

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP SUMMARY**

**JANUARY 31, 2005**

The City Council of the City of Grand Junction, Colorado met on Monday, January 31, 2005 at 7:01 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Dennis Kirtland, Bill McCurry, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill.

**Summaries and action on the following topics:**

1. **DISCUSS LETTER/REQUEST FROM DAVID CAREY FOR A REIMBURSEMENT AGREEMENT:** City Attorney John Shaver suggested that Mr. Carey be invited to address his concerns first. Mr. Carey was not present. City Attorney John Shaver gave Council an overview of the request. Mr. Carey is asking for a reimbursement agreement for the extension of improvements to his lot on Hickory Court. The other lot owner, Mr. Martin, does not intend to develop his lot but wants to preserve the opportunity to improve the property. Upon Mr. Carey's approach to the City, he was advised that it would be best if Mr. Carey entered into a private agreement with the other lot owner. As of December 14, Council has indicated their desire to preserve the reimbursement agreement provisions for infill/redevelopment projects. This is not in either one of those areas.

Councilmember Palmer asked if the formation of the special improvement district imposed an obligation upon the other lots to participate. City Attorney John Shaver stated yes.

City Manager Kelly Arnold referred Council to their decision-making model and questioned whether the issue was one for Council to address.

Councilmember Palmer stated that he is in favor of providing a letter to Mr. Carey stating that the matter is not the City's issue. The rest of Council agreed.

**Action Summary:** Staff was directed to draft a letter to Mr. Carey advising that the matter is not one for Council and copy the letter to Mr. Martin, the adjacent property owner.

2. **ASSISTANT TO THE CITY MANAGER UPDATE:** Assistant to the City Manager Sheryl Trent said besides the Neighborhood Program to be discussed next, she has been working with the El Poso neighborhood for their neighborhood improvements and with the Senior Center for the expansion program. She has been working with Seth Hoffman, City Manager Intern, for the North Avenue Facade improvements. She has been attending those meetings, along with ED Partners meetings in terms with the Community ADGD and some other planner meetings. Ms. Trent has been working with Sam Ranguet on the Community Relations project. Ms. Trent stated that there are a series of public meetings on infill / redevelopment and press releases. Ms. Trent has also attended the

Leadership program through Mesa County which was a very worthwhile program.

**Action Summary:** Council accepted Ms. Trent's update.

3. **NEIGHBORHOOD PROGRAM UPDATE AND OVERVIEW:** Assistant to the City Manager Sheryl Trent reviewed the draft Neighborhood Program and gave details on implementation and coordination. Ms. Trent gave an overview of her program. She reviewed the history of the program, Vision 20/20 plan and several other things the City does as background for developing the program. One Strategic Plan solution is Vital Neighborhoods which includes a goal to implement a neighborhood program. Another goal is to keep the small town community atmosphere and expand those partnerships which include schools, parks, community centers, etc. The core beliefs are that each neighborhood has its own identity. Fostering entrepreneurship, ownership, and asking the neighborhoods what their needs are objectives. May is the kickoff month and some areas are already organized and have a defined issue, and the City will help those that aren't organized but ready to get organized. One program is "Know your Neighbors", the City staff will recognize informally. The funds that are available to help them get the word out, up to the amount of \$250.00, are for things like neighborhood barbeques, etc. Next is "Neighborhood Pride". This is for a major neighborhood activity with an active organization that is on file with the City. This is a formal program that would need to be presented to the City Council for the funds needed, with an amount of up to \$5,000.00.

Councilmember Kirtland stated that in Denver he has seen little classy signs like for example the "Old Bakerville" area of neighborhood. Assistant to the City Manager Sheryl Trent said that is one of the ideas. They are called "finder signs".

Ms. Trent stated that the proposed budget in 2004 CDBG funds is \$120,000 plus \$120,000 from the General Fund. CDBG funds are restrictive but the General Fund allows other project funding. Ms. Trent explained the different Phases of the program. Phase One is to define large sections of the City such as section #1 Appleton, section #2 North Central, section #3 Northwest - Horizon Drive, section #4 Clifton area, etc. Phase Two is to define smaller neighborhoods. Phase 3 is to schedule neighborhood meetings. Phase 4 is the kick off in May, with Ms. Rainguet's, Administration Community Relations, help. Phase 5 is to develop a vision for each neighborhood. Ms. Trent said a lot of issues are going to come up, code enforcement, police, development and relationships between departments that are modeled after other programs and what Grand Junction has done.

Councilmember Palmer said he is very impressed with its comprehensiveness and the inclusive draft handbook.

Councilmember Kirtland asked that as neighborhoods become organized and leaders come up, will there be training for them. Ms. Trent replied yes and the mediation/conflict resolution piece may spur more participation in the Grand Junction 101 program. Councilmember Kirtland stated that this program could give neighborhoods a chance to get educated and empowered.

City Attorney Shaver said that the City is looking for a vehicle for mediation, so this program is a wonderful platform to address some of those issues.

Councilmember Spehar stated that it may be tough to get going in some neighborhoods and it is important that the departments get involved and help coordinate, since they have already identified some established neighborhoods.

Councilmember Butler stated that this is a good working document.

Council President Hill stated that he is impressed with the handbook and it is an extremely valuable tool with a lot of good information. He would like to comment about letting the neighborhoods decide what they need and allow them to help themselves.

Councilmember Enos-Martinez said good job.

Councilmember Spehar stated that one of the temptations is to try to spread this widely; it would be smart to pick a few neighborhoods and demonstrate success and then use those successes as a recruiting tool. It is important to make sure that it is done well.

Council President Hill stated that he wouldn't mind if it took off like wildfire, the organizational process will pull the neighborhoods together.

Councilmember Kirtland stated that other successful neighborhoods could help other neighborhoods get started.

**Action Summary:** Ms. Trent was commended for her work and applauded for the Neighborhood Handbook.

4. **INTERGOVERNMENTAL AGREEMENT CONCEPTS WITH COLORADO DEPARTMENT OF TRANSPORTATION:** Public Works staff presented a proposal that defines the responsibilities between the City and CDOT for the construction and maintenance of the Riverside Parkway & US 50 interchange. Public Works & Utilities Director Mark Relph addressed the IGA, which addresses the responsibilities of the new facilities to be constructed as part of the Riverside Parkway project. Mr. Relph stated that one of the key issues is normal requirements versus the unusual ones. There will be two IGA's, this one

and a second one that will cover all the other facilities. The most significant issue is the City swapping out the responsibility of maintenance of the interchange for the maintenance of North Avenue. The funding of the connection between existing US 50 bridges over the Colorado River is estimated at \$533,000.00, only one third is attributable to the Riverside Parkway. CDOT wants the second bridge replaced and the City is going to have to pay for that. Another nuance is that this project is a design/build rather than design and bid process. The City is acquiring all rights-of-way, installing and maintaining all landscaping, providing all quality control, quality assurance and independent assurance testing; usually CDOT does this and charges the City for it. The swap is that the City will assume all maintenance for North Avenue from Motor Street to I-70B. Currently CDOT pays the City \$32,821 per year for maintenance of North Avenue. North Avenue will become a City street. CDOT currently controls the access and any development activity which will be enormous advantage to the City with the exchange.

Councilmember Spehar asked if it will give the City more flexibility in regards to the North Avenue Façade Improvements project. Mr. Relph said yes, that includes improvements of lighting, pedestrian improvements, and landscaping.

Mr. Relph said that CDOT will pay their administrative costs, and CDOT will assume ownership of the 3 bridges; one over US 50 and two over the railroad, which will be to the City's benefit because the City is not capable of maintaining large bridge structures of this magnitude. CDOT will be responsible for all repairs and replacements. CDOT will review the plans and work with the City and the design/build team. The design/build contractor needs to know when CDOT submits their bid in February. CDOT will participate in the methods for traffic handling, but they must maintain traffic through the corridor.

Councilmember Palmer applauded the opportunity for the cooperation with CDOT.

Councilmember Spehar stated that this will give the City more flexibility for North Avenue, working cooperatively will help as the project continues through the years.

Councilmember Kirtland asked for assurance that the \$28 million is for more than just the three bridges. He agreed with letting CDOT maintain the railroad bridges and the CIP for \$850,000 for capacity improvements for North Avenue, which tackles some of the issues.

Council President Hill applauded the spirit of cooperation and reliability in having an important partnership with CDOT.

City Manager Kelly Arnold asked Mr. Relph to explain what happens next in the calendar of events to Council.

Mr. Relph stated starting February 14<sup>th</sup>, the plan is to work out a scope of responsibilities to be rolled into the Riverside RFP. The next step is the IGA, to work through the details and to get back to City Council before the award of the design bid which could possibly be April. After that, how and when the jurisdictional swap will be made, CDOT will go through a formal process to abandon North Avenue and the City makes a formal declaration to accept it. Also, the City will have to annex the entire length of North Avenue, just the roadway, and move US Hwy 6 to along Ute and Pitkin.

**Action Summary:** Council supported the concepts as presented.

### **Arts Commission Vacancies**

The Council addressed the memo sent out about the Arts Commission vacancies. Stephanie Tuin, City Clerk, explained that typically Council does not interview for these appointments but can if they would like. Council decided they would submit their recommendations to Ms. Tuin by Friday.

### **ADJOURN**

The meeting adjourned at 8:54 p.m.

