

**GRAND JUNCTION  
CITY COUNCIL WORKSHOP SUMMARY**

**FEBRUARY 2, 2004**

The City Council of the City of Grand Junction, Colorado met on Monday, February 2, 2004 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. **ACCESS OPTIONS FOR DEVELOPMENTS ON BLUE HERON ROAD:** City Manager Kelly Arnold introduced this item by giving a historical overview of the City property. The land was dedicated to the City specifically for economic development use. Public Works Director Mark Relph clarified that about two acres have since been deeded to City Market for their use. Community Development Director Bob Blanchard advised that the subdivision process is requiring another access to the parcel. Kroger is the applicant for the subdivision. Community Development Director Bob Blanchard presented options for additional access for the Innovative Textiles and Action Bindery properties along Blue Heron Road. One option requires lot line adjustment and could require a rezone. A second option is a long term lease. The third option is a revocable permit for the property, which would allow parking and would not require a rezone. A fourth option is to sell the property to Action Bindery and then allow the private parties to negotiate the access easement. A fifth option is to sell the property on the open market with the restrictions in the deed and the easements needed. Of course the Council could take no action. Council President Spehar suggested a further option is to negotiate additional property for the trail system.

Councilmember Kirtland asked the size of the parcel once all restrictions are taken care of. Mr. Blanchard said around six acres; Action Bindery needs five acres.

**Action summary:** City Council favored selling the property once all areas needed by the City are negotiated.

2. **CONTINUED DISCUSSION OF A POSSIBLE CABLE TV FRANCHISE:** City Manager Kelly Arnold advised that if the City Council wants to go forward with franchise negotiations that allows other community entities to enter into the discussion and have a say. The Council should also know what services it is looking at to provide the City organization. Another question is whether a franchise fee should be increased.

Councilmember Hill asked if a vote does not pass, where that leaves the City. Acting City Attorney Shaver advised that the City could continue under the revocable permit or negotiate a new revocable permit until such time as a new question can go before the voters. Councilmember Palmer asked if the fee can be changed via contract. Acting City Attorney Shaver said a new fee can be established via a new contract with both parties agreeing.

Councilmember Hill asked if an increase would be a TABOR question. Mr. Shaver said it shouldn't because it is a fee.

Council President Spehar clarified that right now everyone is acting in good faith but the agreement is questionable. The City could continue under the current agreement, could negotiate a new contract or negotiate a franchise agreement.

Councilmember Hill suggested a formal contract with the current terms be executed and then negotiate a new franchise. Acting City Attorney Shaver, reading from the Charter, advised that any such contract can only be for a term of two years unless it goes to a vote of the people. The contract or franchise would not be exclusive. The in-place agreement (revocable permit) has not created a problem; Bresnan is acting in good faith.

Councilmember Hill asked about Mr. Arnold's comments regarding bringing other entities into the discussion. Mr. Arnold suggested exploring the contract negotiations and if that breaks down, continue on into franchise negotiations. Council President Spehar said it a little differently, begin franchise negotiations and when negotiations are concluded, determine whether it will be a short term contract or go to the voters for a franchise. Acting City Attorney Shaver said a franchise negotiations process will be more time-consuming because of federal requirements. A formal route versus an informal route is the question. The City would initially pay for the formal process but there is cost recovery from the company. City Manager Arnold suggested a cable advisory committee that can make recommendations to the City Council.

Acting City Attorney Shaver suggested that Bresnan be notified that the City is going to begin a process. It is anticipated that to take 18 to 24 months. Councilmember Hill asked if the City should get a new contract in place based on the current revocable permit.

Paul Krugler from Bresnan Cable TV said many of the things mentioned are already in place or they are working on them. A two year contract makes it difficult for investors and for borrowing money.

**Action summary:** The City Council directed the Staff to have a conversation with Bresnan on their amenability to a formal contract based on the current revocable permit and that more information on the formal process be brought back to Council in sixty days.

**Recess at 8:55 p.m.**

**Back in session at 9:00 p.m.**

3. **DISCUSSION OF A RESOLUTION DEDICATING A PORTION OF PROPERTY TAX REVENUES FOR NEIGHBORHOOD PROGRAMS:** City Manager Kelly Arnold introduced the subject and asked the Council to determine how they would like to define their philosophy on this program. Administrative Services Director Ron Lappi directed Council's attention to the spreadsheet that approximated the property tax collections over the next ten

years. Most of the anticipated property tax is already programmed into the budget for other programs. He asked the Council if they really want to start collecting a pool of money to kick-start or assist in some neighborhood programs.

Councilmember Hill inquired how much of the property tax is already going toward neighborhood programs like spring clean-up, sidewalks, street lights, etc. Mr. Lappi said most of the property tax is spent on those ongoing programs. Council President Spehar wanted funding for programs that go beyond those ongoing programs and that simply the increase will not be a big enough pool of funds to get neighborhoods excited about such programs.

Councilmember Kirtland suggested that rather than just neighborhoods but to have funding for the Strategic Plan initiatives, including neighborhood programs but also the Youth Council, etc. Council President Spehar wanted property tax to be directly linked to neighborhood improvements.

Councilmember Butler agreed with property tax going to the neighborhood programs.

Administrative Services Director Lappi said such a designation would present a challenge as \$40 or \$50 million is already identified in the next ten year budget for other on-going projects.

City Manager Arnold suggested that this determination be an element of the Strategic Plan for 2004. Part of that will be making the connection with the funds that are already being spent in neighborhoods. That will develop a baseline.

**Action summary:** City Council concurred with having Staff make this project an Action Step in the Strategic Plan and Councilmember Hill saying to keep in mind the suggestion for creating a reserve fund for neighborhood programs.

- 4. REDUCTION OF DISTANCE RESTRICTION FOR HOTEL AND RESTAURANT LIQUOR LICENSES TO COLLEGE CAMPUSES:** There has been a request submitted to Council to consider reducing the distance required from a college campus to a hotel-restaurant liquor license. Acting City Attorney Shaver and City Clerk Stephanie Tuin answered questions of the Council and described the various options.

**Action summary:** The City Council deferred a decision until all members of Council could be present.

- 5. STRATEGIC PLAN UPDATE:** A summary of the Strategic Plan meeting that was held on January 21, 2004 was presented. Assistant City Manager David Varley reviewed the report on the Strategic Plan Update. There were additional actions and some changes to the existing actions. The report also addressed the creation and continuation of Council committees to work on the elements of the Strategic Plan. Councilmember Hill emphasized under

Open and Beautiful Spaces, completion of Highway 340, and under Responsible Young Citizens an emphasis on interaction. He asked about what the Jarvis Property Development committee would be doing. Council President Spehar said access is missing right now. City Manager Arnold said the RFQ is currently advertised. Councilmember Hill thought the entire Council will want to be involved in that selection process. Council President Spehar said there are some elements that will need to be addressed by a smaller group rather than all of Council.

**Action Summary:** Committees were discussed and Council favored a monthly or bi-monthly review of the Strategic Plan regardless of any Action Steps being completed.

**6. CONVENE INTO SPECIAL SESSION  
EXECUTIVE SESSION**

Councilmember Hill moved to go into executive session to determine the City's position, and to instruct the City's negotiators regarding a Forest Service memorandum of understanding pursuant to section 402 4 e of Colorado's Open Meetings Act, noting Council will not be returning to open session. Councilmember Enos-Martinez seconded. Motion carried.

**The meeting adjourned at 9:59 p.m.**