

# GRAND JUNCTION CITY COUNCIL WORKSHOP

July 15, 2002

The City Council of the City of Grand Junction, Colorado, met on Monday, July 15, 2002 at 7:10 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Janet Terry, Reford Theobald and President of the Council Cindy Enos-Martinez.

## Summaries and action on the following topics:

1. **DOWNTOWN DEVELOPMENT AUTHORITY/CITY OF GRAND JUNCTION MEMORANDUM OF UNDERSTANDING:** City Council and DDA discussed an MOU that defines the relationship between the two entities and outlines their respective responsibilities. Bruce Hill, DDA Chair, thanked the Council for all their support and supported the adoption of the proposed MOU. The crafting of the document clarified positions and is good timing with the new director coming on board. Harold Staf, new DDA Director, addressed the Council and echoed Mr. Hill's sentiments. City Manager Kelly Arnold referred Council to item 11 and said once the MOU is adopted, the drafting of agreements referred to will be documented, such as the things that Parks does downtown. Councilmember Kirtland expressed a desire not to create a paper mill, i.e., so the DDA Director is not spending an enormous amount of time documenting all these things. He also disagreed with the language of "roughly equivalent" being used to refer to the DDA's personnel policy. Councilmember Terry explained the evolution of the document. The DDA has the option to create their own personnel policy. Councilmember Terry added that because there is oversight by the City's Human Resources there need to be similarity between the two policies. City Attorney Wilson advised that other terminology can be used. In terms of the reporting, Councilmember Terry expressed that once the reports are defined that they will not be onerous to produce.

Councilmember Kirtland disagreed with 7 b, the annual letter that states that DDA employees are not City employees. Both Councilmember Terry and Theobald stated that it has been an issue and is underscored by the fact that the employees get a paycheck through the City's payroll.

**Action summary:** The City Council directed Staff to put the proposed MOU on the Wednesday agenda, under the Consent Calendar.

2. **STORM WATER COMMITTEE RESOLUTION:** City Council will discuss a resolution forming a valley-wide stormwater committee that was presented at a joint workshop June 24. Public Works Director Mark Relph summarized the request. First the new regulations coming into law will be addressed by Staff and the City will be in compliance. The next issue is the lack of infrastructure throughout the City for drainage. However, a tremendous effort on the part of Council has been made in recent years to budget funds to eliminate drainage problems like separation of the combined sewer and storm drainage. The third issue is the maintenance valley-wide and the overlap of the

various jurisdictions. A grant has been applied for to bring in a consultant to explore options for addressing various stormwater management and capital needs long-term. The steering committee being proposed is to help guide, along with the consultant, the development of a work plan for the future.

**Action summary:** Staff was directed to review the proposed list of appointees and ensure that the slots that were originally identified were filled. Staff was further directed to add the proposed Resolution creating a Stormwater Management Committee to the Consent Calendar on Wednesday's agenda.

3. **CITY-OWNED RANCH LAND:** City Council reviewed historical use of this land in order to provide direction on developing a policy on future use. Utilities Manager Greg Trainor reviewed the City's properties in the Kannah Creek area on the Grand Mesa and detailed the various water rights in the City's control. City Manager Arnold summarized that the purpose of the overview is to start a process whereby City Council could develop some guiding policies for these properties.

**Action summary:** Councilmember Spehar expressed that he does not feel a great pressure for any change in the current policy. He did question Staff bringing requests for conservation easements to Council when there is no net benefit to the City. Councilmember Terry said that is exactly why there needs to be a policy in place to help guide Staff when they are approached with these types of requests. Councilmember Spehar concurred and said it could be that such requests are not brought to Council unless there is some leverage item included. City Manager Arnold said the policy could include other things, like what uses are not allowed on these properties. Councilmember Terry said a definition of conservation easement should be included. Mr. Trainor said that in 1990 when the Sommerville Ranch was purchased, Staff was inundated by realtors and developers wanting to purchase the property. Once Council adopted a resolution stating that the property will not be sold, the inquiries stopped.

Councilmember Kirtland asked about the conversion for the water rights on Sommerville Ranch. City Attorney Wilson stated that the due diligence work is in process to have a consumptive use, albeit agricultural right now. Once enough of the agricultural use has been historic, then the conversion can begin. The objectors will be those in the Whitewater Creek basin, junior right holders but still would have to be made whole if the water was to be converted to municipal use. Mr. Trainor identified some of the conversions that have already taken place. Total consumption on the Sommerville Ranch is being documented. There are ways of moving up the City's junior rights on the priority list by trading rights and then abandoning those senior stock water rights for example.

Staff will be drafting some proposals for Council to consider regarding policies for these properties.

The meeting adjourned at 8:55 p.m.