

**GRAND JUNCTION
CITY COUNCIL WORKSHOP**

June 4 2001

The City Council of the City of Grand Junction, Colorado, met on Monday, June 4, 2001 at 7:05 in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Reford Theobald, Janet Terry, and President of the Council Cindy Enos-Martinez.

Summaries and action on the following topics:

1. **MESA COUNTY ECONOMIC DEVELOPMENT COUNCIL:** MCEDC will request an extension to a performance incentive agreement. Steve Ausmus was present along with Dennis Swenson, the CEO of StarTek, Inc. Obligation to employee 200 employees by August , 2001, separate from the operations center on S. 7th. Salary requirement being met but will not meet the employee number by August, 2001. He ia asking for an extension. The MCEDC has granted a one year extension and requests Council's concurrence.

Action Summary: Council added this item to the regular agenda, being placed first on individual consideration

2. **CDBG CONSOLIDATED PLAN:** Council will discuss the City's priorities that are outlined in this plan. Dave Varley reviewed the work on this project that has been done so far. He reviewed the committee's request for a reprioritization of the CDBG funds.

Action Summary: Council direction to amend the plan included removing the numbers that indicated priorities and to add a philosophical statement that the funds would be used only to fund the four items for low income households.

3. **MAJOR STREET PLAN AT 28 ROAD AND CORTLAND:** Mark Relph will discuss this part of the plan and address any questions. Mr. Relph presented an option that would reduce the need for Cortland Avenue to be a collector. If the street is reduced to a residential street, then the right-of-way would be 52 feet, allowing the existing homes to stay conforming. (24 feet from the roadway). The plan would depend on 29 Road connecting to the interstate via an interchange. Adding bike lanes then the width reduction would be a problem.

Action Summary: Council directed staff to amend the Major Street Plan to eliminate the problem of the street installation making the house non-conforming. The property owner asked for Council to consider purchasing the right-of-way. Council deferred that discussion until they could discuss property acquisition in executive session.

4. **ELECTED OFFICIALS' LIABILITY AND RISK MANAGEMENT:** Risk Manager Dave Roper will present a video on liability and discuss the City's risk management program.

Action Summary: The City Council appreciated the information that was presented.

5. **GEOGRAPHICAL INFORMATION SYSTEM (GIS):** Terry Brown will review the City's GIS program and demonstrate its use.

Action Summary: City Council applauded Terry Brown's efforts and foresight in getting this information up and running.

FUTURE CC WORKSHOP AGENDAS

JUNE 18, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 8:05 TRCC OPERATIONS & MANAGEMENT

JULY 9, MONDAY 7:00 PM:

- 7:00 COUNCIL REPORTS, REVIEW WEDNESDAY AGENDA & REVIEW FUTURE WORKSHOP AGENDAS
- 7:25 CITY MANAGER'S REPORT
- 7:30 VISION COMMITTEE UPDATE
- 8:15 WATER PRESENTATION BY JIM LOCHHEAD

JULY 16, MONDAY 7:00 PM:

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

JULY 30, MONDAY 7:00 PM:

SPECIAL JOINT WORKSHOP WITH THE PLANNING COMMISSION FOR THE ONE YEAR REVIEW OF THE ZONING & DEVELOPMENT CODE

AUGUST 13, MONDAY 7:00 PM:

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

FUTURE WORKSHOP ITEMS

1. DDA: PARKING June 18 or July 16
2. BOTANICAL SOCIETY MASTER PLAN
3. DARE & SCHOOL RESOURCE PROGRAMS
4. HAZARDOUS DEVICE TEAM
5. FORESTRY OPERATIONS
6. PARKS/SCHOOLS COOPERATIVE AGREEMENTS
7. MUNICIPAL COURT OPERATIONS: August
8. ISYS RECORDS MANAGEMENT SYSTEM:
9. LIQUOR LICENSING PROCEDURES
10. TOUR OF NATURAL GAS FACILITIES: (After GMS overview)
11. SOLID WASTE COLLECTION IN NEWLY ANNEXED AREAS
12. CRIME LAB
13. HAZMAT
14. GOLF OPERATIONS
15. CODE ENFORCEMENT OPERATIONS

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**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

CITY COUNCIL			
Subject:	CDBG CONSOLIDATED PLAN PRIORITIES		
Meeting Date:	June 4, 2001		
Date Prepared:	May 30, 2001		
Author:	David Varley		
Presenter Name:	David Varley		
X	Workshop		Formal Agenda

Subject: Consolidated Plan priorities for the allocation of Community Development Block Grant funds received by the City.

Summary: The City needs to adopt a new Consolidated Plan in order to continue receiving CDBG funds from the federal government. This Plan lists four priority areas for spending the CDBG funds the City receives on an annual basis. A committee that helped develop the new Consolidated Plan has asked that the four listed priorities be rearranged.

Background Information: The City’s proposed Consolidated Plan lists four priority areas for the use of CDBG funds. The first priority is for non-housing community development infrastructure needs. A local committee that helped develop the Consolidated Plan does not think this should be listed as the #1 priority in the City’s Plan. This committee sent a letter to the City Council that states “We encourage you to place your highest priority for investment of CDBG funds on projects that improve the living conditions of low income households in Grand Junction”. A copy of the committee’s letter and the priorities from the Plan are attached.

At the Wednesday, June 6, City Council meeting the Council will be asked to adopt the five year Consolidated Plan. Council is being asked to decide how the City’s priorities for the use of CDBG funds should be presented in the Consolidated Plan.

Action Requested/Recommendation: Discussion and direction on the City’s priorities for the allocation of CDBG funds in the five year Consolidated Plan.

Placement on Agenda:		Consent		Indiv. Consideration	X	Workshop
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EXCERPT FROM THE FIVE YEAR CONSOLIDATED PLAN

Chapter 5, Pages 47-49

Background

The City of Grand Junction became an entitlement community, completed its first Five-Year Consolidated Plan, and received the first disbursement of CDBG funds in 1996. The 1996 Five-Year Consolidated Plan established the City's top four priorities for expenditure of CDBG funds as discussed below. These priorities will remain the same for the duration of the 2001 Five-Year Consolidated Plan.

Though the competition for CDBG funds has continually increased since program inception, the City has made an effort to balance disbursement of CDBG funds between the priorities of the City and the social needs of the community. It is the City's goal to continue the balanced use of CDBG funds between the four priority community concerns through the term of this Consolidated Plan.

Consolidated Plan Priorities for Allocation of CDBG Funds

Priority # 1: Need for Non-Housing Community Development

Infrastructure

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development.

The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair, improvements in City infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated, several of these needs are budgeted in the City's Capital Improvement Plan. Under the CDBG program this will continue to be the highest priority for the City of Grand Junction.

CDBG funds will be expended to make primarily public infrastructure improvements in low- to moderate-income residential areas within the City. Streets, curb, gutter and sidewalk maintenance and installation, drainage, water and flood protection system enhancements, and improvements in accessibility by the disabled are among the scheduled uses of these funds. It is in the provision of these services that the City feels it can most effectively meet the needs of its citizens.

Since Grand Junction began receiving CDBG entitlement funds in 1996, the City has disbursed CDBG funds to the following projects addressing this priority:

- \$330,000 to reconstruct South Avenue from 5th Street to 7th Street;
- \$151,855 to complete Elm Avenue sidewalk and drainage improvements between 15th Street and 28 Road;
- \$400,000 for drainage improvements in the Riverside neighborhood.

Priority # 2: Need for Affordable Housing

Affordable housing has received increasing attention in the Grand Junction community as the cost of real estate purchase and rental continues to increase more quickly than the increase of area wages. The City created and operates the Grand Junction Housing Authority to provide safe, well-maintained, affordable housing in Grand Junction. To achieve the objectives within this priority, the City has and will continue to support specific programs proposed by the Housing Authority and other appropriate housing development agencies. Recent examples of this support include a monetary contribution to the Housing Authority's Crystal Brook Housing development and the provision of Entitlement funds to help purchase the Lincoln Apartments. The City has also sponsored the Energy Office's application for CDBG funds through the State's Small Cities Program and approved its application for City entitlement funds.

Since Grand Junction began receiving CDBG funds in 1996, the City has funded the following projects addressing the need for affordable housing:

- \$80,000 to Habitat for Humanity to acquire four residential lots for construction of new homes;
- \$330,000 to Grand Junction Housing Authority to acquire 12 apartment units for use as low- to moderate-income housing; and
- \$55,000 to the Energy Office to rehabilitate 12 units for low- to moderate-income rental units.

Priority # 3: Needs of the Homeless

The City realizes that homelessness presents an increasing challenge in Grand Junction. The overall goal is to minimize the occurrence of homelessness, encourage the provision of essential services to those on the streets, and support the efforts of the homeless to resolve the issues that led to homelessness and permanently leave the streets.

Since Grand Junction began receiving CDBG entitlement funds in 1996, the City has funded the following projects addressing this priority:

- \$57,131 to Catholic Outreach Homeless Day Center to operate facility and services;
- \$205,000 to Grand Junction Housing Authority Community Homeless Shelter to acquire and/or construct a facility;
- \$130,000 to Catholic Outreach Homeless Day Center to acquire facility;
- \$50,000 to Salvation Army to operate Hope House Shelter (transitional housing) for women and children.

Priority # 4: Special-Needs Populations and Other Human Service Needs

There are numerous private organizations, government agencies, and private nonprofit organizations in Grand Junction which address the needs of special-needs populations.

The services rendered include treatment for alcohol/drug addiction; mental illness assessment and treatment; health care for the uninsured; and case management support for persons suffering from HIV/AIDS. Additional services include; food provision, day care, and other service programs meeting the unique needs of the elderly and frail elderly; programs meeting the needs of public housing residents, the youth and disabled. This service delivery network has very effectively and efficiently delivered essential services to these populations.

The most efficient method of continuing to meet these needs is for these existing organizations to continue providing these services while collaborating with others to fill gaps in the service continuum. The City's annual CDBG allocation of approximately \$500,000 falls short of meeting the total funding needs of this wide array of providers of housing and human services. However, CDBG funds have been used and will continue to be used to help supplement the costs of providing for unmet community needs.

Since Grand Junction began receiving CDBG entitlement funds in 1996, the City has funded the following projects towards this priority:

- \$90,000 to Marillac Clinic for Elevator, Handicap Accessible Bathroom and Exterior Stucco Construction;
- \$8,100 for City to complete Analysis of Impediments to Fair Housing Study;
- \$200,000 to Mesa Developmental Services for rehabilitation of group homes serving persons with disabilities;
- \$25,000 to Colorado West Mental Health Center to start up and operate a Transitional Living Center for adults between 18 and 21 years with mental health issues;
- \$104,000 to Head Start for classroom/family center addition and remodel to existing facility.

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