

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, OCTOBER 2, 2006, 7:00 PM
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

MAYOR'S INTRODUCTION AND WELCOME

- 7:00 **INTRODUCE NEW CITY EMPLOYEES**
- 7:30 **COUNCILMEMBER REPORTS**
- 7:45 **CITY MANAGER'S REPORT**
- 7:50 **REVIEW OF FUTURE WORKSHOP AGENDAS** [Attach W-1](#)
- 7:55 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 8:00 **APPOINTMENTS TO BOARDS AND COMMISSIONS:** A brief update on board vacancies and an opportunity for City Council to discuss the issues the boards are facing and/or any particular expertise needed on the various boards. [Attach W-2](#)
- 8:10 **UPDATE ON TABOR AND STRATEGIES:** Review and discuss options for a City ballot question(s) for April, 2007 to possibly override the revenue growth restrictions, so that the City may retain the revenues that it collects for specific purposes and/or authorize the use of debt. [Attach W-3](#)
- 9:00 **BOTANICAL GARDENS:** The Board of Directors of the Western Colorado Botanical Gardens is asking the City for financial assistance to help with the daily operation of the Gardens. [Attach W-4](#)

ADJOURN

**Attach W-1
Future Workshop Agendas**

FUTURE CITY COUNCIL WORKSHOP AGENDAS

(21 September 2006)

OCTOBER 2006

↪ **OCTOBER 16, MONDAY 11:30 AM** in the Administration Conference Room

11:30 TAX INCREMENT FINANCING: Proposal to offer additional
TIF (DDA) bonds



↪ **OCTOBER 16, MONDAY 7:00PM** in the City Hall Auditorium

7:00 INTRODUCE NEW EMPLOYEES

7:30 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE
WORKSHOP AGENDAS

7:55 CITY MANAGER'S REPORT

8:00 ANNUAL WATER ISSUES UPDATE WITH JIM LOCHHEAD

8:50 REVIEW THE STATUS/IMPACT OF CURRENT CONSTRUCTION COSTS AND
BALANCING THE CITY'S CAPITAL IMPROVEMENT PROGRAM

↪ **OCTOBER 30, MONDAY 11:30 AM** at **Two Rivers Convention Ctr.**

11:30 ANNUAL MEETING WITH SCHOOL DISTRICT 51 BOARD OF EDUCATION

↪ **OCTOBER 30, MONDAY 7:00PM** in the City Hall Auditorium

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

7:25 CITY MANAGER'S REPORT

7:30 UPDATE & REVIEW OF THE CITY'S 2006/7 BUDGET

NOVEMBER 2006

× × NOVEMBER 6, MONDAY 11:30 AM at **Two Rivers Convention Ctr.**

11:30 STRATEGIC PLAN TEAM MEETS WITH KEZZIAH-WATKINS TO REVIEW
THEIR ROUNDTABLE DISCUSSION GUIDE (Roundtable
Discussions to be held November 6, 7 & 8)

↪ **NOVEMBER 13, MONDAY 11:30 AM**

11:30 OPEN

↳ **NOVEMBER 13, MONDAY 7:00PM** in the City Hall Auditorium

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

7:25 CITY MANAGER'S REPORT

7:30 APPOINTMENTS TO BOARDS & COMMISSIONS

7:35 US FOREST SERVICE PRESENTS THEIR FIRE HAZARD ASSESSMENT REPORT

8:05 RIVERSIDE PARKWAY PROPERTY REMNANTS: Update & Review

DECEMBER 2006

↳ **DECEMBER 4, MONDAY 11:30 AM** in the Administration Conference Room

11:30 UPDATE ON CITY'S ENERGY CONSERVATION EFFORTS

↳ **DECEMBER 4, MONDAY 7:00PM** in the City Hall Auditorium

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

7:25 CITY MANAGER'S REPORT

7:30 APPOINTMENTS TO BOARDS & COMMISSIONS

7:35 OPEN

↳ **DECEMBER 18, MONDAY 11:30 AM** in the Administration Conference Room

11:30 OPEN

↳ **DECEMBER 18, MONDAY 7:00PM** in the City Hall Auditorium

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

7:25 CITY MANAGER'S REPORT

7:30 OPEN

↗ BIN LIST ↖

1. ASPEN AREA "GREEN" PROJECTS
2. PROPOSED CHARTER AMENDMENTS

2006 Department Presentations to City Council

1. Administrative Services? (GIS)

Geographic Information System _____

Upcoming Board Vacancies

CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject	Upcoming Appointments to Boards & Commissions – Housing Authority, Forestry Board, Historic Preservation Board, Visitor and Convention Bureau Board of Directors, Commission on Arts and Culture, and Parks and Recreation Advisory Board					
Meeting Date	October 2, 2006					
Date Prepared	December 19, 2011				File # NA	
Author	Stephanie Tuin			City Clerk		
Presenter Name	Stephanie Tuin			City Clerk		
Report results back to Council	X	No		Yes	When	
Citizen Presentation		Yes	X	No	Name	
X	Workshop		Formal Agenda		Consent	Individual Consideration

Summary: The City is currently advertising for the Housing Authority, the Forestry Board, the Historic Preservation Board, the Visitor and Convention Bureau Board of Directors, the Commission on Arts and Culture, and the Parks and Recreation Advisory Board via newspapers, the web and utility bill inserts. Applications have closed for the Housing Authority but applications are still being accepted for the other boards.

Budget: NA

Action Requested/Recommendation: A brief update on board vacancies and an opportunity for City Council to discuss the issues the boards are facing and/or any particular expertise needed on the various boards.

Attachments:

1. The current membership roster for each board being discussed
2. Ethical Standards Resolution No. 79-06, adopted on 7-5-06

Background Information:

Housing Authority

The Housing Authority has one term expiring. The incumbent is eligible for reappointment and has requested reappointment. The City received two new applications and has one party still interested from a previous recruitment. Interviews need to be scheduled as soon as it is determined who will conduct the interviews.

The Housing Authority is a seven member board 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. The time commitment averages 7 hours per month over the course of a year, which includes the meetings and any retreats or conferences throughout the year.

The Housing Authority administers the Section 8 and HUD programs in the valley and is serving approximately 1,300 families with a waiting list varying from 1,200 - 1,400 families. The Housing Authority still administers approximately 940 housing assistance vouchers but is making strides in developing other ways to help those in the low or moderate income range to acquire housing. The Benevolent Community Partnership, which is made up of representatives from the Housing Authority, Mesa County, the Faith Foundation, Catholic Outreach and other faith-based groups is putting together a security deposit guarantee fund to assist those who cannot afford the initial security deposit required to lease a home in one lump sum. They have developed a lease-to-purchase program for graduates of their assistance programs as well as allowing up to five disabled voucher holders to use their voucher toward home ownership. The Housing Authority has acquired ten HUD homes, which they have rehabilitated to be sold to moderate income families. So far they have sold three, two are currently on the market and five are in lease-to-purchase arrangements. They continue to look for additional acquisitions. A small profit can be made on the sales, which goes back into various assistance programs of the Housing Authority. Another new funding source is the State's tenant-based rental assistance which provides funding to place up to fifty homeless families in housing. The assistance lasts two years and includes intensive case work to help ensure the success of these families.

The transfer of the Grand Junction Community Homeless Shelter on North Avenue to Homeward Bound has been completed.

The Housing Authority is busy with a lot of development and acquisition of real estate and their new Development Director Donald Hartmann has had to hit the ground running. The City Council recently was sent a detailed letter on all the recent real estate transactions. The current board chair's financial expertise has been critical in these real estate transactions and it is hoped that expertise can be replaced as she will be going off the board next year.

The Housing Authority is still working with the DDA and others to develop a possible downtown housing development. The City Council can look for an update on that at the beginning of 2007.

The free Homebuyer Education Classes are now being conducted by the Housing Initiatives group. Merle Allen is the instructor and he teaches one class a month in Grand Junction and one monthly in Montrose.

Forestry Board

There are three openings; two of the incumbents are eligible for reappointment.

The Forestry Board is a five member board, with three-year terms. Terms expire in November. Three of the five members shall be selected from the following categories: a professional arborist, a nursery person, a landscape designer, a pesticide applicator and a

representative of the Colorado State Forest Service, with no more than one in any one category. The other two members may be lay persons. At least one of the appointments this year must have expertise.

The Board acts as a reviewing body for the purpose of determining professional qualification and competence to engage in the business of cutting, trimming, pruning, spraying or removing trees by giving written, oral and practical license examinations. The Board also makes recommendations to the City Council for the adoption of rules and regulations pertaining to the tree service business in the City, and it may hear complaints from citizens relating to the tree service business. The board meets the 1st Friday of each month at 8:00 a.m. The time commitment for this board averages about 8 hours per month which the bulk of the time commitment is geared toward planning and hosting the Arborfest in the spring. Time required is at a minimum the remainder of the year.

Arborfest is held the third week in April in conjunction with Southwest Fest. The Arbor Day event has grown to 7,000 attendees, with over 500 students. The Forestry Board participates and organizes this event.

Instead of the Tree Care Workshop, the Forestry Board is working with the Colorado Extension Office in hosting the "Landscapes West" conference in February 2007. It is a three day conference to be held at Two Rivers. Dr. Gilman, a nationally known tree expert and researcher, will be the main speaker of the event with expected attendance to include arborists statewide and regionally; there will perhaps be as many as 500 attendees.

Also the Forestry Board monitors the tree professional licensing program and is currently reviewing the City Code relative to trees. The board plans to present a proposal to the City Council for consideration of updating the Code to meet national standards. They are also finalizing their bylaws prior to submitting them to the City Council for approval.

Historic Preservation Board

The Historic Preservation Board has three seats expiring. Only two incumbents are eligible for reappointment. Applications close October 26. One new application has been received.

This five to seven member board is responsible for recommending designation of historic resources to City Council for listing on the City Register of Historic Sites, Structures and Districts. The Board also reviews proposed alterations to designated sites as necessary and generally promotes historic preservation in the Grand Junction community.

This board meets about six to eight times per year the 1st Tuesday of the month at 4:00 p.m. for about one hour. Additional time requirements include involvement in activities during Historic Preservation month (May) and presentations to City Council.

No applications for historical designation have been received recently. The HPB is discussing becoming more proactive by being involved in coordinating Neighborhood Program neighborhood meetings in the areas surveyed for historic resources. With the completion of the Phase III survey, neighborhoods like the Sherwood Park area, the area between 1st and 7th, south of Patterson, and North Avenue from 2nd Street to 28 Road are possible focus areas.

The HPB reviewed the historic elements of environmental assessment reports relative to Riverside Parkway and 29/I-70B roadway projects this year. The board provided comments on the Riverside Parkway portion; there was little impact for the 29 Road/I-70B portion. A Department of Transportation project along I-70 from 24 Road to 15th street will require some input from the Historic Preservation Board as a portion of that study includes properties along Ute and Pitkin in the lower downtown area.

Several members from HPB are participating on the 125th anniversary planning committee. It has been suggested that they combine their annual recognition of Historic Preservation Month with the 125th Anniversary celebration as both are around the same time of year.

In the past, City Council has not interviewed for this board but rather has selected members for the HPB based on applications submitted. If there is a shortage of qualified applicants, this board has the authority to conduct business with as few as five board members.

Visitor and Convention Bureau Board of Directors

There are four terms expiring and although two incumbents are eligible for reappointment, only one is interested in reappointment. Two incumbents are term limited. Applications close October 26.

This is a nine-member board that advises the VCB staff on policies and marketing directions. The meetings are held the second Tuesday of each month at 3:00 p.m. The time commitment for this board runs around three hours per month plus a one-day annual retreat and one additional workshop requiring four hours of time. Terms are for three years.

The City Council recently had a luncheon with the VCB board and was brought up to date with their current and future activities. Certainly their upcoming building addition/remodel is an exciting project and they have been working on their by-laws.

Commission on Arts and Culture

There are three terms expiring, with only one eligible for reappointment. Applications do not close until early next year so interviews will be scheduled in January.

This is a nine-member board where at least 5 members must have acknowledged accomplishment as either an amateur or professional in architecture, art criticism, art education, art history, choreography, dance, communicative arts, crafts, folk and ethnic arts, literature, media arts, music, opera, painting, photography, sculpture, theater or urban design. Commission members (or their spouse) cannot serve on the governing board or be an employee of any other local arts or cultural organization.

The mission of the Commission on Arts and Culture is to enhance local arts and cultural opportunities and development, encourage cooperation and collaboration among arts organizations, provide information to area artists and arts agencies and establish community arts priorities.

The Commission meets the 4th Wednesday of each month at 4:00 p.m. The time commitment for this board runs around two hours per month plus committee meetings and cultural events which amount to about another 2 to 4 hours per month. Terms are for three years.

The Arts Commission will install a new exhibit at City Hall Oct. 2, with an opening reception at 5 pm October 6. This exhibit features artwork by a dozen City employees showing artwork in various media, plus a local painter and photographer. The exhibit will be displayed through December.

Art in public places programming continues to grow as a function of the Commission, and Commissioners are currently working with other City departments on five of public art or 1% for the Arts projects, including a life-sized sculpture of City founder George Crawford, two sculptures for the 24 Road and I-70 roundabouts, 1% for the arts artwork at the new downtown parking garage and at the VCB Welcome Center addition, and, with the public library and Art on the Corner, a sculpture of GJ notable Dalton Trumbo.

The Commission is also working on an update of the Sourcebook directory of local artists and cultural organizations, due out the end of October.

The Commission and the Visitor and Convention Bureau are hosting a meeting October 3 for 14 local arts and cultural organizations, to do some long-range planning for promoting Grand Junction's many cultural activities and amenities.

Other on-going projects include hosting the annual Arts Roundtable as a networking and informational meeting of all area arts and cultural groups on November 14, being done in conjunction with the Colorado Council on the Arts.

Parks and Recreation Advisory Board

There have been two resignations in recent months. Although there are four applicants from the last round of interviews, Council opted to solicit additional applications. The deadline for applications is October 11th.

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 Convention Center. 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. Applicants must reside in the City limits.

The Parks and Recreation Advisory Board is willing to participate as needed in the South Downtown Plan. They have been involved in recreation facility discussions with Hilltop and other entities. A lunch session with City Council to receive additional direction would be helpful as, after the appointment to fill these two vacancies, there will effectively be four new members on the board in the last six months.

HOUSING AUTHORITY

Five-Year Terms

Seven Member Board

NAME	APPTED	REAPPTED	EXP	OCCUPATION
Marius Gabe DeGabriele	12-16-98	12-19-01	10-06	Sales
Kathleen Belgard	12-16-98	11-05-03	10-03 10-08	Banker
Steve Heinemann	11-01-00	11-02-05	10-10	Builder
Gi Moon (chair)	02-07-96	11-01-00 11-20-02	10-02 10-07	Business Banker
Erin Ginter	03-15-00	11-02-05	10-10	Business Owner- Real Estate
Tisha Petelo	11-03-04		10-09	Tenant member
Teresa Coons	5-05		05-07	City Councilmember

Five member board, city residency requirement repealed by Res. 62-98 on 9-16-98

Board expanded to seven members on 9-15-99 by Res. No. 109-99, one member must be served by the housing assistance program

Created: 1974

Meetings: Fourth Monday, 11:30 a.m., at Housing Authority Office

Housing Authority Office, 1011 N. 10th St.

Dutch Afman
resigned summer,
06

FORESTRY BOARD

Three-Year Term

Five Member Board

NAME	APPTED	REAPPTED	EXP	OCCUPATION
Mike Heinz (E)	05-01-02	11-05-03	11-03 11-06	Owner – Trees R Us
David Gave	11-03-04		11-07	GM, Petco Retired Park Superintendent
Vince Urbina (E) (Chair)	09-01-94	11-01-95 11-18-98 05-01-02 11-3-04	11-95 11-98 11-01 11-04 11-07	Forester for State Forest Service
Ian H. Gray (E)	02-19-03	11-05-03	11-03 11-06	Foreman at Asplundh Tree Expert Co.
vacant			11-06	

Three of the five members shall be selected from the following categories: a professional arborist, a nursery person, a landscape designer, a pesticide applicator and a representative of the Colorado State Forest Service, with no more than one in any one category (E). The other two members may be lay persons (L).

Created: 1914 originally, membership changed in 1984

Meetings: First Friday, 8:00 a.m., at Parks Shop Facility, 1400 Gunnison Ave. (as of 10-5-94)

Contact: Mike Vendegna, City Forester

HISTORIC PRESERVATION BOARD

Four Year Terms

Five to Seven Members

NAME	APPTED	REAPPT'D	EXP	OCCUPATION
David Sundal (E)	01-07-04		12-06	Retired
Kathy Jordan	12-7-05		12-09	Retired
William C. Jones (E)	04-21-99	06-20-01 01-07-04	12-00 12-03 12-06	Teacher, trustee for Railroad museum
Zebulon Miracle (E) (Chair)	01-07-04		12-06	Asst. Curator of History
Thomas C. Streff (E)	3-20-02	01-05-05	12-04 12-08	Retired History/Governme nt Teacher
Mike Mast DDA	01-05-05		12-08	DDA rep, (also V. Pres. at Bank of CO
Bill Cort	04-16-03	12-7-05	12-09	Environmental/Sa fety Officer

The Board shall consist of a minimum of 5 members and not more than 7. When there are more than 5 members, at least 4 shall be professionals or have expertise in a preservation-related discipline including but not limited to history, architecture, planning, or archaeology. When there are 5 members, there shall be at least 3 such professionals. One member shall be a member of the DDA Board or employee of the DDA. (E) denotes expertise, (L) denotes layperson.

Created: August, 1994, membership amended January, 1995.

Meetings: First Tuesday of the month, 4:00 p.m. in the Community Development Conference Room.

Contact: Kristen Ashbeck, Community Development Dept.

[Note: In 2004, terms were changed from three years to four years]

**VISITOR AND CONVENTION BUREAU
BOARD OF DIRECTORS**

Nine Members

Three Year Terms

NAME	APPTED	REAPPT'D	EXP	Occupation
William (Bill) Hill	12-7-05		12-08	Retired
Denise Henning	12-7-05		12-06	Real Estate Broker
Jane Fine Foster	02-07-01	12-17-03	12-03 12-06	Nursing Instructor
Kevin Reimer	02-07-01	12-17-03	12-03 12-06	Owner - Hawthorn Suites Hotel
Steve Meyer	11-20-02	12-17-03	12-03 12-06	President/Owner Shaw Construction LLC
Deborah Hoefler	08-17-05		12-07	Asst. Director of the College Center for Mesa State College
Brunella Gualerzi	01-19-05		12-07	Owner – Il Bistro Italiano
Lynn Sorlye (Chair)	11-20-02	12-7-05	12-08	General Manager – Holiday Inn
Eric Feely	01-19-05		12-07	General Mgr. Director of Golf The Golf Club at Redlands Mesa

No City Council rep since May, 1998

Created: November, 1989 – effective 1990

Meetings: Second Tuesday, 3:00 p.m., location varies

COMMISSION ON ARTS & CULTURE

9 Member - Three-Year Terms

NAME	APPTED	REAPPT'D	EXP	OCCUP'N
Lora Quesenberry E	2-18-04		02-07	Housewife, Art Teacher
Robert Oppenborn E	02-15-06		02-09	Architect
Doug Clary E	09-05-01	03-20-02 02-16-05	02-02 02-08	Publisher/ Flower grower
Jeanine Howe E	11-16-05		02-09	Teacher at Moss Performing Arts Center
Gunilla Bishop E	02-16-05		02-08	Bereavement Counselor for Hospice
Kat Rhein E	11-16-05		02-09	Home Mortgage Consultant / Performer / Director / Actor
Vera Mulder E	02-16-05		02-08	Retired Art Teacher
Joan Meyers L	03-07-01	2-18-04	02-07	Retired District 51 teacher
Karen Kiefer E	11-21-01	2-18-04	02-07	Artist/ Business Owner

All nine members are appointed by the Grand Junction City Council. At least five members must have acknowledged accomplishment as either an amateur or professional in architecture, art criticism, art education, art history, choreography, dance, communicative arts, crafts, folk and ethnic arts, literature, media arts, music, opera, painting, photography, sculpture, theater or urban design.

Created: September, 1989, By-Laws: 1991, Amendment that City Council member is a voting member on 10-5-94, Amendment that one appointment may be a councilmember but doesn't need to be on 6-5-96.

Meetings: Fourth Wednesday, 4:00 p.m., Parks Conference Room, 1340 Gunnison Avenue

E – expertise
L – layperson

PARKS AND RECREATION ADVISORY BOARD

Three-Year Terms
Seven Member Board

Jack Neckels
resigned
8-31-06

David Detwiller
resigned 9-18-06

NAME	APPT	REAPPT	EXP	OCCUPATION
Vacant			06-30-08	
Lenna Watson	06-19-06		06-30-09	Development – Planned Giving, Hospice & Palliative Care
Dennis Teeters	6-15-05		06-30-08	Retired
Dennis Derrieux	08-01-01	6-04	06-30-07	Home Loan & Investment
Dr. William Findlay	06-19-06		06-30-09	Pediatrician
Vacant			06-30-07	
Tom Dixon (Chair)	5-21-04		06-03-07	Project. Manager
Doug Thomason	05-05		05-07	Ex-officio Member

Seven members are appointed by the Grand Junction City Council. Members must be a citizen of the City.

Created: December, 1984, By-Laws: February, 1985

Meetings: Third Thursday, 12 noon, Two Rivers Convention Center

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 79-06

A RESOLUTION ESTABLISHING ETHICAL STANDARDS FOR MEMBERS OF THE CITY'S BOARDS, COMMISSIONS AND SIMILAR GROUPS AND REPEALING RESOLUTION NO. 84-02

Recitals.

- A. The members of City boards, committees, commissions and similar entities are typically appointed by the City Council.
- B. The mission of such entities is to in some way support the City and its citizens.
- C. The actions and pronouncements of the members of such entities may be viewed as being the act or pronouncement of the City.
- D. Adherence to high ethical standards by members of the City Council and its appointed entities increases public confidence and trust in City government.
- E. It is the intent of the City of Grand Junction that its boards, committees, commissions and similar entities act with a high level of ethical conduct so as to instill confidence that persons in positions of any level of public responsibility are acting for the benefit of the public and not out of self-interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. Definitions. The following definitions apply to this resolution:

Advisory as used herein shall mean a body with advisory powers and duties only.

The following entities are examples of primarily "advisory":

- Commission on Arts and Culture
- Parks and Recreation Advisory Board
- Urban Trails Committee
- Riverfront Commission
- Historic Preservation Board
- Growth Plan Commission
- Study groups
- Transit Committees/groups
- Visitor & Convention Bureau Board of Directors
- Other *Ad Hoc* Committees

Advisory groups shall also include those entities that normally act through a City employee or other City group(s).

Authoritative as used herein shall refer to boards, commissions, committees, groups and similar entities which have one or more of the following powers, duties or opportunities:

- spend money
- adopt a budget
- buy or sell property
- act for or bind the City
- sue and be sued,
- hire/fire and supervise employee(s),
- make land use decisions, including zoning and /or variances,
- issue and regulate City licenses, including the power to suspend or revoke a right or privilege to do business within the City,
- make or recommend decisions affecting criminal defendants in Municipal Court.

The following entities are by virtue of their powers and functions “authoritative” entities:

- Grand Junction Downtown Development Authority
- Walker Field Public Airport Authority (for the three City appointees)
- Grand Junction Housing Authority
- Grand Junction Planning Commission
- Grand Junction Planning Commission Board of Appeals
- Contractor’s Licensing Board
- Parks Improvement Advisory Board (for the City’s appointee)
- Public Finance Corporation
- Riverview Technology Corporation
- Grand Junction Forestry Board
- Ridges Architectural Control Committee

Business associate(s) as used herein shall mean a person who is (1) an owner of ten percent (10%) or more of a firm, corporation, limited liability company, partnership or other legal entity; and/or (2) an officer or director of a corporation; a manager or general manager of a member of a limited liability company; a partner of a partnership or a similar position of authority in another entity.

Disclosure or *disclose* shall mean to provide all pertinent information in writing to each member of the respective board or groups, and to send a copy to the Mayor and to the City Attorney.

Family member means husband, wife, son, daughter, mother, father, step-son, step-daughter, step-mother, step-father, grandmother, grandfather, grandchildren, brother, sister, and domestic partner, and shall include any minor children for whom the person or his or her domestic partner provides day-to-day care and financial support. A “domestic partner” is an unmarried adult, unrelated by blood, with whom an unmarried member has an exclusive committed relationship, maintains a mutual residence and shares basic living expenses.

Member(s) as used herein shall mean any person(s) appointed to a board, commission, committee or similar group or entity by the City Council or by one or more City officials.

2. The rules established by this resolution supplement state and other applicable law, including but not limited to pertinent provisions of Article 18 of Title 24 of the Colorado Revised Statutes and §101 of the City Charter.

3. Members are encouraged to seek advisory opinions from the City Attorney regarding ethics questions. The City Attorney will respond to requests for ethics opinions within a time and in a form which is reasonable under the circumstances. The City Attorney will deliver a copy of all disclosures and/or inquiries along with any advisory opinion that is made available to the public to the City Clerk who will keep a public record of all such disclosures. Board members are encouraged to use these advisory opinions as information resources.

4. Authoritative entities are subject to higher scrutiny than advisory entities because of their decision-making functions. Members of authoritative entities should strive to avoid not only actual impropriety, but situations which create the appearance of impropriety. Members of authoritative entities shall observe the following rules:

- (a) With regard to the board or group on which the member serves, it is not allowed for the member or family member or business associate of the member to contract with or have a business relationship with such member's board or group.
- (b) It is not allowed for a member to act or be involved in a decision or situation in which it could be reasonably perceived that the member's personal or financial interests could influence the decision-making.
- (c) Regarding the board or group on which a member serves, a member shall not act, influence or be involved in a decision or situation in which a family member or business associate is involved.
- (d) Regarding the board or group on which the member serves, it is not allowed for a family member or business associate to do business with the board or group.
- (e) Each member must disclose any conflict or situation which creates an appearance of impropriety (including the potential of either) as soon as possible.
- (f) If a conflict exists, the member must remove him or herself from further involvement in the decision or the process.
- (g) If the situation creates an appearance of impropriety, the member may remove him/herself or may seek the guidance of the other members of the board or group.
- (h) If either a conflict or the appearance thereof reasonably exists, the member may not attempt influence any decision-maker.

5. Advisory boards and members are not subject to the rules that apply to Authoritative boards or groups, except that a member of an advisory board or group must as soon as possible disclose any conflict or situation which creates the appearance of impropriety (including the potential of either), and such member must abstain from participation in and/or from exercising influence regarding the matter.

6. No conflict or impropriety exists for any member if the matter does not involve the board or group on which the member serves.

Resolution No. 84-02 is hereby repealed and replaced by this policy.

PASSED and ADOPTED this 5th day of July, 2006.

/s/ James J. Doody
James J. Doody, President of the Council

ATTEST:

/s/ Stephanie Tuin
Stephanie Tuin, City Clerk

TABOR Update and Strategies
CITY OF GRAND JUNCTION

CITY COUNCIL AGENDA						
Subject		Update on TABOR and Strategies				
Meeting Date		October 2, 2006				
Date Prepared		September 27, 2006			File #	
Author		Ron Lappi		Admin. Services and Finance Dir.		
Presenter Name		Ron Lappi		Admin. Services and Finance Dir.		
Report results back to Council		X	No		Yes	When
Citizen Presentation			Yes	X	No	Name
X	Workshop		Formal Agenda			Consent
						Individual Consideration

Summary: The Taxpayer’s Bill of Rights (TABOR) was adopted as a constitutional amendment in November, 1992. The Amendment, Article X, Sec. 20 (1), created various revenue growth restrictions, policies and practices. While many states have some tax or spending limits, TABOR is very restrictive because it controls the amount of revenue that may be collected from the current tax structure. The Amendment restricts the ability of local governments to change tax rates, tax bases and to issue various forms of general government debt. The revenue growth restrictions, debt, tax rates, and tax bases can be overridden by a local vote.

Budget: Impacts on the City began in 1998 with a small property tax refund. Revenue refunds through 2006 are estimated to total \$3,800,100; all of which has been property tax except \$560,883 of general revenues (excluding property tax) in 1999. Our future projections expect these numbers (especially property tax refunds) to continue to increase.

Action Requested/Recommendation: Review and discuss options for a City ballot question(s) for April, 2007 to possibly override the revenue growth restrictions, so that the City may retain the revenues that it collects for specific purposes and/or authorize the use of debt.

Attachments:

- Proposed Ballot Questions
- TABOR compliance history
- Graph of the beneficiaries of the recent TABOR authorized refund
- Option #1 TABOR Refund Projections and Analysis
- Option #2 TABOR Refund Projections and Analysis

Background Information:

Because of the continued growth of Grand Junction, principally from new construction and annexation; the impacts of TABOR on the City's revenue has been less dramatic than it could have been. There were no refunds from 1993 through 1997. A property tax refund has occurred every year since 1997; that refund was made through a temporary credit mill levy, starting at \$139,000 and growing to approximately \$1,092,563 in 2006. The future is, of course, impossible to project and is sensitive to all kinds of variables from sales tax growth, to the Denver/Boulder Consumer Price Index, to new construction, to inflation and annexations. The models that we are using are very sensitive to minor changes in these variables.

At the recent City Council Workshop on TABOR July 17, 2006, we presented options and strategies relative to TABOR for the Council to consider. They included a broad form de-brucing, a project specific funding option, and the most popular option at that workshop of asking the voters to allow us to keep TABOR revenue excesses for the payment of the Riverside Parkway Bonded Debt. We were instructed at that workshop to come back to the City Council some time this year with ballot question options, and impacts of different strategies.

Optional Ballot Questions Considered:

Alternative #1

- All TABOR excess revenues retained and used for payments on the Riverside Parkway Bonds beginning in 2007.
- Immediate positive impact on the City resources totaling \$28 million through 2015.
- Total resources available for other projects will grow through 2020.
- Without a repeat of this ballot question, and additional debt authorized by 2020 this option results in significant TABOR refunds through 2024 and beyond.
- This option certainly does free up resources immediately to assist in the debt service payments on the Riverside Parkway bonds and has a positive impact on the CIP.

Alternative #2

- All TABOR excess revenues retained and used for payments on the Riverside Parkway Bonds or other authorized bonds beginning in 2007.
- Immediate positive impact on the City resources totaling \$24 million through 2015.
- Additional voter authorized general government debt in 2010 and again in 2015 could make full use of the refund amounts and generate an additional \$30 to \$50 million in additional capital resources in the next ten years.

Recommendation:

We recommend the City Council support and adopt Alternative #2 Ballot Question for the following reasons:

- It results in providing resources to assist with payment of the Riverside Parkway Bonds, using the TABOR Refunds, a savings of \$24 million over the next ten years.
- It also authorizes the use of TABOR Refunds for future voter approved debt.
- If approved by voters it allows for additional debt for needed facility improvements, beginning in the next five to six years; that otherwise could not be built for many years to come. This is an immediate benefit to everyone, with no tax increases.
- Debt financing of future capital projects approved by the voters is in keeping with the spirit of voter control and governance through referendum, a concept supported by the TABOR Amendment.

CITY OF GRAND JUNCTION

PROPOSED TABOR BALLOT QUESTION FOR

April, 2007

Alternative #1

Shall the City of Grand Junction, Colorado, without any increase in taxes (rates or amounts, unless voter approved) be authorized to retain all property tax revenues and general government revenues in excess of amounts allowed under Article X, Section 20 of the Colorado Constitution for 2006, and subsequent years. With all amounts retained to be used exclusively for the **payment** of the Riverside Parkway Bonded Debt, until fully paid?

Alternative #2

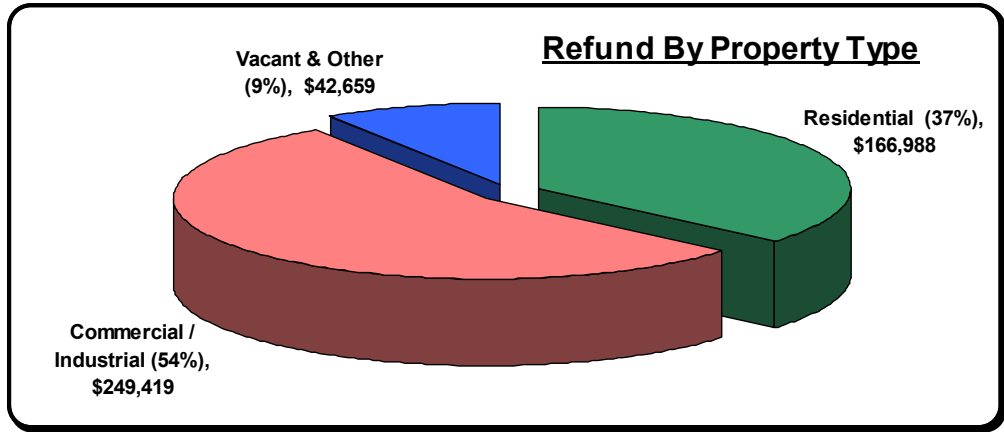
Shall the City of Grand Junction, Colorado, without any increase in taxes (rates or amounts, unless voter approved) be authorized to retain all property tax revenues and general government revenues in excess of amounts calculated under Article X, Section 20 of the Colorado Constitution for 2006, and subsequent years. With all amounts retained to be used exclusively for the **payment** of the Riverside Parkway Bonded Debt and the payment of any other **future voter approved** general fund or general government debt, until fully paid?

City of Grand Junction, Colorado TABOR Compliance History

<u>Year</u>	<u>Black Box Revenue</u>	<u>Revenue Limit</u>	<u>Margin Limit > Actual</u>	<u>Refund Actual > Limit</u>	<u>Property Tax Refund</u> Collection Year	<u>Total Refund</u>	<u>To Be Refunded By Credit Mill Levy</u>	<u>Local Growth Component</u> Collection Year	<u>Inflation Component</u> Prior Year	<u>Total Allowed Growth Rate</u>
1994	\$ 30,173,075	\$ 31,013,075	\$ 840,000	\$ -	\$ -	\$ -		10.20%	4.20%	14.40%
1995	\$ 33,928,634	\$ 34,517,998	\$ 589,364	\$ -	\$ -	\$ -		5.04%	4.40%	9.44%
1996	\$ 36,356,931	\$ 37,677,748	\$ 1,320,817	\$ -	\$ -	\$ -		6.75%	4.30%	11.05%
1997	\$ 38,779,149	\$ 40,418,000	\$ 1,638,852	\$ -	\$ -	\$ -		7.67%	3.50%	11.17%
1998	\$ 41,875,616	\$ 41,753,509	\$ -	\$ 122,107	\$ 138,752	\$ 138,752	Levy 1999 Collection 2000	4.37%	3.30%	7.67%
1999	\$ 44,715,776	\$ 44,116,758	\$ -	\$ 599,018	\$ 38,136	\$ 599,018	Levy 2000 Collection 2001	3.26%	2.40%	5.66%
2000	\$ 47,350,130	\$ 47,187,284	\$ -	\$ 162,845	\$ 245,167	\$ 245,167	Levy 2001 Collection 2002	4.06%	2.90%	6.96%
2001	\$ 49,552,042	\$ 51,028,329	\$ 1,476,287	\$ -	\$ 155,208	\$ 155,208	Levy 2002 Collection 2003	4.18%	3.96%	8.14%
2002	\$ 53,825,766	\$ 54,769,872	\$ 944,106	\$ -	\$ 320,273	\$ 320,273	Levy 2003 Collection 2004	5.85%	4.68%	10.53%
2003	\$ 57,304,509	\$ 57,270,615	\$ -	\$ 33,894	\$ 338,612	\$ 338,612	Levy 2004 Collection 2005	4.50%	1.90%	6.40%
2004	\$ 61,036,746	\$ 60,586,584	\$ -	\$ 450,163	\$ 451,463	\$ 451,463	Levy 2005 Collection 2006	4.69%	1.10%	5.79%
2005	\$ 63,194,967	\$ 63,379,625	\$ 184,658	\$ -	\$ 459,044	\$ 459,044	Levy 2006 Collection 2007	4.50%	0.11%	4.61%
2006	Projection \$ 67,973,377	Actual \$ 67,113,055	Projection \$ -	Projection \$ 860,322	Actual \$ 1,092,563	Projection \$ 1,092,563	Levy 2007 Collection 2008	4.11%	2.09%	6.20%
2007	Projection \$ 70,264,517	Projection \$ 71,411,311	Projection \$ 1,146,793	Projection \$ -	Projection \$ 835,692	Projection \$ 835,692	Levy 2008 Collection 2009	Projection 3.90%	Projection 2.50%	Projection 6.40%
Total thru 2007						\$ 4,635,792				

City of Grand Junction TABOR Refund

The City of Grand Junction is refunding \$459,044 of property tax revenue collected in 2005 that was in excess of the limits set forth under the Tabor Amendment. The refund will be disbursed to all property owners within the incorporated city boundaries as a credit against property taxes owed and payable in the year 2007. The chart below depicts the proportionate share of the Tabor Refund by property type based on assessed values.



Residential property owners will receive 37% of the refund. An average of \$9.84 per household.

Businesses will receive 54% of the Tabor Refund.

↕

Refund Based on Home Value	
Market Value	Refund
\$ 100,000	\$ 4.53
\$ 150,000	\$ 6.80
\$ 200,000	\$ 9.06
\$ 250,000	\$ 11.33
\$ 300,000	\$ 13.59
\$ 350,000	\$ 15.86
\$ 400,000	\$ 18.12
\$ 450,000	\$ 20.39

↕

Ten of the Largest Property Values / Refunds	
Name	Headquarters
Qwest Corp.	Denver, CO
Wal-Mart / Sam's Club	Bentonville, AR
SDG Macerich - Mesa Mall	Santa Monica, CA
Public Service Co.	Minneapolis, MN
Coors Porcelain	Golden, CO
Sundstrand	Windsor Locks, CT
Grand Mesa Center	Birmingham, AL
Lowe's Companies, Inc.	Mooresville, NC
MSPA Acquisition - DoubleTree	United Kingdom
Target Corp.	Minneapolis, MN

"BLACK BOX" HISTORICAL DATA											Average Growth Rates	
	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005			
Revenue History												
"Black Box" Revenue	38,779,149	41,875,616	44,715,776	47,350,130	49,552,042	53,825,766	57,304,509	61,036,746	63,194,967			
Plus: Debt Service	647,062	752,111	577,308	569,356	548,981	570,755	1,346,395	2,415,749	4,910,677			
Base Revenue (Net of Exceptions)	39,426,211	42,627,727	45,293,084	47,919,486	50,101,023	54,396,521	58,650,904	63,452,495	68,105,644			
Growth Rate, Base Revenue		8.1%	6.3%	5.8%	4.6%	8.6%	7.8%	8.2%	7.3%	7.1%		
Less: Sales & Use Taxes	(23,322,462)	(25,844,868)	(28,187,938)	(30,656,358)	(32,514,732)	(34,663,852)	(36,420,315)	(38,266,963)	(41,647,641)			
Growth Rate, Sales & Use Tax		10.8%	9.1%	8.8%	6.1%	6.6%	5.1%	5.1%	8.8%	7.5%		
Equals "Other" Revenue	16,103,749	16,782,859	17,105,146	17,263,128	17,586,291	19,732,669	22,230,589	25,185,532	26,458,003			
Growth Rate, Other Revenue		4.2%	1.9%	0.9%	1.9%	12.2%	12.7%	13.3%	5.1%	6.5%		

Rate of Growth for 2006
10.0%
45,812,405

Allowed Growth Rate History												Average Rates	
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Local Growth Rate	10.20%	5.04%	6.75%	7.67%	4.37%	3.26%	4.06%	4.18%	5.85%	4.50%	4.69%	4.50%	5.42%
Inflation Component	4.20%	4.40%	4.30%	3.50%	3.30%	2.40%	2.90%	3.96%	4.68%	1.90%	1.10%	0.11%	3.06%
Total Allowed Growth	14.40%	9.44%	11.05%	11.17%	7.67%	5.66%	6.96%	8.14%	10.53%	6.40%	5.79%	4.61%	8.49%

"BLACK BOX" PROJECTIONS											
Allowed Growth Rate Projection											
	Projected Chng.	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Local Growth Rate	-5.00%	4.11%	3.90%	3.71%	3.52%	3.35%	3.18%	3.02%	2.87%	2.73%	2.59%
Inflation Component		2.09%	2.50%	2.75%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Total Allowed Growth		6.20%	6.40%	6.46%	6.52%	6.35%	6.18%	6.02%	5.87%	5.73%	5.59%

Base Revenue											
	Projection Rate	2006-PROJ	2007	2008	2009	2010	2011	2012	2013	2014	2015
"Other" Revenue	5.5%	27,191,713	28,687,257	30,265,056	31,929,634	33,685,764	35,538,481	37,493,098	39,555,218	41,730,755	44,025,947
Sales & Use Taxes	6.5%	45,812,405	48,790,211	51,961,575	55,339,078	58,936,118	62,766,965	66,846,818	71,191,861	75,819,332	80,747,589
Base Revenue		73,004,118	77,477,469	82,226,631	87,268,712	92,621,882	98,305,447	104,339,916	110,747,079	117,550,087	124,773,535
Growth Rate		7.2%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Less: Debt Service											
Matchett COP's		(285,390)	-	-	-	-	-	-	-	-	-
TIF (2003 Bonds, Revenue Proj. 2007-2012)		(809,463)	(1,280,500)	(1,331,720)	(1,384,989)	(1,440,388)	(1,498,004)	(1,557,924)	-	-	-
Dunn Note		(42,000)	(42,000)	(42,000)	-	-	-	-	-	-	-
Parkway Series 2004		(3,893,888)	(4,346,388)	(2,561,388)	(2,561,388)	(2,561,388)	(2,561,388)	(2,561,388)	(2,561,388)	(6,203,013)	(6,201,513)
Parkway Series # 2-Projected		-	(451,500)	(4,350,500)	(4,241,125)	(4,368,625)	(4,375,000)	(4,404,750)	(4,356,250)	-	-
Future Debt		-	-	-	-	-	-	-	-	-	-
Subtotal: Debt Service		(5,030,741)	(6,120,388)	(8,285,608)	(8,187,502)	(8,370,401)	(8,434,392)	(8,524,062)	(6,917,638)	(6,203,013)	(6,201,513)
Less: Prior Year's Refund - Cash Basis		-	(459,044)	-	-	-	-	-	-	-	-
"BLACK BOX" REVENUE		67,973,377	70,898,036	73,941,023	79,081,210	84,251,480	89,871,055	95,815,854	103,829,441	111,347,074	118,572,022
Growth Rate		7.6%	4.3%	4.3%	7.0%	6.5%	6.7%	6.6%	8.4%	7.2%	6.5%

TABOR MARGIN (REFUND)											
	2006-Actual	2007	2008	2009	2010	2011	2012	2013	2014	2015	
Revenue Limit:											
Lower of Prior Year Revenue or Limit	63,194,967	67,113,055	70,898,036	73,941,023	78,764,796	83,764,487	88,941,333	94,296,693	99,832,066	105,549,107	
Allowed Growth Rate	6.20%	6.40%	6.46%	6.52%	6.35%	6.18%	6.02%	5.87%	5.73%	5.59%	
Limit	67,113,055	71,411,311	75,477,536	78,764,796	83,764,487	88,941,333	94,296,693	99,832,066	105,549,107	111,449,645	

"BLACK BOX" MARGIN	\$ -	\$ 513,274	\$ 1,536,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
"BLACK BOX" REFUND	\$ 860,322	\$ -	\$ -	\$ 316,414	\$ 486,994	\$ 929,722	\$ 1,519,161	\$ 3,997,376	\$ 5,797,968	\$ 7,122,378
Cumulative Refund	860,322	860,322	860,322	1,176,736	1,663,730	2,593,452	4,112,612	8,109,988	13,907,956	21,030,333

PROPERTY TAX PROJECTIONS											
	Coll. Year 2005-Actual	2006-Actual	2007	2008	2009	2010	2011	2012	2013	2014	2015
Assessed Value	529,459,970	637,918,800	637,918,800	730,735,985	763,180,663	874,223,450	913,038,971	1,045,886,141	1,092,323,486	1,251,256,553	1,306,812,344
Growth Rate		20.48%	4.44%	14.55%	4.44%	14.55%	4.44%	14.55%	4.44%	14.55%	4.44%
Assessment @ 8.000 Mills	\$ 4,235,680	\$ 5,103,350	\$ 5,103,350	\$ 5,845,888	\$ 6,105,445	\$ 6,993,788	\$ 7,304,312	\$ 8,367,089	\$ 8,738,588	\$ 10,010,052	\$ 10,454,499
Allowed Growth Rate	4.61%	6.20%	6.40%	6.46%	6.52%	6.35%	6.18%	6.02%	5.87%	5.73%	5.59%
Property Tax Limit	\$ 3,776,636	\$ 4,010,787	\$ 4,267,658	\$ 4,543,318	\$ 4,839,715	\$ 5,146,922	\$ 5,465,014	\$ 5,794,075	\$ 6,134,197	\$ 6,485,481	\$ 6,848,041
PROPERTY TAX MARGIN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROPERTY TAX REFUND	\$ 459,044	\$ 1,092,563	\$ 835,692	\$ 1,302,570	\$ 1,265,730	\$ 1,846,866	\$ 1,839,298	\$ 2,573,014	\$ 2,604,391	\$ 3,524,571	\$ 3,606,458
Cumulative Refund		1,092,563	1,928,256	3,230,826	4,496,556	6,343,422	8,182,720	10,755,734	13,360,125	16,884,696	20,491,154

TOTAL (REFUND)											
	2005-Actual	2006-Actual	2007	2008	2009	2010	2011	2012	2013	2014	2015
TOTAL (REFUND)	\$ 459,044	\$ 1,092,563	\$ 835,692	\$ 1,302,570	\$ 1,265,730	\$ 1,846,866	\$ 1,839,298	\$ 2,573,014	\$ 3,997,376	\$ 5,797,968	\$ 7,122,378

"BLACK BOX" HISTORICAL DATA											Average Growth Rates	
	Actual 1997	Actual 1998	Actual 1999	Actual 2000	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005			
Revenue History												
"Black Box" Revenue	38,779,149	41,875,616	44,715,776	47,350,130	49,552,042	53,825,766	57,304,509	61,036,746	63,194,967			
Plus: Debt Service	647,062	752,111	577,308	569,356	548,981	570,755	1,346,395	2,415,749	4,910,677			
Base Revenue (Net of Exceptions)	39,426,211	42,627,727	45,293,084	47,919,486	50,101,023	54,396,521	58,650,904	63,452,495	68,105,644			
Growth Rate, Base Revenue		8.1%	6.3%	5.8%	4.6%	8.6%	7.8%	8.2%	7.3%	7.1%		
Less: Sales & Use Taxes	(23,322,462)	(25,844,868)	(28,187,938)	(30,656,358)	(32,514,732)	(34,663,852)	(36,420,315)	(38,266,963)	(41,647,641)			
Growth Rate, Sales & Use Tax		10.8%	9.1%	8.8%	6.1%	6.6%	5.1%	5.1%	8.8%	7.5%		
Equals "Other" Revenue	16,103,749	16,782,859	17,105,146	17,263,128	17,586,291	19,732,669	22,230,589	25,185,532	26,458,003			
Growth Rate, Other Revenue		4.2%	1.9%	0.9%	1.9%	12.2%	12.7%	13.3%	5.1%	6.5%		

Rate of Growth for 2006
10.0%
45,812,405

Allowed Growth Rate History												Average Rates	
	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Local Growth Rate	10.20%	5.04%	6.75%	7.67%	4.37%	3.26%	4.06%	4.18%	5.85%	4.50%	4.69%	4.50%	5.42%
Inflation Component	4.20%	4.40%	4.30%	3.50%	3.30%	2.40%	2.90%	3.96%	4.68%	1.90%	1.10%	0.11%	3.06%
Total Allowed Growth	14.40%	9.44%	11.05%	11.17%	7.67%	5.66%	6.96%	8.14%	10.53%	6.40%	5.79%	4.61%	8.49%

"BLACK BOX" PROJECTIONS											
Allowed Growth Rate Projection											
	Projected Chng.	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Local Growth Rate	-5.00%	4.11%	3.90%	3.71%	3.52%	3.35%	3.18%	3.02%	2.87%	2.73%	2.59%
Inflation Component		2.09%	2.50%	2.75%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Total Allowed Growth		6.20%	6.40%	6.46%	6.52%	6.35%	6.18%	6.02%	5.87%	5.73%	5.59%

Base Revenue											
	Projection Rate	2006-PROJ	2007	2008	2009	2010	2011	2012	2013	2014	2015
"Other" Revenue	5.5%	27,191,713	28,687,257	30,265,056	31,929,634	33,685,764	35,538,481	37,493,098	39,555,218	41,730,755	44,025,947
Sales & Use Taxes	6.5%	45,812,405	48,790,211	51,961,575	55,339,078	58,936,118	62,766,965	66,846,818	71,191,861	75,819,332	80,747,589
Base Revenue		73,004,118	77,477,469	82,226,631	87,268,712	92,621,882	98,305,447	104,339,916	110,747,079	117,550,087	124,773,535
Growth Rate		7.2%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%	6.1%
Less: Debt Service											
Matchett COP's		(285,390)	-	-	-	-	-	-	-	-	-
TIF (2003 Bonds, Revenue Proj. 2007-2012)		(809,463)	(1,280,500)	(1,331,720)	(1,384,989)	(1,440,388)	(1,498,004)	(1,557,924)	-	-	-
Dunn Note		(42,000)	(42,000)	-	-	-	-	-	-	-	-
Parkway Series 2004		(3,893,888)	(4,346,388)	(2,561,388)	(2,561,388)	(2,561,388)	(2,561,388)	(2,561,388)	(2,561,388)	(6,203,013)	(6,201,513)
Parkway Series # 2-Projected		-	(451,500)	(4,350,500)	(4,241,125)	(4,368,625)	(4,375,000)	(4,404,750)	(4,356,250)	-	-
Future Debt		-	-	-	-	(900,000)	(2,600,000)	(2,600,000)	(2,600,000)	(2,600,000)	(4,600,000)
Subtotal: Debt Service		(5,030,741)	(6,120,388)	(8,285,608)	(8,187,502)	(9,270,401)	(11,034,392)	(11,124,062)	(9,517,638)	(8,803,013)	(10,801,513)
Less: Prior Year's Refund - Cash Basis		-	(459,044)	-	-	-	-	-	-	-	-
"BLACK BOX" REVENUE		67,973,377	70,898,036	73,941,023	79,081,210	83,351,480	87,271,055	93,215,854	101,229,441	108,747,074	113,972,022
Growth Rate		7.6%	4.3%	4.3%	7.0%	5.4%	4.7%	6.8%	8.6%	7.4%	4.8%

TABOR MARGIN (REFUND)											
	2006-Actual	2007	2008	2009	2010	2011	2012	2013	2014	2015	
Revenue Limit:											
Lower of Prior Year Revenue or Limit	63,194,967	67,113,055	70,898,036	73,941,023	78,764,796	83,351,480	87,271,055	92,525,844	97,957,264	103,566,942	
Allowed Growth Rate	6.20%	6.40%	6.46%	6.52%	6.35%	6.18%	6.02%	5.87%	5.73%	5.59%	
Limit	67,113,055	71,411,311	75,477,536	78,764,796	83,764,487	88,502,802	92,525,844	97,957,264	103,566,942	109,356,671	

"BLACK BOX" MARGIN	\$ -	\$ 513,274	\$ 1,536,512	\$ -	\$ 413,006	\$ 1,231,747	\$ -	\$ -	\$ -	\$ -
"BLACK BOX" REFUND	\$ 860,322	\$ -	\$ -	\$ 316,414	\$ -	\$ -	\$ 690,010	\$ 3,272,177	\$ 5,180,132	\$ 4,615,352
Cumulative Refund	860,322	860,322	860,322	1,176,736	1,176,736	1,176,736	1,866,746	5,138,923	10,319,055	14,934,407

PROPERTY TAX PROJECTIONS											
	Coll. Year 2005-Actual	2006-Actual	2007	2008	2009	2010	2011	2012	2013	2014	2015
Assessed Value	529,459,970	637,918,800	637,918,800	730,735,985	763,180,663	874,223,450	913,038,971	1,045,886,141	1,092,323,486	1,251,256,553	1,306,812,344
Growth Rate		20.48%	4.44%	14.55%	4.44%	14.55%	4.44%	14.55%	4.44%	14.55%	4.44%
Assessment @ 8.000 Mills	\$ 4,235,680	\$ 5,103,350	\$ 5,103,350	\$ 5,845,888	\$ 6,105,445	\$ 6,993,788	\$ 7,304,312	\$ 8,367,089	\$ 8,738,588	\$ 10,010,052	\$ 10,454,499
Allowed Growth Rate	4.61%	6.20%	6.40%	6.46%	6.52%	6.35%	6.18%	6.02%	5.87%	5.73%	5.59%
Property Tax Limit	\$ 3,776,636	\$ 4,010,787	\$ 4,267,658	\$ 4,543,318	\$ 4,839,715	\$ 5,146,922	\$ 5,465,014	\$ 5,794,075	\$ 6,134,197	\$ 6,485,481	\$ 6,848,041
PROPERTY TAX MARGIN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROPERTY TAX REFUND	\$ 459,044	\$ 1,092,563	\$ 835,692	\$ 1,302,570	\$ 1,265,730	\$ 1,846,866	\$ 1,839,298	\$ 2,573,014	\$ 2,604,391	\$ 3,524,571	\$ 3,606,458
Cumulative Refund		1,092,563	1,928,256	3,230,826	4,496,556	6,343,422	8,182,720	10,755,734	13,360,125	16,884,696	20,491,154

TOTAL (REFUND)	2005-Actual	2006-Actual	2007	2008	2009	2010	2011	2012	2013	2014	2015
Cumulative Projected Refund	\$ 459,044	\$ 1,092,563	\$ 835,692	\$ 1,302,570	\$ 1,265,730	\$ 1,846,866	\$ 1,839,298	\$ 2,573,014	\$ 3,272,177	\$ 5,180,132	\$ 4,615,352
	\$ 1,092,563	\$ 1,928,256	\$ 3,230,826	\$ 4,496,556	\$ 6,343,422	\$ 8,182,720	\$ 10,755,734	\$ 14,027,911	\$ 19,208,043	\$ 23,823,395	

**Request from Botanical Gardens
CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
Subject		Assistance Request from the Botanical Gardens				
Meeting Date		02 October 2006				
Date Prepared		28 September 2006				
Author		David Varley, Interim City Manager				
Presenter Name		David Varley, Interim City Manager & Beth Campbell, President, Board of Directors, Botanical Gardens				
Report results back to Council		<input type="checkbox"/>	No	<input type="checkbox"/>	Yes	When
Citizen Presentation		<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	Name
<input checked="" type="checkbox"/>	Workshop	<input type="checkbox"/>	Formal Agenda		<input type="checkbox"/>	Consent
		<input type="checkbox"/>			<input type="checkbox"/>	Individual Consideration

Summary: The Board of Directors of the Western Colorado Botanical Gardens is asking the City for financial assistance to help with the daily operation of the Gardens.

Budget: The impact on the City's budget is contingent upon Council's decision regarding this request for assistance.

Action Requested/Recommendation: Review and discuss the request from the Botanical Gardens and make a decision regarding this request for financial assistance.

Attachments: Request and report from the Botanical Gardens.

Background Information: The Western Colorado Botanical Gardens Board of Directors met with the City Council at a workshop in January of this year. At this meeting they described their financial difficulties and asked for assistance from the City. It was decided that they would take certain actions to try and improve their financial situation and then report back to City Council on their progress later in the year. The Board of Directors has done this and they are now reporting back to City Council. In spite of these efforts, they are still having a very difficult time with their operating budget. They would like the City to step in and provide additional financial assistance to help with the operation of the Gardens. The information below is provided to help Council better understand the current situation with the Botanical Gardens and their request for assistance.

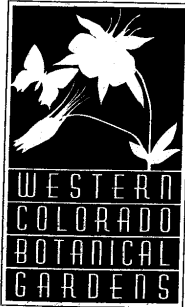
History

1. The Botanical Gardens are located on City property and they have a long term lease with the City at a nominal cost (≈\$1/year).
2. In 1997 the City and the Gardens jointly built the restroom (50%/50%). Part of this deal was that the restrooms would be open to the general public, not just paying visitors to the Gardens, and the Gardens would pay 30% of the monthly cleaning expense, which is currently \$140 per month. This 1997 agreement also required the Gardens to construct a parking lot and it states that the City shall operate and maintain the lot.
3. Between 2000 and 2003, the City Council contributed \$50,000 to the Botanical Gardens to help them with the construction of the Native Garden Environmental Education Center, including the cactus garden and the recirculation pond. During this same time the Botanical Gardens made improvements to the Native Garden site valued at \$204,461.

4. In April 2004, the Botanical Gardens told us they were concerned about their water bills which averaged about \$450 per month. At that time they were using drinking water for irrigation. The Gardens asked us to assist them in developing an irrigation system that could use water from the Colorado River and reduce their monthly bill. Over the next two years Public Works moved 10 Cubic Feet per Second (CFS) of City water rights on the Colorado River to the Botanical Gardens location and identified a number of alternatives for supplying this as irrigation water to the Gardens. In 2006, the City spent \$10,800 to install a new system that lets the Gardens use raw water from the Colorado River to irrigate their facility. This has dramatically reduced their monthly water bill.
5. In January 2006, the Botanical Gardens Board of Directors met with the City Council at a workshop to discuss the financial issues faced by the Gardens. At this meeting the Board presented a "Plan of Action" which detailed specific actions they were to take to help get their finances in better condition. The attached report from the Botanical Gardens lists the progress they have made in achieving their Plan of Action.
6. The Botanical Gardens is now meeting with City Council to report on their progress and ask for additional assistance to help them keep their doors open. The Gardens' request really boils down to a desire to have the City subsidize their operation in one way or another. The list below contains the specific requests of the Botanical Gardens. Each item is followed by response comments from City staff.

The Western Colorado Botanical Gardens requests the following for consideration by the City of Grand Junction:

1. *Relieve us of our utility bills including the City bathroom:* **Comments:** The Gardens currently pay 30% of the cleaning cost which is \$140 per month. Their Pro Forma Statement shows a line item for utilities of \$25,250.
2. *Put us under the Parks and Recreation Umbrella, possibly by extending Las Colonias Park west to include our property and Watson Island which would increase our visitorship and visibility while promoting south downtown revitalization:* **Comments:** This could mean as little as adding the Gardens to our Parks brochures and activity guides. However, it could also mean that the Gardens would become a division of the Parks Department. If this occurs then it is pretty much guaranteed that the City would subsidize the operations of the Gardens and this subsidy would almost certainly increase from year to year.
3. *Include our fundraisers in City publications/promotions:* **Comments:** On a small scale this could mean including their funding requests in City newsletters, brochures and other publications. On a larger scale, we would need clarification from the Botanical Gardens.
4. *Provide us with an Executive Director:* **Comments:** The City does not have a staff person with enough free time to take over the daily operations and fundraising activities of the Botanical Gardens. This would require that the City hire or pay for an Executive Director for the Gardens which would be a cash expenditure for the City.
5. *Request City Council participation on our Board of Directors:* **Comments:** City Council could decide to participate on the Board but the desire would be to increase communications and also financial and other assistance from the City.
6. *Flush the VorTechnix system bi-annually:* **Comments:** This is part of the irrigation system the City installed this year. A crew from the Persigo Sewer Plant could perform this job but they would probably charge close to \$1,000 each time. Other City departments, such as Parks, currently pay Persigo for similar maintenance.
7. *Provide signage on 5th Street, 7th Street and Struthers Avenue:* **Comments:** This could be accomplished by "in-kind" assistance from the City such as sign materials and a crew to install them.



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AUG 24 2006

August 22, 2006

City of Grand Junction
Attention: David Varley, Acting City Manager
Tim Moore, Public Works Manager
Mayor and City Council
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Varley, Mr. Moore, Mayor and Council Members:

Thank you David and Tim for meeting with Bob Suydam, Bennett Boeschstein and me today to discuss the on-going difficulties we are encountering at the Gardens.

In January of this year we presented you with a Plan of Action which enumerated specific actions we were prepared to undertake in an effort to turn things around. That plan is enclosed along with a list of steps we have taken in the last 8 months to implement those ideas. Also included is a page showing our Fundraiser Profitability, a statement of our current financial status as of 8/21/06 and a pro forma analysis of our annual deficit. Finally, I have included an appeal to the City suggesting ways the City might be able help in order to keep us from closing our doors.

We come to you as an extremely dedicated 13 member, very hard-working Board asking that you consider our appeal for the long term. The band-aid, stop-gap measures can no longer sustain us. Our bare bones staff works from paycheck to paycheck. We would like for you to seriously consider including the Gardens in the long-term plan for Las Colonias Park perhaps extending the park westward to encompass WCBG.

We would very much like to meet with Council and David Varley in the near future to discuss all of this. Thank you for all of your past and on-going support, and thanks for your consideration.

Best Regards,


Beth Campbell
President, Board of Directors

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(970) 245-3288 • FAX (970) 245-9001 • (970) 245-9030 GREENHOUSE
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WESTERN COLORADO BOTANICAL GARDENS

PLAN OF ACTION

JANUARY 30, 2006

- Assemble a group of community leaders from corporations, government entities, colleges, and businesses etc. to create a “think-tank” to meet with our board monthly for 1 or 2 months. We would seek from them, not funding, but their ideas, expertise and experience-driven suggestions, regarding making our Gardens fiscally stable.
- Concentrate on securing sufficient operational funding to hire an Executive Director whose skills and experience focus on fundraising, grant writing and promotional activities.
- Establish and maintain a collaborative relationship with western slope energy agencies.
- Establish and maintain a collaborative relationship with the Riverfront Commission for ongoing development.
- Initiate a valley-wide membership drive with incentives (with emphasis on corporate/business memberships.)
- Continue to write grants for projects, programs and operating funds to “grow the Gardens”.
- Seek local sponsors/underwriters for concerts and special events.
- Increase the number and sophistication of classes offered to children and adults.
- Expand our Young Naturalists Camp offerings.
- Expand the number and variety of concerts and special events we present in our amphitheater.
- Promote more extensively our facilities rental options.

**Western Colorado Botanical Gardens
Meeting with David Varley,
Acting City Manager
Grand Junction, CO
August 22, 2006**

The Western Colorado Botanical Gardens presented a "Plan of Action" to City Manager Kelly Arnold and City Council on January 30, 2006, proposing specific steps WCBG would initiate to try to turn its dismal financial situation around.

In the ensuing 8 months, WCBG has addressed the following items on that list:

- Two Board members are writing grants to raise funds to complete projects and to seek operational funding
- We have analyzed our fundraising profitability (8/06) and will eliminate and/or change projects with profitability of less than 50%
- One Board member has established a relationship with western slope energy agencies
- We have established a relationship and had several meetings with Jim Shanks with the Riverside Parkway
- We have kicked off our membership drive "2007 Members in 2007"
- We have approached Wells Fargo Bank, Bank of the West and will speak with 1st National Bank of the Rockies on 9/13 regarding sponsorships/support
- Our education committee has planned classes to be offered in October and November, with proposed classes to be offered late winter through early spring.
- Our Education Committee has solicited input from our Young Naturalist Camp instructor in order to improve and expand our day camp series for next summer
- We will expand the variety and notoriety of performers in our Summer Music at the Gardens concert series (and raise admission prices accordingly) as well as add a diversity of offerings, such as dance and comedy
- We continue to promote facilities rentals on KNZZ and KAFM spots

**Western Colorado Botanical Gardens
Fundraiser Profitability
August 2006**

<u>Event</u>	<u>Profitability (Approx.)</u>
Easter Egg Hunt	70%
No Show Snowball	95-97%
Concerts	15%
Young Naturalist Camp	20%
Classes	60%
Rentals	100%
Bloomin' Deals	50-60%
Garden Tour	98%
Annual Appeal	95%
Garden Art Auction	33%

Western Colorado Botanical Gardens
 Pro Forma Financials
 August 22, 2006

Revenues	Annual Amount	
Admissions	21,000	
Memberships	22,000	
Unrestricted Contributions	45,000	
Fundraisers	19,000	
Summer Concert Series	13,000	
Restricted Contributions	20,000	
Education Programs	1,145	
Other Income	3,047	
Gift Shop	28,750	
	<u>172,942</u>	
Expenses		
Gift Shop - Cost of Goods Sold	15,825	
Butterflies and plants	7,200	
Utilities	25,250	
Repairs & Maintenance	15,000	
Insurance	7,000	
Fundraising/Event Costs	9,500	
Summer Concert Series	8,600	
Education Programs	625	
Salaries & Benefits	165,525	*Note
Licenses/Permits/Professional Fees	7,875	
Interest Expense	9,200	
Supplies & Miscellaneous	6,100	
	<u>277,700</u>	
Annualized Net Income	<u>(104,758)</u>	

*Note: Salaries include current staff of one full-time and one part-time (30 Hours/week), and three part-time (8 hours/week) employees. In addition, we need to hire an Executive Director (estimate \$50K) a Groundskeeper (estimate \$30K), and part-time Volunteer Coordinator, Education Coordinator and Marketing coordinator (estimate \$25K for all three).

Western Colorado Botanical Gardens Summary of Financial Position

As of August 21, 2006

Cash on Hand: \$6,067.49

Phone Bill -	\$ 331
Internet Service -	30
Employee Health Insurance -	262
Payroll for period of 8/16 through 8/31 -	2,300
Butterflies -	310
Xcel Energy -	1,100
Concert on 9/13/06 -	200
Wells Fargo Loan Payment -	1,237.75
Payroll Taxes for August -	<u>985.02</u>

Bills that must be paid \$6,755.77

We are @ \$700 short in being able to pay current bills. This also shows that we do not have funds to pay payroll starting on 9/1/06.

What this does not take into consideration is projected cash in-flow. Dependent on the daily income from the gift shop and memberships, as well as concert income on 8/25/06, will determine if salaries can be paid beyond 9/1/06.

As of 8/21/06, the Gardens owes a total of \$22,235 in Accounts Payable. Of that amount, \$11,117 is past due with \$1,297 at 60 days or greater past due; \$3,995 at 30 to 59 days past due; and the remainder, \$5,825 is aging at 1 to 29 days past due.

In addition, the Gardens currently has a Loan payable with Wells Fargo bank at approximately \$109,000. This payment is due on the 20th of each month and is \$1,237.75.

APPEAL TO THE CITY OF GRAND JUNCTION FOR CONSIDERATION
August 2006

We (WCBG) request the following for consideration by the City of Grand Junction:

- Relieve us of our utility bills, including the city bathroom
- Put us under the Parks and Recreation umbrella, possibly by extending Las Colonias Park west to include our property and Watson Island which would increase our visitorship and visibility while promoting south downtown revitalization
- Include our fundraisers in City publications/promotions
- Provide us with an Executive Director
- Request City Council participation on our Board of Directors
- Flush the VorTechnix system bi-annually
- Provide signage on 5th Street, 7th Street and Struthers Avenue

Possible Scenarios at this point in time:

- Close the Gardens seasonally
- Lay off paid staff and operate with volunteers
- Continue to operate as we have been with mounting unpaid bills and juggling which are paid week to week – waiting for the next incoming check
- Close the Gardens permanently

