

**GRAND JUNCTION
CITY COUNCIL WORKSHOP**

May 19, 2003

The City Council of the City of Grand Junction, Colorado met on Monday, May 19, 2003 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Bruce Hill, Dennis Kirtland, Bill McCurry, Gregg Palmer and President of the Council Jim Spehar. Absent was Councilmember Cindy Enos-Martinez.

Summaries and action on the following topics:

1. **STRATEGIC PLAN UPDATE:** City Manager Kelly Arnold directed Council's attention to there Strategic Plan update. He referred to the Shelter and Housing progress report and asked Council to consent to he and Councilmember Butler scheduling a meeting with the Housing Authority to review this Strategic Plan item

Council President Spehar noted that there have been a number of neighborhood meetings and there are more scheduled in the on the of June and those meeting should be included in the progress report. City Manger Arnold advised that the progress reports only include the specific action steps. Planning Manager Kathy Portner listed the areas and meeting dates.

Action summary: Council accepted the update.

2. **CANYON VIEW PARK EAST BID:** City Manager Arnold introduced this item. Meetings with the Parks Board have occurred previously and Council asked for the specifications to include a base bid and a number of alternatives so that Council could decide what alternatives to accept later. He reminded Council t what improvements are in the current Parks Improvement budget – Darla Jean and Paradise Hills Joe Stevens, Parks and Recreation Director, then reviewed the summary of the bids that were received on April 29th. He advised Council of a contribution form the late Armore Arcieri. He reviewed the priorities the Parks Board has identified in the Parks Master Plan and what improvements have already been made to Darla Jean and Paradise Hills parks.

Bernie Goss, Chairman of the Parks and Recreation Advisory Board, said the residents of Paradise Hills are not really in agreement as to what should be done in their park. Also, no work has been done toward the development of Darla Jean park so it is unlikely the work will be complete in 2003. Also because of the additional study being required by the State for the Riverside Parkway, work will need to be delayed at Las Colonias

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Park. He also spoke to the economy of mobilization and the need not to tear out any work installed at this time when they go in to complete later.

Councilmember Enos-Martinez entered the meeting at 7:59 p.m.

Tom Dixon, board member, City looking at Master Planning for Lincoln Park, if Canyon View complete allows for a more holistic view.

Councilmember Kirtland asked about the time for completion. Parks Planner Shawn Cooper said improvements will be complete in 2004.

Councilmember Hill inquired about the cost for building the additional area (Phase D) more parking and more tennis courts. City Manager Arnold responded that the estimate is the same as this phase, about \$1.5 million.

Bob Cron, board member, looking to finish the area that would make Canyon View look finished. The next phase will have to wait.

Council President summarized that the difference is whether to do four or six tennis courts. He asked about demand for more tennis courts. Mr. Stevens referred back to the Parks Master Plan that recommended the construction of a tennis complex that includes championship courts and a pro shop. He had made the statement that national tennis play is flat, as it golf. Council President Spehar asked if there is a demand, has there been complaints. Mr. Stevens said the need is for post-tension courts. Councilmember Kirtland asked if the schools will be able and will use these new courts. Mr. Stevens said there is no question of that. Currently soccer tournaments are drawing a lot of poepl to the valley. Tennis could do the same thing.

Lena Elliot, board member, in the summer time there is no place for adults to play during the day when the programs are going on in the summer. In the evenings, the leagues are filling the courts. The local need is there. Host two tournaments, one in May and one in October, and the number of players had to be limited. Seniors will especially be using the Canyon View.

Councilmember Enos-Martinez asked what it will cost to build the two additional courts later. Mr. Stevens said about \$18,000 more and some of the improvements going in would have to be destroyed. Council President Spehar clarified that more are planned for later anyway so those improvements will have to be torn up anyway. Mr. Stevens concurred.

Councilmember Palmer asked if alternative 2 actually moved Darla Jean and Paradise Hills to 2004. Mr. Stevens said that would be up to Council but there are no funds currently identified for those two projects in 2004.

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Council President Spehar asked for assurance that those two parks would be the highest priority after this phase of Canyon View. Bernie Goss confirmed this and added that the multipurpose fields will also house the football players that are currently going to Fruita. Those fields are being partially funded by an organization supporting football.

Councilmember Palmer supported getting the improvements done now. Councilmember Enos-Martinez concurred. McCurry, Butler and Hill supported Alternative #2. but did not approve the use of the word eliminate for the neighborhood parks. Kirtland concurred. Spehar noted that this will not finish Canyon View and must recognize the need to finish the neighborhood parks. He somewhat hesitantly supported Alternative #2. Mr. Goss said that is his stance but members change on the board.

City Manger Arnold noted that eh problem in Paradise Hill s is not the improvements but the concern that loitering will increase with improvements.

Action summary: The Clerk was directed to amend the Action on the Agenda to identify the award of the bid for alternative #2.

The Council took a recess at 8:32 p.m.

The Council reconvened at 8:39 p.m.

3. **EL POSO NIEGHBORHOOD DISCUSSION:** City Manager Kelly Arnold introduced this item. He referred to the report that states the neighborhood is CDBG eligible and there are three possible funding options for improvements being proposed. Another possibility is using some CDBG funding. The Council will need to decide if they want to support the creation of an improvement district. Two other elements that are not in the current options is the storm water improvements that would be the city's responsibility and the improvements to Crosby Avenue too. Council President Spehar clarified that the storm water improvements would have to be done first or concurrently. Mr. Arnold agreed but noted that the improvements can be done in phases.

Representatives of the neighborhood were present. Frank Jimenez, live in El Poso, this request goes back 25 years. Construction companies helped and the got free dumping. Request some help.

Councilmember Enos-Martinez if the property owners are willing to share in the cost. Mr. Jimenez said the owners are in agreements.

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Spehar thought the use of CDBG would make this project be done in just such small bits and pieces that another alternative needs to be considered. He thought drainage should be done first.

John Trujillo, 323 W. Ouray, all want streets paved. In 1968 when storm sewer went in and then increased in 1994.

Frank Maldonado, 406 W. Grand, would like to see the improvements. There is a sewer pump now, the storm water improvements might eliminate the pump. Like to see the improvements, a delay will increase the cost.

City Manager Arnold tapped good source of funds for the storm sewer in the downtown, might help, staff can help with the petition process. If Council wants to go forward then it means a partnership. It will include standard streets and sidewalks.

The City Attorney reviewed the process for the formation of the improvement district and the construction of the improvements and the subsequent assessment.. Spehar thought time needs to be spent with the neighborhood to explain the options and the cost estimates.

Councilmember Hill forewarned the residents that improvements will invite more traffic and that may not be favorable.

Councilmember Butler said this is long overdue.

Action summary: The Council agreed to make this a priority and work with the neighborhood to get the improvements accomplished.

4. **UPDATE ON WATERSHED ORDINANCE OUTREACH:** [Attach W-5](#)

City Manager Arnold reviewed the outreach efforts to solicit comments. A summary of the comments is being provided in a packet being distributed. City Clerk Tuin indicated that she had additional information from Evertson that had been provided to her that night. Also a map has been developed by Terry Franklin that identifies the entire watershed area.

Spehar asked for some additions – definition of an emergency, also the discretion of the Public Works Director options, criteria more objective, Mr. Wilson agreed but noted that there is a lot of subjectivity, he will try to tighten the language,

Mr. Arnold noted that there will be more info coming from Mesa County,

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Action summary: Council received the information provided thus far and will review it prior to Wednesday's meeting.

Went into regular section at 9:23 p.m.

Cindy moved for executive session, Kirtland seconded. Motion carried.

ADJOURN

At 9:24 p.m.

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