

**GRAND JUNCTION
CITY COUNCIL WORKSHOP
SUMMARY**

October 13, 2003

The City Council of the City of Grand Junction, Colorado met on Monday, October 13, 2003 at 7:03 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Cindy Enos-Martinez, Bruce Hill, Dennis Kirtland, Bill McCurry, Gregg Palmer and President of the Council Jim Spehar.

Summaries and action on the following topics:

1. **ECONOMIC DEVELOPMENT INCENTIVE REQUEST:** The Chamber of Commerce is recommending an economic incentive for an existing industry expansion. Diane Schwenke, Chamber Director, and Konrad Krauland, President of Innovative Textiles, were present. Ms. Schwenke explained the criteria for the existing industry incentives. She reviewed the history of the company and the growth of the company. Mr. Krauland is purchasing the old City Market warehouse. He will use part of it and lease out the rest. The property is going through the development review process and is having some issues with landscaping requirements. The request is for \$100,000 but the money will be the last funding applied to the project as he is applying for other funding. The wages for the company are \$11 per hour plus benefits and bonuses. The positions are semi-skilled rather than highly skilled. The funds are made available up front rather than after vesting as with new industries. Both GJEP and the Incubator support the application.

Council President Spehar stated that part of the reason that Grand Junction continues to grow is the high standards set for development thus preserving the quality of life. Mr. Krauland responded that 99% of his business is outside the State of Colorado so he is bringing funds into the valley.

Thea Chase Gilman, Director of the Incubator, said this is an excellent company, grown here and both she and her board support the request.

Action summary: City Manager Kelly Arnold said if it is the Council's pleasure, the request will be placed on Wednesday's agenda. The Council confirmed that it is their desire.

2. **PRESENTATION/DISCUSSION OF DDA BUDGET:** Executive Director Harold Stalf presented the Downtown Development Authority's 2004 – 2005 budget requests, both operating and capital. He reviewed some of

the strides made by the DDA in the last year. Councilmember Hill asked why DDA is not planning a new bond issue under the extension of the TIF. Mr. Stalf explained that the DDA does not feel it could expend those funds in the time allotted but will, in the next two years, devise a plan to issue those additional bonds and build new projects. For now, the plan is to issue bonds for \$3,000,000 for current projects planned.

Action summary: Council commended the efforts of the DDA and the cooperation with the merchants and specifically with the DTA. The next step is to incorporate those requests into the City's budget to be adopted this year. There will also be an ordinance to issue bonds later in the year.

3. **DISCUSSION OF THE POLICY ON THE USE OF CITY HALL**

GROUND: The policy was adopted on July 17, 2002 by Resolution No. 75-02 and determined that the use of City Hall grounds for certain activities is inappropriate. Councilmember Hill explained the reason for him questioning the adoption of the policy. He asked City Attorney Dan Wilson to explain his opinion. Mr. Wilson advised that once a group or individual is allowed, then everyone should be allowed. The proximity of another forum, the County Courthouse, was another consideration when the policy was first proposed. Councilmember Hill asked the Council to consider a repeal of the policy and then develop some parameters for allowing public forums. Councilmember Butler stated that City Hall does not have the room for a large assembly and the Courthouse does and is close by. City Manager Kelly Arnold explained the situations where this has been discussed and certain situations that have come up regarding the policy.

Action summary: The consensus of the Council is to leave the policy in place.

4 **UPCOMING APPOINTMENTS TO BOARDS & COMMISSIONS:** In anticipation of upcoming interviews for the Planning Commission Board of Appeals and Housing Authority, City Council scheduled this time to discuss specific issues relating to each board. City Clerk Stephanie Tuin explained the report and the purpose of the discussion. She noted that specific questions on the two boards could be addressed by the staff members of the boards, Jody Kole, Director of the Housing Authority and Bob Blanchard, Community Development Director.

Action summary: Council directed the Clerk to include the ethical conduct resolution with the application for board applicants, to include it in the interview packet and schedule time at the second workshop in November to discuss Historic Preservation Board and Visitor and Convention Bureau Board of Directors. Forestry Board has specific expertise and qualifications so a discussion on their issues is not needed.

The appointments for the Forestry Board are to be scheduled for the first meeting in November.

5. **STRATEGIC PLAN UPDATE:** City Manager Kelly Arnold explained there are ten items in the Strategic Plan that have budget implications. He referred to the Solution “A Balance of Character, Economy and Environment”, Action Step 2A defining and developing the attributes of a small town. At some point in time, he would like Council to review and refresh the Strategic Plan and decide how to go forward with this Action Step. Councilmembers mentioned a number of things that have been done in relation to the Strategic Plan that has indeed qualified as small town attributes. They just haven’t been compiled into a report.

City Manager Arnold then reviewed the rest of the Action Steps where progress has been made.

Another element that has funding considerations is the neighborhood program, Action Step 36D. He asked that Council discuss this on October 29, at the budget meeting.

Action summary: Council accepted the report and agreed to the discussions being suggested.

The meeting adjourned at 9:09 p.m.