

CITY OF GRAND JUNCTION
CAPITAL IMPROVEMENT COMMITTEE MEETING
Thursday, December 20, 1990
2:00 PM

Members Present: Conner Shepherd, Earl Payne, Paul Nelson

1. Foresight Park Street Improvements

Several members of the Foresight Park Tenants Association were present to request improvements to their street system. The committee once again reviewed alternatives including a two year optional phase in alternative to the improvements. Dan Newton, City Engineer led the discussion and presentation of alternatives. The tenants seemed to disagree on alternatives, including the need for additional parking. Also what interest adjacent property owners might have in accepting property; and green way maintenance responsibilities needs to be pursued and clarified. The City Manager stated that he believed that the City Council would give serious consideration to a phase-in proposal if all could agree and the dollar amount for approximately one half in 1991 was no more than \$300,000. Improvements for \$600,000 are currently slated in 1994 on the ten year C.I.P. Engineering and tenants are to get back to the committee.

2. Tiara Rado Land Exchange

Two local developers made a presentation regarding their planned single family development adjacent to the Tiara Rado golf course. The small land exchange being proposed is rather minor and would benefit both parties. Council members expressed their appreciation and continued interest in providing input to this development plan to reduce or eliminate future liability problems along the golf course; and of course the City encouraged them to build their development to City standards. The committee recommended that the developer be required to share in any additional costs incurred by the City. Another important issue to the developer is the potential future location of our maintenance shed. It was agreed that the City would look at optional locations and construction methods and also establish a more formal neighborhood review process for City facilities, similar to special use permits.

3. 7th Street Reconstruction

Banner and Associates presented several design alternatives along this very important street from Struthers to Pitkin Avenues. The council has always felt that this street would be the logical access point to and from the Riverfront development area. It was agreed that we would discuss the project with and get input from effected property owners along 7th Street. It was also agreed to apply for a CDBG Grant for a portion a+ the Street redevelopment as soon as possible.

4. Valley Federal

The City staff and Council next discussed the possibility of selling off all or a portion of the Valley Federal Building to a developer who had expressed their preliminary interest. Staff was directed to continue open discussion with this developer and other persons interested in the building and to keep City Council advised.

cc: The Honorable Mayor and City Council
Mark Achen, City Manager
Dan Wilson, City Attorney
Jody Kole, Assistant to the City Manager
Department Directors
Barbara Creasman