

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, MAY 2, 2005, 7:00 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

MAYOR'S INTRODUCTION AND WELCOME

7:00 COUNCILMEMBER REPORTS

7:10 CITY MANAGER'S REPORT

7:15 REVIEW FUTURE WORKSHOP AGENDAS [*Attach W-1*](#)

7:25 REVIEW WEDNESDAY COUNCIL AGENDA

7:30 CITY COUNCIL ASSIGNMENTS [*Attach W-2*](#)

7:50 CITY OWNED PROPERTY - This is a continuation of City Council's discussion of City owned property. [*Attach W-3*](#)

Attach W-1
Future Workshop Agendas

FUTURE CITY COUNCIL WORKSHOP AGENDAS

**** MAY 16, 2005 MONDAY 11:30 AM AT TWO RIVERS CONVENTION CENTER***

11:30 AMBULANCE PROVIDER RFP

MAY 16, 2005 MONDAY 7:00PM

7:00 INTRODUCE NEW CITY EMPLOYEES AND VIEW VIDEO
7:30 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND
REVIEW FUTURE WORKSHOP AGENDAS
7:55 CITY MANAGER'S REPORT
8:00 GRAND MESA AVENUE TRAFFIC CALMING
8:30 UPDATE ON STREET BEAUTIFICATION PROJECT FOR
DOWNTOWN
(SEVENTH STREET AND MAIN STREET)
9:00 APPOINTMENTS TO BOARDS & COMMISSIONS
9:15 UPDATE FROM THE GATEWAY/BEAUTIFICATION COMMITTEE
REGARDING IMPROVEMENTS AT I-70 AND HORIZON DRIVE
AND
I-70 AND 24 ROAD

**** MAY 30, 2005 MONDAY 11:30 AM Cancel for Memorial Day Holiday***
MAY 30, 2005 MONDAY 7:00PM Cancel for Memorial Day Holiday

**** JUNE 13, 2005 MONDAY 11:30 AM at Two Rivers Convention Center***
11:30 MEETING WITH THE PLANNING COMMISSION

JUNE 13, 2005 MONDAY 7:00PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND
REVIEW FUTURE WORKSHOP AGENDAS
7:25 CITY MANAGER'S REPORT
7:30 APPOINTMENTS TO BOARDS & COMMISSIONS
7:40 STRATEGIC PLAN UPDATE
7:55 DISCUSS POSSIBLE BILLBOARD MORATORIUM

** JULY 4, 2005 MONDAY 11:30 AM Cancel for Fourth of July*

July 4, 2005 MONDAY 7:00PM Cancel for Fourth of July

** JULY 18, 2005 MONDAY 11:30 AM*
11:30 OPEN

JULY 18, 2005 MONDAY 7:00PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND
REVIEW FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 APPOINTMENTS TO BOARDS & COMMISSIONS

7:40 STRATEGIC PLAN UPDATE

** AUGUST 1, 2005 MONDAY 11:30 AM*
11:30 OPEN

AUGUST 1, 2005 MONDAY 7:00PM

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND
REVIEW FUTURE WORKSHOP AGENDAS

7:25 CITY MANAGER'S REPORT

7:30 STRATEGIC PLAN UPDATE

↗ **BIN LIST** ↖

1. Update on storm water ordinance
2. Schedule meeting with the Chamber of Commerce

Should we begin scheduling dates/times for City Council to meet with the various boards and commissions during the year?

2005 Department Presentations to City Council

Schedule to be discussed Monday night 02 May 2005

Attach W-2

City Council Assignments for 2005/06

To: Mayor and City Council

Re: City Council Assignments

CITY COUNCIL FORMAL ASSIGNMENTS

Individual Members will be assigned for each of the following:

Board/Organization	Meeting Day/Time/Place	2004-2005	2005-2006
		Assignment	Assignment
Downtown Development Authority	1st & 3 rd Thursday @ 7:30 am @ various locations	Harry Butler	
Grand Junction Housing Authority	4 th Monday @ 11:30 am @ 1011 N. 10 th	Harry Butler	
Walker Field Public Airport Authority	3 rd Tuesday @ 5:15 pm @ Airport (3 rd Floor)	Gregg Palmer	
Associated Governments of Northwest Colorado	1 st Thursday - different municipalities	Bill McCurry	
Parks Improvement Advisory Board (PIAB)	3 rd Thursday @ 8:00 am (as needed) @ Parks & Rec. Administration	Cindy Enos-Martinez	
Parks & Recreation Advisory Committee	3 rd Thursday @ noon @ Two Rivers	Cindy Enos-Martinez	
Mesa County Separator Project Board (PDR)	Quarterly @ 750 Main St.	Bruce Hill	
MC Community Transit Steering Committee (GVRTC)	4 th Monday @ 3:00 pm @ Old Courthouse (multipurpose room)	Dennis Kirtland	
Technical Advisory Committee (TAC) (formerly Transportation Advisory Committee)	2 nd Wednesday @ 3:00 pm @ Old Courthouse, Training Room A	Dennis Kirtland	
Riverview Technology Corporation	2 nd Friday, quarterly, @ noon @ Incubator	Dennis Kirtland	
Grand Junction Economic Partnership	4 th Wednesday of every other month @ 7:00 am @ Airport, 3 rd floor	Bruce Hill	
Economic Partners	Thursday @ 9 am @	Jim Spehar, Bruce Hill	

	Chamber	and Kelly Arnold	
Business Incubator	1 st Wednesday @ 7:30 am @ Incubator	Gregg Palmer	
Grand Mesa Slopes Steering Committee	As needed - various locations	Jim Spehar	
Colorado Association of Ski Towns (CAST)	Meets six times a year – including at CML Conference	Bill McCurry	
Colorado Water Congress	Meets 3-4 times a year in Denver	Jim Spehar	
Chamber Transportation Committee	Meets as needed	Dennis Kirtland	
FEMA Funding Board	Meets quarterly	Cindy Enos-Martinez	
Western Colorado Water, Inc. (WCW, Inc.)	Meets 2 nd Monday at 7:00 p.m.	Jim Spehar (as of 7/21/04)	

NO COUNCIL MEMBER ASSIGNMENTS

Individual Members will not be assigned to serve as a liaison to the following. To assure good communications the entire City Council will meet with these on an annual or as needed basis as indicated.

Meet with Annually

VCB
Riverfront Commission

Meet with as Needed

Museum of Western Colorado
MC Enterprise Zone Comm.

Meet with Semi-Annually

School District 51

Other Council Commitments

National League of Cities

Community & Economic Steering Committee (1 year term)

Meets 4 times a year

Bruce Hill

Colorado Municipal League

Board of Directors (2 year term)

Meets many times per year

Jim Spehar
(Sec./Treas.)

Policy Committee (1 year term)

Bruce Hill

Meets 2 times a year

Chamber Legislative Committee

Bruce Hill
Jim Spehar

EMS Study Group

Gregg Palmer

Strategic Plan Committees

Team #1: Using zoning and infrastructure as tools to encourage development along major corridors and citizen-based planning.

City Council Member(s): **Palmer, Enos-Martinez and Spehar**

Team #2: Better local utilization of I-70 as a transportation corridor and funding options (including bonds) to accelerate road construction.

City Council Member(s): **Kirtland and Hill**

Team #3: Re-evaluate the Parks Master Plan.

City Council Member(s): **Butler, Enos-Martinez and McCurry**

Team #4: Weeds

City Council Member(s): **Palmer and McCurry**

Team #5: Shelter & Housing

City Council Member(s): **Butler, Spehar and Kirtland**

Carryover from Last Year: Gateway & Beautification

City Council Member(s): **Hill & Butler**

Descriptions of the Various Boards

DOWNTOWN DEVELOPMENT AUTHORITY

9 member board appointed by the Grand Junction City Council. 8 members must be a resident, business lessee or own real property within the boundaries of the DDA. 1 member shall be appointed from the City Council and is exempt from the above qualifications.

The DDA's primary purpose is to facilitate the reinvestment in and the redevelopment of downtown Grand Junction. The function of the Board of Directors is to establish policy and direct the Authority in its efforts. The meetings are held the 1st and 3rd Thursday of each month, at 7:30 a.m.

HOUSING AUTHORITY

5 member board, five year terms. Members must be knowledgeable in the area of real estate for appointment. Members are appointed by the City Council.

The Housing Authority is charged with providing safe and sanitary dwelling accommodations as resources permit at rents which persons of low income can afford. The Housing Authority meets the 4th Monday of each month at 11:30 a.m. at the Housing Authority office located at 1011 N. 10th Street.

WALKER FIELD PUBLIC AIRPORT AUTHORITY

3 members are appointed by Mesa County Commissioners which may include 1 Commissioner. 3 members are appointed by the Grand Junction City Council including one Council Member. The 7th member is appointed by the other Board members with the concurrence of the County Commissioners and City Council. The appointees shall be residents and tax paying electors of Mesa County and Grand Junction as defined by Colorado Law.

The Airport Authority is charged with setting policy and overseeing the operations of the Airport ensuring compliance with its By-Laws, with the State of Colorado Public Airport Authority Law and with FAA Regulations. The Board meets at 5:15 p.m. the third Tuesday of each month with additional committee meetings as needed.

PARKS IMPROVEMENT ADVISORY BOARD

As a not for profit corporation organized in 1982, this board advises the City on park improvement issues. Five members make up the board, one citizen and representatives from School Dist. 51, Mesa County, Mesa State College and the City of Grand Junction. The representatives are chosen by each entity.

PARKS AND RECREATION ADVISORY BOARD

Seven members are appointed by the City Council. Members must be a city resident.

The Board assists in the planning of recreation activities, and it helps to promote a long range program for the development of the City's park system. The Board meets the 3rd Thursday of each month at 12:00 noon at Two Rivers. In addition, the Chairman of the Board may schedule periodic study sessions to review special projects and various other items of concern to the Board and the Staff.

MESA COUNTY SEPARATOR PROJECT BOARD (PDR)

The PDR cooperatively plans for the purchase of development rights within the Mesa County Cooperative Planning Areas and considers which properties should be considered most appropriate for the parties to pursue purchasing development rights. The committee also monitors the purchases and reports back to each party on a quarterly basis. The PDR committee is comprised of a representative from each governing body who is a party to the Cooperative Planning Agreements plus a limited voting member shall be selected from the Mesa County Technical Resource Advisory Committee. Such member shall be authorized to vote only to break a tie vote.

GRAND VALLEY REGIONAL TRANSPORTATION COMMITTEE (GVRTC)

The Grand Valley Regional Transportation Committee (GVRTC) is composed of a single representative from Mesa County, Grand Junction, Fruita and Palisade. The GVRTC was formed to administer the state and federally mandated planning activities for the Grand Junction/Mesa County Metropolitan Planning Organization (MPO), the Mesa County Transportation Planning Region (TPR) and the Grand Valley Transit (GVT) system. Current GVRTC Members are: Town of Palisade, Doug Edwards (Chair), City of Fruita, Dave Karisny (Vice Chair), Mesa County, Tilman M. Bishop and City of Grand Junction, Dennis Kirtland.

TECHNICAL ADVISORY COMMITTEE (TAC)

The Technical Advisory Committee (TAC) offers technical assistance to the GVRTC. Current TAC members are: Mesa County - Bill Taylor, City of Grand Junction - Jody Kliska, City of Fruita - Bennett Boeschstein, Town of Palisade - Vohnnie Pearson, CDOT Region 3 - Mark Rogers, and Grand Valley Transit - Roger Ford.

RIVERVIEW TECHNOLOGY CORPORATION

A nonprofit corporation formed in 1999 to acquire the Department of Energy site near the Orchard Mesa Cemetery. The Board meets quarterly, usually the third Wednesday of the month.

GRAND JUNCTION ECONOMIC PARTNERSHIP (GJEP)

The Grand Junction Economic Partnership is a private non-profit incorporated organization and the official economic development agency of the Grand Junction area. This partnership represents the cities of Grand Junction and Fruita, the Town of Palisade and Mesa County.

The Grand Junction Economic Partnership is the first point of contact for companies wanting to

expand or relocate to the Grand Junction area. They provide the resources, information and services needed. Quality economic growth for the area is the goal of the Grand Junction Economic Partnership.

ECONOMIC DEVELOPMENT PARTNERS

Includes a representative from GJEP, the Western Colorado Business Development Center, the Chamber of Commerce, IDI , the City, the County, Palisade and Fruita for the purpose of collaborating on economic development issues in the County.

BUSINESS INCUBATOR

Incorporated as a nonprofit organization in 1986, the Western Colorado Business Development Corporation, now doing business as the Business Incubator Center (BIC), provides assistance to start-up and existing small businesses in Mesa County through the unique association of four programs that provide business development services: the Small Business Development Center, the Revolving Loan Fund of Mesa County, the Incubator Center, and the Kitchen Incubator.

Through these programs, BIC offers small business owners, or those who are considering starting a small business, free individual consultations, low cost Workshops, sources of needed working capital, and even office or manufacturing space. A commercial kitchen is also available for those interested in food services or food processing.

GRAND MESA SLOPES STEERING COMMITTEE (GMS)

The intent of the GMS is a way to protect and improve existing resource values, scenic landscape values, and long-term integrity of the GMS as open space. The regrouping in 2000 was to discuss a recommendation to the State Office of the BLM to amend the BLM's Resource Management Plan (RMP).

COLORADO ASSOCIATION OF SKI TOWNS (CAST)

The Colorado Association of Ski Towns is an organization of 23 municipalities whose economy is largely dependent upon tourism.

The Association was formed in part to recognize that tourist communities face unique challenges in providing municipal services to residents and visitors.

Member municipalities share the benefits of their diverse knowledge, experience and leadership through meetings and conferences.

CAST members use the power of their coalition to seek support for legislation that will benefit and sustain the mountain communities. They support protection of our pristine environment, community-based land use, transit, and affordable housing. Their goal is to foster growth that will ensure an exceptional quality of life for citizens and a positive experience for visitors.

COLORADO WATER CONGRESS

The mission of the Colorado Water Congress is to promote the wise management and stewardship of the State's water resources for the benefit of Colorado's present and future generations.

In support of this mission, the CWC provides a forum where the water users strive to reach consensus on water issues; Advocates positions on water policy; Provides education and information on water issues affecting Colorado; and Promotes a broad base of membership.

CHAMBER TRANSPORTATION COMMITTEE

The Chamber's Transportation Committee meets monthly to review multi-modal issues of interest to business. Those generally include local and state road construction, air service, transit and rail. The Transportation Committee can represent the Chamber in public meetings on transportation issues and makes recommendations for specific actions and endorsements to the full Chamber Board. It meets monthly on the 3rd Friday of the month at 12:00 PM in the Chamber offices.

FEMA FUNDING BOARD

Funded through the Federal Emergency Management Act, this board provides emergency food and shelter in the community.

WESTERN COLORADO WATER, INC. (WCW,INC.)

A forum where the water users in western Colorado can discuss and address water issues.

NATIONAL LEAGUE OF CITIES (NLC)

The National League of Cities serves as a national resource and advocates for over 1,600 member cities and towns of all sizes and for 49 state municipal leagues whose member municipalities total more than 18,000. NLC members also include over 70 Associate Members — non-profit and for-profit organizations with a need to know what's going on in the nation's cities and towns. And, NLC offers a Corporate Partners Program that allows organizations to support the NLC in strengthening local government, encouraging economic competitiveness, and promoting corporate civic engagement.

COLORADO MUNICIPAL LEAGUE

The Colorado Municipal League is a nonprofit, nonpartisan organization that represents and serves Colorado's cities and towns. Currently, 265 of Colorado's 270 communities are members of CML and benefit from its informational and advocacy services. CML represents more than 99 percent of the municipal population in the state and was founded in 1923.

CML's mission is twofold: To represent cities and towns collectively in matters before the state and federal government and to provide a wide range of information services to assist municipal officials in managing their governments.

CHAMBER GOVERNMENTAL AFFAIRS COMMITTEE

The Chamber's Governmental Affairs Committee is charged with drafting policies for Board approval, acting on bills and legislation on behalf of the Chamber that falls within those adopted policies and making recommendations to the Chamber Board for action on issues. The Committee consists of between 35-40 active members and meets biweekly during the legislative session and monthly during the rest of the year. It is directed to represent the views of small business and helps educate them on issues and candidates.

EMS STUDY GROUP

As a result of the recent Mesa County resolution to assign ambulance service providers to various services areas within Mesa County, a committee was created to address what issues should be addressed in the City's Request for Proposals for ambulance service. Once a service provider is selected, the committee will make a recommendation to the Mesa County Commissioners.

Attach W-3
City Owned Property

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		City Owned Property				
Meeting Date		02 May 2005				
Date Prepared		26 April 2005				
Author		David Varley, ACM and Public Works Staff				
Presenter Name		Mark Relph, Public Works & Utilities Director				
Report results back to Council		No	X	Yes	When	
Citizen Presentation		Yes	X	No	Name	
X	Workshop		Formal Agenda		Consent	Individual Consideration

Summary: This is a continuation of City Council’s discussion of City owned property.

Budget: No current impact on the budget unless/until Council decides to buy/trade/sell some of this property.

Action Requested/Recommendation: Request that City Council review and discuss this information and provide direction to staff if further study, research or action is desired.

Attachments: City owned property report

Background Information: During the past year City Council has discussed the various pieces of real estate owned by the City of Grand Junction. At a workshop on 05 April 2004, City Council was provided with three lists of City owned property. List #1 was a master list containing all properties. List #2 contained properties that are not restricted or being utilized. List #3 contained properties that are being underutilized. During this workshop Council focused its attention on the potential for affordable housing on the three properties known as “Saccomanno Park”, “Horizon Park” and the “Ridges School Site”. Staff was directed to prepare additional facts about these properties including opinions as to whether or not voter approval would be necessary (as described in the Charter) to dispose of, or otherwise commit these properties to uses other than public park purposes.

At a subsequent workshop on 18 October 2004, City Council received and discussed additional information that was provided regarding all the City owned properties discussed in April. At this workshop Council gave staff direction on how to proceed with the various properties. For some properties there was no additional action to be taken while for other properties staff was to investigate other uses and interests for the

property. The following report lists the properties that were discussed at this workshop along with the Council direction that was given and the progress that has been made for each property. There are also two additional properties at the end of the list that have not yet been discussed by City Council.

The properties that were discussed by Council contain an inventory listing number and a map location number(s). These numbers refer to the master list and map that was developed that contains all properties owned by the City with the exception of the watershed properties. A copy of this map showing the properties is mounted on the wall in the City Council office and a copy of the master list of properties is available on the Council desk.

In addition, Goal 25B of the City's Strategic Plan states: "Inventory all public properties to determine opportunities for joint use, trade or sale". We have put together a map that shows all public properties but we do not detailed information regarding each parcel. As indicated, we have developed a complete listing of all City owned land which contains parcel numbers, current land use as well as any deed restrictions or dedications and decisions that would restrict the future use of the land. Mesa County has also done this and we have a copy of their inventory. We have also requested that School District 51 provide a similar inventory. Once we have all this information we will pull it together to begin looking for additional opportunities. In the meantime, the City is working with the School District regarding joint projects in conjunction with their building activities resulting from the passage of their bond issue.

**REAL ESTATE OWNED BY THE
CITY OF GRAND JUNCTION**
(Information about selected parcels)

**AT THE CITY COUNCIL WORKSHOP IN OCTOBER 2004,
COUNCIL DIRECTION WAS TO TAKE NO IMMEDIATE ACTION
ON THE FOLLOWING PROPERTIES:**

1. Horizon Park; 12.65 Acres, Inventory Listing #120, Map Location G2-262
2. Ridges “School Site”; Inventory Listing #18, Map Location C3-231
3. Saccomanno Park; 30.73 Acres, Inventory Listing #124, Map Location G4-261

PROPERTIES PREVIOUSLY DISCUSSED BY CITY COUNCIL

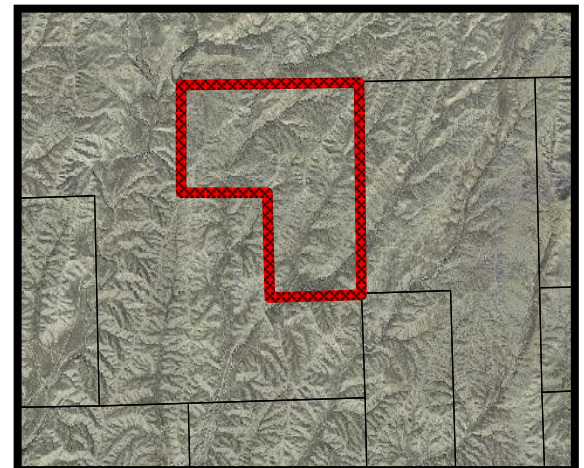
From Inventory List #1

No. 130 – 120 acres north of the Clifton Water Tanks. Map locations H1-312, H2-311 & H2-312.

Offer exchange with the BLM for lands adjacent to City owned property. City’s Watershed may be a possible alternative.

► Notes from City Council Workshop 18 October 2004: discuss options for a trade with the BLM for property near the City’s watershed.

Progress: We have contacted the BLM regarding their interest in this tract and Tract No. 115. Spoke with Robin Lacy, Exchange Specialist at the BLM. Exchanges are getting more difficult to accomplish, there are newly added review layers. They are taking a hard look at Value vs. Time in DC, so the local offices can only propose



exchanges that demonstrate a strong public value. Robin feels these tracts do not meet that criteria.

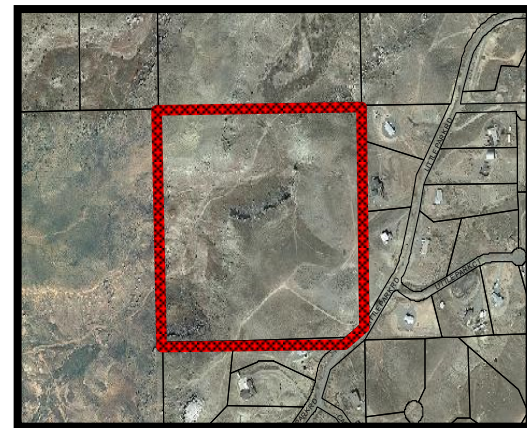
From Inventory List #2:

No. 8 – 40 acres on Little Park Road. Map location B4-251.

Examine feasibility of creating and selling 2 to 3 single-family home sites on upper portion. Reserve easement(s) for trail access. Estimate value of potentially developable portions.

►Notes from City Council Workshop 18 October 2004:

Council would like to see how this property relates to the larger picture with surrounding open space, BLM lands and trail network. In addition, staff is to provide some options on how the property might be subdivided adjacent to Little Park Road, but preserving adequate trail easements. Staff is to provide costs and revenue estimates for the sale of the subdivided property.

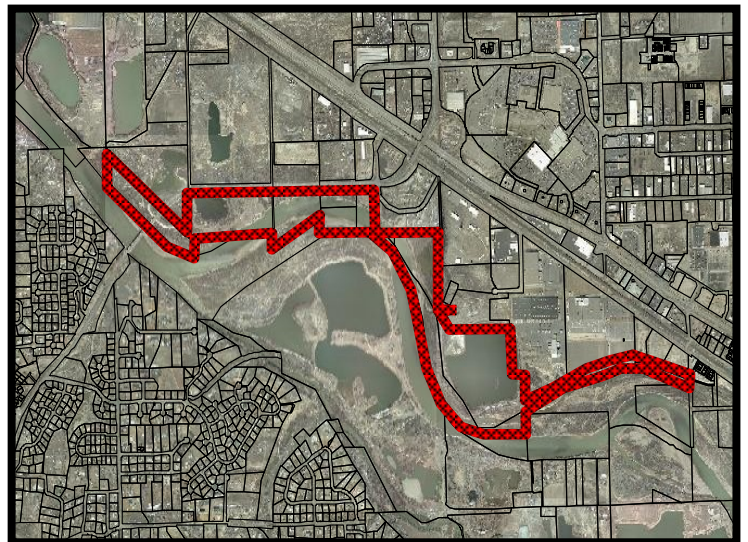


Progress: Staff has prepared a draft development plan which divides the property into two tracts, maintains permanent access to the primitive trail system and preserves the scenic canyon area. Tract A is 13 acres and should be worth \$380,000 to \$500,000. Development on this tract would have to be sensitive to the recorded access easement to the trailhead. Tract B is 27 acres and would be left as open space as the slopes are too steep for development.

Nos. 89, 90, 64, 76 & 77 – Blue Heron Properties. 54.518 Ac. Map locations E4-231, E4-232, D4-251 & E2-242. Estimate values and evaluate possibilities and benefits of dedicating to the Mesa County Land Trust or similar entity.

►Notes from City Council Workshop

18 October 2004: Staff is to discuss with the Mesa County Land Trust and report back on the possibilities of the City partnering with them to provide leverage for the Land Trust in future projects. Staff will explore such possibilities as title dedication and conservation easements. This will require review of each option by the City



Attorney's office to verify if a vote by the citizens may be necessary per the City's Charter.

Progress: We have contacted the Mesa Land Trust and gave them our available information. We are waiting for a written response. Rob Bleiberg indicated by telephone that he saw no useable value in these tracts. However, they may have interest in other parcels in this report.

No. 71 – South Rim Open Space. 21.364 acres. Map locations E1-231, E2-231 & E-2-232.

Estimate Value and evaluate possibility and benefits of dedicating to the Mesa County Land Trust or similar entity.

►Notes from City Council

Workshop 18 October 2004: Staff is to discuss with the Mesa County Land Trust and report back on the possibilities of the City partnering with them to provide leverage for the Land Trust in future projects.

Staff will explore such possibilities as title dedication and conservation easements. This will require review of each option by the City Attorney's office to verify if a vote by the citizens may be necessary per the City's Charter.

Progress: We have contacted the Mesa Land Trust and gave them our available information. We are waiting for a written response. Rob Bleiberg indicated by telephone that he saw no useable value in these tracts. However, they may have interest in other parcels in this report.

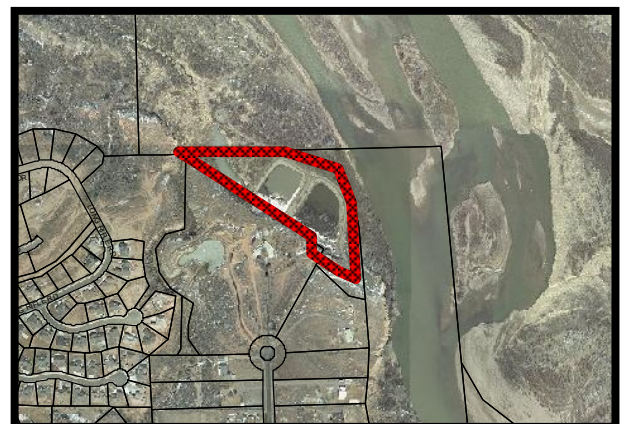


No. 113 – Parcel 1 of Hutto Subdivision. 7.92 acres. Map location F4-211.

Evaluate the economic feasibility of importing and placing structural fill material to make the property developable/marketable as single-family home site(s).

►Notes from City Council Workshop 18

October 2004: Development possibilities are



► **Notes from City Council Workshop 18 October 2004:** Staff is to discuss with the Airport Authority the possibilities of trading this parcel with the Airport. Staff will report back on their level of interest and the possible options.

Progress: The Airport Authority would accept this property, but they have no interest in purchasing it. We have contacted the BLM regarding their interest in this tract along with Tract No. 130. The BLM indicated they have no interest in this tract. No real beneficial use can be made of this parcel because it lies in the airport “clear zone.”

No. 96 – Monument Village Open Space. 3.80 acres. Map locations F1-211, F1-212, F2-211, F2-212.

Parks & Recreation Department to evaluate levels of current usage and potential future improvements or alternative uses.

► **Notes from City Council Workshop 18 October 2004:** This parcel was mistakenly transferred to the City when the Persigo system accepted the Panorama sewer improvement district and all of their related properties and easements. Staff is in the process now of transferring this back to the homeowners association.

Progress: The property records have been corrected to place this back in the ownership of the homeowner’s association.



No. 34 – Former Public Service Steamplant. 1.175 acres. Map location D1-261.

Staff to provide Council with list of alternatives and recommendations during 2nd quarter of 2004. Meanwhile, find economical ways to screen property from view.



► **Notes from City Council Workshop 18 October 2004:** Staff has received a verbal approval of the plan to remove the asbestos from the soil. Staff is ready to bid the work as soon as we receive the permit. Staff is also investigating some level of ground water contamination and how that may affect the sale or development potential of the property. Once the site is "cleared" (hopefully no later than next spring), it would be ready for sale or for some other City project.

Progress: The Colorado Department of Health has stopped our asbestos removal efforts. We are now working through the issues to be able to continue with the removal and clean up. After the asbestos removal there will still be groundwater contamination which will have to be mitigated depending on how the property is developed.

**No. 48 – 3rd & Main Parking Lot. 0.504 acres.
Map Location D2-261.**

Consider sale or redevelopment if new parking structure or revised parking policies eliminate need to use this property for parking purposes.



► **Notes from City Council Workshop 18
October 2004:** No staff action as this time.

Other issues and projects including parking structures, parking in general and master plans need to be discussed further with affected interests such as DDA and DTA.

Progress: No immediate action taken by Public Works staff. However, the Downtown Development Authority would like to be involved with the development of this property. They have been contacted by at least one party that is interested in buying and/or developing it.

No. 1 – 0.30 acres on Webster Road. Map location A4-272.

Estimate value and offer to Habitat for Humanity or similar organization.

- Located in Mesa County
- Future Land Use: RML
- Parcel #: 2945-361-02-948

► **Notes from City Council Workshop 18 October 2004:** Staff is to pursue the transfer of the property to some organization such as Habitat for Humanity or Housing Resources of Western Colorado. Community Development will need to be involved to provide guidance on proper development and land use.

Progress: We have received Letters of Interest from the Housing authority and Habitat for Humanity. It is available for construction of a single family home so it would probably be more useful to Habitat for Humanity.



ADDITIONAL PARCELS THAT HAVE NOT BEEN DISCUSSED BY CITY COUNCIL

Unbuildable 0.551 acre site south-east of Tract No. 113 (Hutto Subdivision Lagoons)
Parcel No. 2947-142-00-944

Notes: This tract is completely surrounded by property owned by Mr. Michael Queally. All of Mr. Queally's surrounding property slopes steeply to the river and has very limited access. The best use is to continue as a buffer to adjoining properties. This could be done either under City ownership or by transferring it to Mr. Queally. Because of its location and steep slopes, the City Real Estate Manager gives the tract no monetary value. Staff recommends Quit Claiming this tract to Mr. Queally for a nominal fee of \$1,500. to cover all administrative costs.



0.216 acres at 260 E. Parkview

Parcel No. 2945-252-20-941
Owned by City of Grand Junction Persigo
Waste Water Treatment Plant.
Zoned RMF-8.

Notes: Employees at Persigo Wastewater Treatment Plant asked if we could dispose of this lot. Annually we pay to keep a tap on the property and/or pay to keep the weeds cut down.

A sewer outfall line runs through the middle of this property. Some years ago we asked the adjoining property owners if they would like to each purchase approximately one-half of the lot. They declined.

A rough cost estimate to relocate the sewer line, which is approximately thirteen feet deep, to the south edge of the property is \$42,000. The value of this lot with the sewer line moved is probably slightly less than the cost to move the line.

This lot would be suitable for the construction of one single family home. Habitat for Humanity would be interested in this lot for construction of one of their homes. We have asked them to see if they could get some in-kind donations from local contractors to help move the sewer line.

