

**GRAND JUNCTION
CITY COUNCIL WORKSHOP
SUMMARY**

November 3, 2003

The City Council of the City of Grand Junction, Colorado met on Monday, November 3, 2003 at 7:05 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Cindy Enos-Martinez, Bruce Hill, Dennis Kirtland, Gregg Palmer and President of the Council Jim Spehar. Councilmember Bill McCurry was absent.

Summaries and action on the following topics:

1. **PURCHASE OF DEVELOPMENT RIGHTS COMMITTEE:** Tom Latousek of the Mesa County Land Trust updated the City Council on the activities and progress of this group. He listed eight completed projects, 6 are purchased easements. Many are along Hunter Wash in Fruita, five are in Palisade and East Orchard Mesa. There are two donated easements – one is a truck farm and one is an apple orchard. Mr. Latousek then explained how the properties are evaluated and “graded” for negotiations. Incentives for donated easements include the cost of transaction (\$6,000 to \$8,000). Regarding fund-raising, the Land Trust has received \$1.1 million in grants. There has been a lot of interest in the project. They plan to have ten more protected properties in the next few years. The Intergovernmental Agreements (IGAs) for the buffer zones between the City, the County, Fruita and Palisade signed five years ago are due for a review.

Mr. Latousek identified the challenges of the Land Trust, playing catch up and staying ahead of the increase in value of these lands. When asked, Mr. Latousek suggested that the boundaries may need to be revisited, some owners in East Orchard Mesa who were opposed to the buffer zones five years ago would now like to be included.

Action summary: The Council thanked Mr. Latousek for the update and agreed to be a party to the review of the existing IGAs.

2. **HORIZON DR. ASSOCIATION UPDATE ON BUSINESS IMPROVEMENT DISTRICT:** Representatives from Horizon Drive businesses presented their ideas and asked for City Council feedback on their proposal for forming a Business Improvement District. Richard Talley, President of Horizon Drive Association (HDA), Lynn Sorlye, Daniel Sharpe, and other reps were present.

Mr. Talley explained that they have done their groundwork but now would like the Council's advice on how to go forward. There are 179.661 acres proposed for inclusion in the District, with a market value of \$77,647,900. They need support of property owners that represent both 50% of the market value and 50% of the acreage before an application can be made.

Currently they have support representing over 100 acres and a market value of \$49,853,099.

The purposes of the Business Improvement District (BID) are 1 – a unified voice, 2 – beautification of the interstate exit, and 3 – other improvements to the Horizon Drive corridor including landscaping.

Councilmember Hill asked what amount they are trying to raise through the BID. Mr. Talley anticipates about \$100,000 per year. Ron Lappi, Administrative Services Director, explained what percentage is really up to the Council.

Dan Sharpe, manager Grand Vista Motel, addressed the vision that the HDA is looking for as a gateway theme. Councilmembers encouraged the representatives to go forward and shared some insights into methods for success. Council President Spehar asked the Association to let them know when the adoption for the ordinance will be brought to Council. Their legal counsel, Steve Briggs, detailed a little bit of the process.

Action summary: The City Council encouraged the HDA to go forward.

3. **LINCOLN PARK STADIUMS IMPROVEMENTS PLAN UPDATE FROM CONSULTANT:** Andy Barnard and Steve King of Sink Combs Dethlefs updated the City Council on the progress of the Master Plan project for the Lincoln Park Stadium Complex. Many user groups were approached for their input as far as their needs. JUCO wanted some improvements tailored to baseball. Concessionaires asked for updates to improve their ability for better service. An additional concession area across the football field was requested. The High Schools wanted better turf and sound system. Concerts and other events are unable to use the facilities without some sound system improvements. The College wanted better turf. Maintenance staff needs a better maintenance facility. The neighborhood did not raise parking as a big issue but sound/noise was an issue. Accommodations for the disabled are an issue the consultants saw. Two approaches are suggested: a phased corrections/improvements (\$4.9 to 7.4 million) and the second is a Major Improvements Plan (\$4.4 to 6.5 million), a combined total of \$6.6 to \$9.6 million. A brief discussion of the limitations of artificial turf took place and that there needs to be a planned replacement within ten years costing about \$700,000. Having the bulk of the structures built off-site was presented as an option to decrease the time period the stadium will have to be closed.

The ADA requirements were addressed by the City Attorney and the fact that the press box does need to be brought into compliance as soon as possible. City Manager Arnold noted that reasonable accommodations would be attempted first.

Council President Spehar noted that the City cannot even consider a \$5 to \$7 million project on this location in the near future but there may be some of the smaller improvements that can be addressed sooner.

Councilmember Enos-Martinez added that some of it may depend on what the partners that use the facilities may want to contribute.

City Manager Arnold suggested that the announcement sign be placed on the wish list. Also, the left field stand expansion might be discussed at some point. Mr. Arnold asked the Council if they would like the consultants to make this same presentation to the governing boards of the other users – School District, Mesa State College and Mesa County. Council President Spehar wanted part of that presentation to be Council discussing with them what smaller pieces should be addressed in the near future.

Action summary: City Council wanted the consultants to make the presentation to those boards and then Council will follow up with these groups later.

4. **STRATEGIC PLAN UPDATE:** City Manager Kelly Arnold updated the City Council on Action Steps accomplished in the last month relative to Solutions contained in the Strategic Plan – 1) Balance of Character, Economy and Environment, 2) Efficient Transportation and 3) Open and Beautiful Spaces.

Action summary: City Council accepted the update. Mr. Arnold said the consultant will be available for the review and possible update of the Strategic Plan in January.

ADJOURN

The meeting adjourned at 9:15 p.m.