

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP AGENDA**

**MONDAY, JANUARY 15, 2007, 7:00 PM  
CITY HALL AUDITORIUM, 250 N. 5<sup>TH</sup> STREET**

**MAYOR'S INTRODUCTION AND WELCOME**

- 7:00 **COUNCILMEMBER REPORTS**
- 7:15 **CITY MANAGER'S REPORT**
- 7:20 **REVIEW OF FUTURE WORKSHOP AGENDAS** [Attach W-1](#)
- 7:25 **REVIEW WEDNESDAY COUNCIL AGENDA**
- 7:30 **APPOINTMENTS TO BOARDS AND COMMISSIONS:** The City Clerk will update the City Council on the status of the current vacancies. [Attach W-2](#)
- 7:35 **GRAND VALLEY TRANSIT - LONG TERM FUNDING ALTERNATIVES:** Council will discuss the current and long term funding options for the Grand Valley Transit (GVT) system. [Attach W-3](#)
- 8:05 **GRAND JUNCTION ECONOMIC PARTNERSHIP REQUEST:** An infrastructure grant request in the amount of \$300,000 will be presented by the Grand Junction Economic Partnership for a business that intends to relocate to a new location in Bookcliff Technology Park. [Attach W-4](#)
- 8:25 **WESTERN COLORADO BOTANICAL GARDENS:** City staff will present additional options for assistance to the Botanical Gardens. [Attach W-5](#)

**ADJOURN**

**Attach W-1**

Future Workshop Agendas

# **FUTURE CITY COUNCIL WORKSHOP AGENDAS**

(10 January 2007)

## FEBRUARY 2007

↪ **FEBRUARY 5, MONDAY 11:30 AM: TWO RIVERS CONVENTION CENTER**

11:30 ANNUAL MEETING WITH DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

↪ **FEBRUARY 5, MONDAY 7:00PM City Hall Auditorium**

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

7:25 CITY MANAGER'S REPORT

7:30 COMPREHENSIVE PLAN: Discuss the proposal and scope of work for the City's comprehensive plan which will begin in 2007.

8:05 UPDATE ON GENESIS COMMUNITY DEVELOPMENT PLAN:

? **FEBRUARY 12, MONDAY 1:00-5:00 p.m. Two Rivers Convention Center**

1:00 STRATEGIC PLAN MEETING WITH CONSULTANTS

? **TUESDAY 13, TUESDAY 8:30 a.m.-1:00 p.m. Two Rivers Convention Center**

1:00 STRATEGIC PLAN MEETING WITH CONSULTANTS

☺ **FEBRUARY 15, THURSDAY 11: 30 a.m. Two Rivers Convention Center**

11:30 ANNUAL APPRECIATION LUNCH FOR VOLUNTEER BOARD AND COMMISSION MEMBERS

↪ **FEBRUARY 19, MONDAY 11:30 AM TWO RIVERS CONVENTION CENTER**

11:30 ANNUAL MEETING WITH THE PARKS & RECREATION ADVISORY BOARD??  
Canceled for Presidents' Day Holiday: Moved to 19 March 2007

↪ **FEBRUARY 19, MONDAY 7:00 PM City Hall Auditorium**

Canceled for Presidents' Day

## MARCH 2007

↳ **MARCH 5, MONDAY 11:30 AM: 515 28 ¼ ROAD (CO West Mental Health Building)**  
11:30 COLORADO WEST MENTAL HEALTH: Facility Tour and Programs Update

↳ **MARCH 5, MONDAY 7:00PM 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 PROPOSED POLICE DEPARTMENT SERVICE DELIVERY CHANGES FOR 2007

↳ **MARCH 19, MONDAY 11:30 AM: RIVERS CONVENTION CENTER**

11:30 ANNUAL MEETING WITH THE PARKS & RECREATION ADVISORY BOARD

↳ **MARCH 19, MONDAY 7:00 PM City Hall Auditorium**

7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA AND FUTURE WORKSHOP AGENDAS  
7:25 CITY MANAGER'S REPORT  
7:30 UPDATE ON LAS COLONIAS PARK MASTER PLAN  
8:10 DEPARTMENT PRESENTATION: The *Geographic Information System* \_\_\_\_\_  
Administrative Services Division will present and discuss the City's Geographical Information System (GIS).

### ↻ BIN LIST ↻

1. DEPARTMENT OF HUMAN SERVICES AT THE REGIONAL CENTER: Update on their activities. (Contact is Director Christian Mueller, 255-5711).
2. ► MOAB PROJECT SUPPLIER ALLIANCE (MPSA): Promotes businesses in Western Colorado and Eastern Utah that desire to support the DOE's Moab Reclamation Project. (Wait until DOE contractor is known).
3. DISCUSS INFILL/REDEVELOPMENT PROGRAM:
4. UPDATE ON STATE RIVER BASIN ROUNDTABLE
  1. Administrative Services? (GIS) *Geographic Information System* \_\_\_\_\_

**Attach W-2**

Upcoming Appointment to Boards and Commissions

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>		Upcoming Appointments to Boards & Commissions – Historic Preservation Board and the Commission on Arts and Culture				
<b>Meeting Date</b>		January 15, 2007				
<b>Date Prepared</b>		December 19, 2011			<b>File # NA</b>	
<b>Author</b>		Stephanie Tuin		<b>City Clerk</b>		
<b>Presenter Name</b>		Stephanie Tuin		<b>City Clerk</b>		
<b>Report results back to Council</b>		X	No		Yes	When
<b>Citizen Presentation</b>			Yes	X	No	Name
X	Workshop		Formal Agenda			Consent
						Individual Consideration

**Summary:** The application deadlines have passed for the Historic Preservation Board (HPB) and the Commission on Arts and Culture. Applications for the HPB will be distributed for review. Vacancies for the Arts Commission will be readvertised due to low response.

**Budget:** NA

**Action Requested/Recommendation:** Since appointments for the Historic Preservation Board are based on the applications submitted, the applications are being distributed under separate cover. Please make your recommendation for appointments to the City Clerk by Monday, January 29<sup>th</sup>.

**Attachments:** None

**Background Information:**

**Historic Preservation Board**

The Historic Preservation Board has three seats expiring. Two incumbents are eligible for reappointment but only one is interested in reappointment, the chair Zeb Miracle. Four new applications have been received. Of the three open positions, at least two persons with expertise are needed in order to comply with the HPB bylaws.

**Commission on Arts and Culture**

There are three terms expiring, with only one eligible for reappointment. She has applied for reappointment. Only one other application was received so the vacancies will be readvertised and Staff will bring this back to Council in late February.

**Attach W-3**  
Grand Valley Transit Funding

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Grand Valley Transit (GVT) - Long Term Funding					
<b>Meeting Date</b>	January 15, 2007					
<b>Date Prepared</b>	December 22, 2006				<b>File #</b>	
<b>Author</b>	Tim Moore			<b>Assistant Public Works &amp; Utilities Director</b>		
<b>Presenter Name</b>	Mark Relph Tim Moore			<b>Public Works &amp; Utilities Director Assistant Public Works &amp; Utilities Director</b>		
<b>Report results back to Council</b>	X	No		Yes	<b>When</b>	
<b>Citizen Presentation</b>		Yes	X	No	<b>Name</b>	
X	<b>Workshop</b>		<b>Formal Agenda</b>		<b>Consent</b>	<b>Individual Consideration</b>

**Summary:**

Council will discuss the current and long term funding options for the Grand Valley Transit (GVT) system. The Grand Valley Regional Transportation Committee (GVRTC) will be scheduling time in January to continue the discussion of how to fund Grand Valley Transit (GVT) for the long term (beyond 2009). Council's discussion and direction related to this issue would be timely in anticipation of these future funding discussions by the GVRTC. Ultimately, GVRTC desires to draft a Resolution outlining their preferred approach to the long term funding of GVT.

**Budget:**

The ongoing operating, capital and maintenance costs of GVT are currently funded by the IGA partners' general fund as a match to the federal grants, revenue from fares, revenue from advertising and contributions from business partners (Mesa State College, St. Mary's Hospital, etc.). Identification and adoption of alternative funding sources include, but are not limited to, a Regional Transportation Authority (RTA) that could have the ability to collect a separate tax dedicated to fund the capital and operating needs of GVT and any other viable transportation network needs. Such a dedicated funding source could provide some relieve the City's General Fund.

**Action Requested/Recommendation:**

Discussion of proposed alternatives and provide direction to Councilmember Beckstein for future discussions with the Grand Valley Regional Transportation Committee.

**Attachments:** None

**Background Information:**

Currently GVT receives funding from the area government entities including Mesa County, Grand Junction, Fruita and Palisade and matches those funds with Federal Transit Authority funds to provide the majority of the funding necessary to operate the system. This is the second multi-year funding agreement that has provided local funds to the GVT system since its inception.

The 2007 GVT Operating Revenues are as follows:

<u>Source</u>	<u>Amount</u>
IGA	\$1,084,778
FTA	\$1,166,858
Fares	\$ 200,000
Mesa State	\$ 50,000
Advertising	\$ 25,000
<b>TOTAL</b>	<b>\$ 2,526,636</b>

Grand Junction, along with the other local entities has approved an Intergovernmental Agreement (IGA) that outlines each agencies share of the local funding portion of the GVT budget through 2009. The local match for each entity is as follows:

<b>Local Match</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Mesa County (65%)	\$808,768	\$841,118	\$874,763	\$909,754
Grand Junction (30%)	\$373,277	\$388,208	\$403,736	\$419,885
Fruita (3%)	\$ 37,328	\$ 38,821	\$ 40,374	\$ 41,989
Palisade (2%)	\$ 24,885	\$ 25,881	\$ 26,916	\$ 27,993
<b>Total Contributions</b>	<b>\$1,244,258</b>	<b>\$1,294,028</b>	<b>\$1,345,789</b>	<b>\$1,399,621</b>

The issue of developing long term funding options for GVT was a topic at the GVRTC's annual retreat in January 2006. Leading up to the retreat the GVRTC spent several months reviewing local transit/transportation needs, successful initiatives in Colorado and available funding mechanisms. Several alternatives were identified and discussed at the meeting and the group agreed to have continued discussions. However, most (the representatives of Mesa County, Fruita and Palisade) expressed reluctance to pursue an additional tax and preferred the current approach.

At the November GVRTC meeting the group agreed to continue the discussion of alternative funding options and will have the issue on an agenda shortly after the first of the year.

The GVRTC will also be conducting an update to its current Transit Element (long-range transit plan) while completing the 2035 Regional Transportation Plan for our Transportation Planning Region. The transit planning effort will solidify a county-wide plan for how mass-transit should be provided in the future and how it can be funded.

**CITY OF GRAND JUNCTION**

CITY COUNCIL AGENDA						
<b>Subject</b>	Infrastructure Grant Request from Grand Junction Economic Partnership					
<b>Meeting Date</b>	January 15, 2007					
<b>Date Prepared</b>	January 10, 2007				<b>File #</b>	
<b>Author</b>	Sheryl Trent		Interim Community Development Director			
<b>Presenter Name</b>	Sheryl Trent		Interim Community Development Director			
<b>Report results back to Council</b>	x	<b>No</b>		<b>Yes</b>	<b>When</b>	
<b>Citizen Presentation</b>	x	<b>Yes</b>		<b>No</b>	<b>Name</b>	Ann Driggers, President and CEO, Grand Junction Economic Partnership
x	<b>Workshop</b>		<b>Formal Agenda</b>		<b>Consent</b>	<b>Individual Consideration</b>

**Summary:** An infrastructure grant request in the amount of \$300,000 will be presented by the Grand Junction Economic Partnership for a business that intends to relocate to a new location in Bookcliff Technology Park here in the City of Grand Junction. The monies will be used to provide necessary infrastructure such as sewer, water and road improvements to make the site developable.

**Budget:** The Grand Junction Economic Partnership is requesting \$300,000 from the City of Grand Junction as a part of an overall funding partnership that will total \$900,000.

**Action Requested/Recommendation:** That the City Council consider the request to fund the infrastructure grant in the amount of \$300,000 and place the item on the January 17<sup>th</sup> agenda for formal approval.

**Attachments:** Letter from Grand Junction Economic Partnership  
Project Summary for Leitner Poma

**Background Information:** This is a project which the Grand Junction Economic Partnership, the City of Grand Junction, Mesa County, and IDI have been reviewing for many months. The total funding amount for infrastructure will be \$900,000, with the Colorado Economic Development Commission funding \$300,000, the City of Grand Junction funding \$300,000, and Mesa County funding the remaining \$300,000.

Additional information will be presented at the meeting.



Mayor Doody and Council Members  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

January 9, 2007

Dear Mayor Doody and Council Members,

Over the past year the Grand Junction Economic Partnership (GJEP) has been working with Leitner-Poma of America, Inc (LPOA) to expand their US operations here in Grand Junction. As you know LPOA is an existing business which has been operating in our community for a number of years from a facility in Foresight Park. The company has significant expansion plans and is now looking for a new location with a larger facility for the manufacture of cable transportation systems and snowcat groomers, in which the company is a world leader.

To ensure that the company remains in the Grand Junction area and carries out its expansion plans in our community, GJEP and IDI has proposed to LPOA, a site in IDI's Bookcliff Tech Park. In order for LPOA to occupy the site, infrastructure must be placed in the Park. Working in partnership with IDI, GJEP has therefore agreed to seek a cash incentive for the LPOA project that would be used entirely for the placement of infrastructure to the site. The total incentive needed for the project is \$900,000 of which the request to the City of Grand Junction is \$300,000. In return GJEP will secure the incentive through an agreement with LPOA to retain its existing 75 jobs in our community and add an additional 100 new jobs. Details on the incentive request are:

- The amount requested is \$300,000.
- The cash grant will be used only for the placement of infrastructure to the site in Bookcliff Technology Park and will need to be provided 'upfront' in order for the infrastructure to be placed.
- The cash grant will be secured in an incentive agreement to be made between LPOA and GJEP, and will be tied to 100 net new jobs to be created, which will pay significantly higher than the Mesa County average wage.
- Partners: The State of Colorado Economic Development Commission has already approved a \$300,000 incentive for the project. A request for \$300,000 for the project will also be made to Mesa County. IDI has agreed to provide the site in Bookcliff Tech Park.

Based upon economic impact modeling, the total economic impact of this project is estimated to be almost \$62 million to the City of Grand Junction economy in the first five years and \$107 million to the Mesa County economy. The model also estimates that a \$300,000 grant from the City of Grand Junction will:

- Create over \$1.5 million in new public revenue to the City over a five year period.
- Have a payback period of 0.04 years to the City.
- Generate a Return on Investment (ROI) in total economic benefits of \$34.82 for each dollar invested by the City over the first five years of the project.

In addition to the significant economic impact of this project, the benefits to our local economy and community are numerous. Retaining and creating quality primary jobs is critical to ensuring we have a strong and diverse economy for the future. As a leader in their industry LPOA will help brand the Grand Junction area, and Colorado, as the center of the ski-lift and other cable-based transportation industry.



Due to the significant benefits of this project, the Grand Junction Economic Partnership Board of Directors believes the cash grant to LPOA merits your approval. Given this, we request your consideration and approval of our request.

Thank you for your strong support of economic development in our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ann Driggers".

Ann Driggers  
President

cc. John Hopkins, Chair, GJEP Prospect Committee  
Rick Taggart, Chair, GJEP Board of Directors

**Leitner-Poma of America (LPOA)  
Project Summary - January 2007**

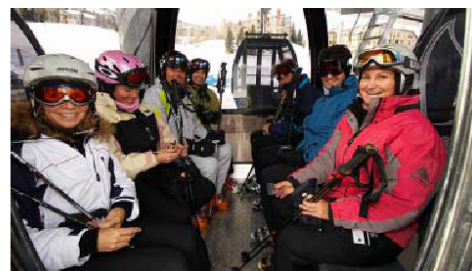


**Company Facts**

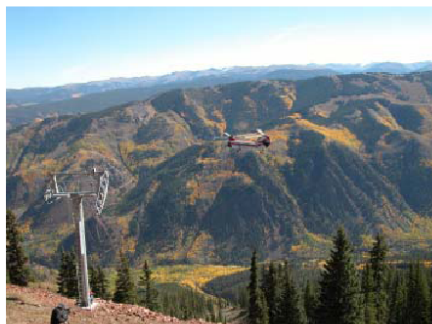
- World leader in cable transportation systems, including ski lifts, fixed and detachable chairlifts, gondolas, aerial tramways, skyrides and urban transportation systems.
- Experiencing significant growth, with a nearly 150% increase in sales from 2003 to 2006. 90% of LPOA's sales are outside Colorado, 20% of which are international. Approximately 90% of LPOA's sales are generated from the Grand Junction facility.
- The relocation of Prinoth, LLC, a Canadian company that is a leading manufacturer of snow cat groomers, to Grand Junction is an element of LPOA's expansion plans. This consolidation further highlights the degree to which Colorado is the focus of LPOA's future. This move will help brand the Grand Junction area and Colorado as the center of the ski lift and other cable-based human transportation industry.

**Economic Impacts – Years 1-5**

- 100 net new jobs paying an average of \$43,680; \$32 million estimated new payroll
- New 100,000 sq. ft. facility located in Bookcliff Tech Park
- New capital investment of \$12.3 million
- Estimated direct and indirect economic benefits
  - City of Grand Junction - \$62 million
  - Mesa County - \$107 million
  - State of Colorado - \$175 million



Skiers enjoy the new Elk Camp gondola at Snowmass.



Chinook helicopter places Deep Temerity lift tower in Aspen Highlands.

**Community Partners and Funding Requests**

- **Facilitator:** Grand Junction Economic Partnership
- **Land:** Industrial Development Incorporated (IDI, also known as Colorado West Improvements) is partnering in the project, providing the developed land at no cost – a total value of an estimated \$3.1 million.
- **Infrastructure Funding Requests:**
  - City of Grand Junction \$300,000
  - Mesa County \$300,000
  - Colorado Economic Development Commission \$300,000

**Attach W-5**

Western Colorado Botanical Gardens

**To: David Varley, City Manager**

**From: Joe Stevens, Director of Parks and Recreation**

**Date: January 10, 2007**

**Subject: Western Colorado Botanical Gardens**

At the December 18, 2006 City Council Workshop, the City Council considered alternatives for assisting the Western Colorado Botanical Gardens and directed the City Manager to develop additional options and report back to Council in January. The following alternatives and findings are presented for consideration:

**Option # 1. Purchase property currently owned by the Botanical Gardens and credit the value to the Botanical Gardens.**

Finding: The Botanical Gardens shared a promissory note secured by property at 641 Struthers. There appears to be little, if any, value in the property because it is encumbered as security for the Botanical Gardens \$109,000 loan. The City could pay off the debt and the Western Colorado Gardens could transfer ownership of the land to the City. Improvements would stay with the Botanical Gardens. The Gardens would continue to be responsible for operations.

**Option # 2. Enter into a five (5) year agreement with the Botanical Gardens.**

Finding: The Western Colorado Botanical Garden's Board reaffirmed this alternative as their preferred option. While it will not address the Board's stated need for a full-time executive director, it will, provided the City agrees to contribute \$35,000/year during the term of the agreement, allow the Botanical Gardens to meet outstanding fiscal obligations, keep the doors open, and provide a service to our community. Botanical Gardens representatives again reinforced concerns about accessibility during parkway construction.

**Option # 3. Provide In-Kind Services.**

Finding: The City could agree to assist in advertising and recruiting members to serve on the Botanical Gardens Board of Directors, assist with advertising through the City's web site and Parks and Recreation Department seasonal activity guides. The City could also agree to check and make recommendations on grounds maintenance, mechanical systems, and programs. While the Botanical Gardens would welcome City assistance, they have indicated that the volunteer board and an extremely hard working group of volunteers are well versed in how to operate Botanical Gardens and raise capital funds. The one area that they do need help is raising money for operations.

**Option # 4. Provide In-Kind Services and Agree to Cover the Cost of Limited City Services.**

Finding: In addition to providing in-kind services as listed in alternative #3, the City would agree to assume the cost of cleaning and routine maintenance of the Botanical Gardens share of the restrooms (currently \$1,800/yr.) and water, sewer and trash ( est., \$4,500/yr.) or a total not to exceed \$7,000/yr.

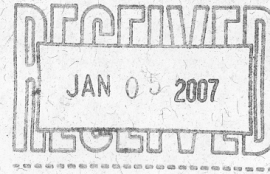
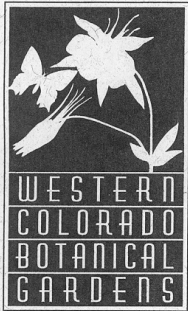
**Option # 5. Provide In-Kind Services, Programming and Activities at the Botanical Gardens.**

Finding: In addition to providing in-kind services as listed in alternative #3, the City could work with the Botanical Gardens and provide food and concessions services, through Two Rivers Convention Center at and upon the request of the Gardens. The City could agree to remit 20% of all gross sales at selected events to the Gardens. The City's Recreation Division could also work with the Gardens in hosting events, at the gardens, with one goal being to generate revenue for the Gardens and be revenue neutral for the City. Both the City and Botanical Gardens might benefit from increased exposure through a series of special events/activities.

**Summary**

As with the December 5, 2006 memorandum, any of these alternatives may be amended and would be of some assistance to the Western Colorado Botanical Gardens. Their difficulty is that unless someone comes to their assistance the projected shortfall of \$56,000 in 2006 will grow to \$107,000 in 2007 according to budgetary information supplied by their Board of Directors.

Alternative #2 may be the least cumbersome to the City while giving the Gardens a chance. This option holds the Botanical Gardens accountable for their success or failure and addresses some of the tenants contained in the City's Strategic Plan which includes taking greater advantage of our riverfront, trails, parks and open space. While the use may be unique, at \$35,000 year, it is perhaps a bargain compared to what it could cost the City to redevelop this site and perhaps, in some small manner, is reflective of small town character and a "can do" attitude.



January 4, 2007

City of Grand Junction  
Attn: David Varley, City Council  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

Dear David and Council members:

In the two weeks that have passed since our workshop session, we have reviewed our position on the three alternatives offered. As a result, we propose a hybrid to Alternative #2 that we believe accomplishes the desired end result of both the City and WCBG.

- City purchase of the land owned by WCBG at market value (\$216K) – see attachment of recent comparable sales in the immediate area of WCBG
- City covers for 5 years only: gas, electric, water, sewer, trash (approximately \$25,000 annually) and cleaning of the City's on-site bathrooms ( \$1,680 annually)
- City provides repair and maintenance for WCBG for 5 years only to include upgrading aging systems, implementation of energy saving solutions and systems, and flushing of Vortechinics system

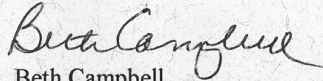
WCBG will provide an annual report to the City, detailing all in-kind labor and donations including, but not limited to, energy conservation and cost saving measures implemented, programming efforts with successes and ones that did not live up to expectations, participation levels and voluntary assistance. Additionally, WCBG will provide an annual report on memberships, gardens and exhibits, special events, partnerships, revenue generators, fund balances and a ten-year capital improvement plan including funding to initiate the plan.

641 STRUTHERS AVENUE, GRAND JUNCTION, CO 81501  
(970) 245-3288 • FAX (970) 245-9001 • (970) 245-9030 GREENHOUSE  
email: info@wcbotanic.org • www.wcbotanic.org

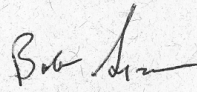
During the term of the agreement and beyond, WCBG will be responsible for all operations: personnel, office and retail space, special events, fund raisers, grant writing, workshops and classes, volunteers, accounting, marketing and grounds.

As you are well aware, the financial condition of WCBG is a current on-going project that needs early resolution. Please consider our alternative and let's get together to formulate a final working agreement as soon as time allows.

Best Regards,



Beth Campbell  
President, Board of Directors



Bob Suydam  
Vice President, Board of Directors

### Western Colorado Botanical Gardens

	Property Square Footage	acreage	sale price	sold date	Price per Acre	Cost of WCBG Land
2945-233-00-998	13,680	0.32				
2945-232-03-018	41,365	0.96	\$ 650,000	Jan-07	\$ 677,083.33	\$ 216,666.67
2945-234-00-930	11,761	0.27	\$ 145,000	1/13/2006	\$ 537,037.04	
2945-231-17-949	14,810	0.34	\$ 125,000	1/13/2006	\$ 367,647.06	
2945-234-11-941	18,731	0.44	\$ 72,900	7/28/2005	\$ 165,681.82	