

**GRAND JUNCTION
CITY COUNCIL ADDITIONAL WORKSHOP
SUMMARY**

APRIL 5, 2004

The City Council of the City of Grand Junction, Colorado met on Monday, April 5, 2004 at 11:40 a.m. at Two Rivers Convention Center, 159 Main Street to discuss workshop items. Those present were Councilmembers 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. **CITY MANAGER'S UPDATE ON TWO RIVERS CONVENTION CENTER MANAGEMENT:** City Manager Kelly Arnold introduced the topic of management at Two Rivers. He shared that he received a very complimentary email from Mr. Reeves, Club 20 director, advising that the group's annual conference held at the Convention Center went well and the facilities were good. He made a couple of suggestions on equipment and food. In fact, Club 20 is already planning their next event at Two Rivers. He then referred to the memo provided to Council by Parks & Recreation Director Joe Stevens that details the research that has been done comparing in-house management versus outsourcing it. The conclusion was reached by the City Manager to go forward with advertising for a manager for the Convention Center. Mr. Arnold advised that at this point it would be difficult for him to make a recommendation on what direction the City should take with the Convention Center but if a majority of Council wants to continue to look at privatizing and looking at the RFQ being drafted, he will go forward with that effort. The flexibility allowed under an in-house scenario is the most significant item of concern. Councilmember Enos-Martinez noted that being able to control customer service is another important factor.

Parks & Recreation Director Joe Stevens noted two areas of concern – inventory control and being able to react to price changes. He thinks with hiring a new manager, those concerns can be addressed.

Action summary: The City Council agreed with City Manager Arnold to go forward with hiring a manager, continuing to refine the operational model, work on the inventory and cost controls, integrating management of the two facilities (Two Rivers and Avalon), meanwhile the City Manager will continue to look at outsourcing options. The hiring of a manager will focus on customer service and fiscal responsibility.

2. **CITY OWNED PROPERTY DISCUSSION:** The City Council was provided with three lists of city-owned property, #1, a Master List, #2, properties that are not restricted nor being utilized and #3, properties being underutilized.

Tim Woodmansee, Real Estate Manager, directed the City Council's attention to List #2 and made corrections by deleting several properties listed that are being utilized and should not have been on the list.

Mr. Woodmansee answered Council's inquiries as to properties that may have potential for better utilization (numbers refer to the identifier used on the lists provided):

- 2778 Webster Road (#1) – a vacant lot in a subdivision, the water line on the lot has been relocated so the property can be built on. It is valued between \$30,000 to \$35,000. Habitat for Humanity is interested in having the property donated. City Manager Arnold suggested a sealed bid process whereby non-profits could participate.
- Jarvis property (#20) – RFQ's are going to be reviewed and the property will need a rezone for development to include any residential
- Horizon Park (#120) – may not actually be suitable for a park, does not have any restrictions: the City could, through a sale, require any developer to include a percentage of affordable housing
- Little Park Road property (#8) – mostly undevelopable but 2-3 high end lots could be sold and the proceeds dedicated to housing
- South Rim property (#71) – a portion of which is the trailhead for the Audubon Trail, the rest has steep slopes or is on the island in the river but may be appropriate for Land Trust dedication for leverage with other properties
- 543 Lawrence Avenue (#24) – some will be used for the Parkway and a portion will be targeted in the Jarvis property discussion
- Dike Road property is 70% underwater and being used by the Fish & Wildlife Department for growing fish
- Peony Drive property (#113) – where the sewer lagoons from Panorama Sewer System were, they will need filled in before they are developable
- Blue Heron Trail property (#64) – could be used as leverage by dedicating the property to the Mesa Land Trust
- Area near West Lake Park (#79) – unused but would be difficult to develop due to the existence of the Buthorn Drain, the fill placed there over the years is questionable
- The Dunn property on Struthers and S. 5th (#14) – the southern portion is leased to the Botanical Gardens, the northern parcels

may be used for the Parkway but any remaining land could be used for development

- A property near the airport (#115) – does not have access and may have value to the airport, this piece was not dedicated to the Airport back in the 70's like all the other holdings
- A 120 acre parcel out by Clifton (#130) – could be traded with the BLM for other property closer to the City or in the City's watershed
- 621 Yucca Drive (#96) – is open space and recreational use for the subdivision but is not well-known; keeping for a small neighborhood park might be considered
- 500 block of Noland Ave (#22) – may be used for Riverside Parkway but if not, look at it more closely for other use
- Steam plant property (#34) – still being cleaned-up (Council wants it screened), Mr. Woodmansee will be preparing a report on the options for the property, including remediation options
- Marianne Dr. (#43) and Grand Valley Canal property (#98) – being used for trails
- End of Horizon Drive (#97) – just a remnant and not usable
- S. 5th properties in the 1200 block (#21) are reserved possibly for the Parkway
- A property on the river bluff in Panorama (#106) – not buildable but the City just received an offer from the adjacent property owner or it could be dedicated to the Land Trust
- 12th St. and Horizon Drive property (#111) – a remnant and unusable but is nice open space
- 3rd & Main Street parking lot (#48) – Council will look at all the empty space downtown and see what is needed long-term; Councilmember Butler discouraged other use of that area as it is used for special events; other possibilities include an RFQ for a mixed use development
- Chulota Avenue property (#46) – the City has tried to sell it in the past but now it may be needed for the Parkway
- 500 block of West Main (#45) – may be needed for the Parkway
- Ridge Circle and School Ridge Road (#18) – labeled as school site but does not have a restriction, this large parcel has potential
- 26 ½ and H Road, Saccomanno Park property (#124) – a major parcel that has possibilities

Action summary: The City Manager will develop concepts for three specific properties, look at parking possibilities downtown and determine the value of the bigger parcels. Using models from other Housing Authorities was encouraged.

ADJOURN

The meeting adjourned at 1:11 p.m.