*
 - *Age, dilapidation, obsolescence, inadequate sanitary facilities or utilities; or*
 - *Failure to exhibit an appropriate use of land; or*
 - *Failure to generate a proper share of tax revenues, housing or retail opportunities, or employment commensurate with the physical capacity and planned use of the area; or*
 - *Any combination of such factors.*

Note: Clarion recommends that Redevelopment Areas be mapped based upon the definition criteria above, however, it should be noted that a mapped Redevelopment Area does differ from an Urban Renewal Area under Colorado law. If a designated Redevelopment Area were later designated an Urban Renewal Area, a specific set of criteria would then apply by law. Additional criteria will be incorporated into the Infill and Redevelopment Policy recommendations.

Redevelopment— *Any development, including clearance, replanning, reconstruction or rehabilitation of a redevelopment area, in whole or in part, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incidental or appurtenant thereto.*

GUIDING PRINCIPLES

Based on the definitions proposed in the previous section, project stakeholder and staff interviews, and on the work session with City Council, Clarion has developed the following set of Guiding Principles. These Guiding Principles are intended to provide additional clarity and support to the broad citywide goals outlined in the Growth Plan and to guide the subsequent Diagnosis of the City's current plans, policies, and regulations as they relate specifically to infill and redevelopment. Based on feedback received on the Diagnosis and these Guiding Principles, a set of Infill and Redevelopment Policy Recommendations will be made.

Overall Goal:

The City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the city. To help achieve this goal, the following guiding principles shall apply.

General Policy Direction and Definitions

GP-1: Adopt Definitions of Infill and Redevelopment. The City shall adopt precise and enforceable definitions of the terms "infill" and "redevelopment" consistent with these guiding principles, and shall use those terms consistently in its policies and regulations. Definitions of the terms are as follows:

- *"Infill" development generally means: The development of vacant parcels within an established area of the City that are bordered along at least two-thirds of the parcel's perimeter by developed land, have utilities and street access available adjacent to the parcel, and have other public services and facilities available near-by. Generally, these sites are vacant because they were once considered of insufficient size for development, because an existing building located on the site was demolished, or because there were other, more desirable or less costly sites for development.*
- *"Redevelopment" generally means: Any development, including clearance, replanning, reconstruction or rehabilitation of a redevelopment area, in whole or in part, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incidental or appurtenant thereto.*
- *A "Redevelopment Area" generally means: A deteriorated, or deteriorating area, the boundaries of which are defined and/or mapped by the City. Such area shall be comprised of not less than two acres, and shall contain buildings, improvements, or vacant lots that are detrimental to public safety, health, welfare or economic stability because of:*
 - *Age, dilapidation, obsolescence, inadequate sanitary facilities or utilities;*
or
 - *Failure to exhibit an appropriate use of land; or*
 - *Failure to generate a proper share of tax revenues, housing or retail opportunities, or employment commensurate with the physical capacity and planned use of the area; or*
 - *Any combination of such factors.*

GP-2: Identify Redevelopment Areas. *The City shall identify specific redevelopment areas within Grand Junction in which public sector efforts to encourage and facilitate redevelopment will be given the highest priority and where direct/active public participation will be considered.*

GP-3: Identify Targeted Infill Areas. *The City shall identify the geographical reach of the term “infill” so that regulatory or other reforms and incentives to encourage/facilitate infill development can be targeted and tailored to the identified locations and neighborhoods.*

Leadership and Advocacy

GP-4: Advocate and Promote Infill and Redevelopment. *The City's elected officials and leadership will consistently advocate and promote the planning, fiscal, and quality of life advantages and benefits achievable through infill and redevelopment.*

GP-5: Coordinate City's Policies, Regulations, and Practices. *The City's elected officials and leadership shall ensure that various city agencies' and departments' policies, regulations, and practices are consistent with the overall goal to encourage and facilitate infill and redevelopment in Grand Junction.*

GP-6: Form Partnerships. *The City's leadership will work in partnership with Grand Junction's relevant civic and nonprofit organizations, the regional development community, and neighborhood organizations to provide information, educate, and promote grassroots advocacy of infill and redevelopment.*

Regulatory Process

GP-7: Simplify and Streamline the Development Review Process. *Simplify, expedite, and coordinate development approval review and procedures for infill and redevelopment, and look for opportunities for streamlining the review process and eliminate duplicative procedures and uncoordinated agency review and action.*

GP-8: Build Flexibility into the Process. *Look for opportunities to build flexibility into the city's regulatory systems to address the unique land use, physical, and economic issues and constraints raised by infill and redevelopment, and add potential for creative and innovative private sector responses. (Note: Based on experience with other communities, city policies regarding utilities, streets, etc... can often be more of a barrier than zoning or land use regulations. We will address this as part of the diagnosis.)*

GP-9: Revise Land Development Regulations to Support Infill and Redevelopment Objectives. *Ensure that the city's land development codes provide zoning, subdivision, and design standards and guidelines that encourage development form, intensity, and design that are:*

- 1) *Consistent with prevalent patterns in the city's older/established areas,*
- 2) *Responsive to the physical and economic challenges often accompanying infill and redevelopment; and*
- 3) *Compatible with existing, adjacent neighborhood character.*

GP-10: Flexibility in Building and Safety Codes. *Ensure that the city's building, utility, street, and safety codes and standards provide flexibility to respond to the unique land use configurations and issues, such as mixed residential and commercial uses in the same building or rehabilitation/reuse of existing structures for new uses that are often associated with infill and redevelopment projects.*

Financial Assistance and Commitments

GP-11: Explore and Implement Incentives. *The City will explore and implement a variety of potential financial incentives to facilitate and encourage infill and redevelopment, to be applied to specific infill and redevelopment projects on a case-by-case basis. Financial incentives shall be used when necessary to achieve overall project economics that are capable of being financed and are competitive with non-infill/redevelopment projects.*

GP-12: Establish Criteria for Incentives. *The City shall establish criteria that assure that the project benefits, both tangible and intangible, outweigh the costs associated with any financial incentive approved for the project. In borderline cases, the City will consider a developer's contribution of project amenities or elements, such as inclusionary workforce housing, and determine the extent to which it offsets the value of public financial assistance given.*

Capital Improvements Planning and Programming

GP-13: Coordinate Public Infrastructure Improvements with Infill and Redevelopment Needs. *The City will coordinate public infrastructure improvements with infill and redevelopment development needs, especially in areas targeted as priority infill and redevelopment areas.*

Information

GP-14: Coordinate Information that Supports Infill and Redevelopment. *The City will gather and coordinate the dissemination of public or other city-controlled information that can facilitate infill and redevelopment efforts, such as market studies; inventories of vacant, underutilized, and public-owned parcels in targeted geographic areas; demographic information; and tax and property assessment data.*

Public Participation in Infill and Redevelopment Projects

GP-15: Active and Direct Participation. *The City will consider active financial or other direct public participation in specific infill or redevelopment projects only when the project satisfies criteria adopted by the City to guide its decisions for this purpose (see Note to Reader box below). Specific criteria may include, but are not limited to:*

- 1) *Location of the project in an identified redevelopment area or other geographic area identified by the City as a priority for active public*

sector investment and participation in facilitating infill and redevelopment.

- 2) *Project consistency with the City's Growth Plan and other applicable land use planning policy documents adopted by the City.*
- 3) *Project type, size, and/or scale in terms of the project's economic and social impact on the city as a whole.*
- 4) *The project's demonstration of compatibility with, and sensitivity to, the existing built and socioeconomic context in terms of use, project scale and design, and mitigation of any potential negative impacts (e.g., effect on existing property users, traffic, noise, glare, etc.).*

Note to Reader- Active and direct public participation may include, but is not limited to:

- Financial participation in the costs of infrastructure and development, including (subject to state law) tax or fee reductions or waivers, tax lien forgiveness, low-interest loans, and public bonding.
- Construction of necessary public infrastructure/ service improvements and upgrades.
- Land assembly, acquisition, and preparation.
- Expedited and preferential approval of special taxing districts, such as business improvement districts or local improvement districts.
- Environmental assessment of infill/redevelopment lands, assistance in dealing with state and federal agencies, and direct participation in clean-up costs and/or remediation.

**Attach W-3
Future Workshop Agenda**

CITY COUNCIL WORKSHOP AGENDAS

AUGUST 19, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 GRAND VALLEY HOUSING NEEDS ASSESSMENT: ????
Representatives of the Grand Junction Housing Authority will present and discuss this report.
- 8:15 CANYON VIEW PARK: Council will review the development plan for this park that is being recommended by the Parks & Recreation Advisory Board.

SEPTEMBER 2, MONDAY 7:00 PM: (Canceled-Labor Day)

SEPTEMBER 16, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

SEPTEMBER 30, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

OCTOBER 14, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 OPEN

FUTURE WORKSHOP ITEMS

First Priority

1. POLICE DEPARTMENT OPERATIONS UPDATE
2. TELECOMMUNICATIONS UTILITY ORDINANCE

Second Priority

1. DARE & SCHOOL RESOURCE PROGRAMS
2. HAZARDOUS DEVICE TEAM
3. FORESTRY OPERATIONS
4. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
5. ELECTRONIC RECORDS MANAGEMENT SYSTEM:
6. LIQUOR LICENSING PROCEDURES
7. CRIME LAB
8. HAZMAT
9. GOLF OPERATIONS