

**GRAND JUNCTION CITY COUNCIL
WORKSHOP SUMMARY
April 18, 2005**

The City Council of the City of Grand Junction, Colorado met on Monday, April 18, 2005 at 7:02 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Harry Butler, Cindy Enos-Martinez, Dennis Kirtland, Gregg Palmer, Jim Spehar and President of the Council Bruce Hill. Absent was Councilmember Bill McCurry.

Summaries and action on the following topics:

1. **UPCOMING APPOINTMENTS TO BOARDS AND COMMISSIONS:** In anticipation of upcoming appointments to the Walker Field Airport Authority, the Downtown Development Authority, the Parks & Recreation Advisory Board, the Ridges Architectural Control Committee, the Riverfront Commission, and the Urban Trails Committee, City Clerk Stephanie Tuin reviewed the various vacancies and activities of each of the aforementioned boards.

Action summary: Council accepted the information and thanked City Clerk Stephanie Tuin for the information.

2. **VICE PRESIDENT OF THE COLORADO ASSOCIATION OF CHIEFS OF POLICE (CACP) JOHN PATTERSON WILL PRESENT THE GRAND JUNCTION POLICE DEPARTMENT WITH CACP ACCREDITATION AND THE NATIONAL NIGHT OUT AWARD:** Cherry Hills Police Chief John Patterson presented the awards. He said that this is only the 32nd police department in Colorado to receive accreditation. Mr. Patterson stated that this is not an easy accreditation to get and Grand Junction has the finest police manual he has ever seen. Police Chief Morrison accepted the award and then recognized Rick Dyer for putting the manual and the accreditation standards together. The Chief also presented a nomination for employee recognition for Mr. Dyer. The National Night Out Award was presented and Chief Morrison then thanked Kris Olson, John Zen, Paul Quimby and Troy Smith for all their work on National Night Out.

Action summary: The Council congratulated the Chief and the Department.

3. **JARVIS PROPERTY MASTER PLAN:** Community Development Director Bob Blanchard reviewed the history of this item. He said the original RFQ stated that the consultant may be selected for further refinement of the Master Plan. Mr. Blanchard said that Winter & Company was the first consultant and they have been asked to look at the next two tasks identified as: Task 1: Program Development of a Feasibility Analysis and Task 2: Packaging the Product for Marketing. He said Winter & Company is suggesting a charrette for Task 1. A 3-d model will be developed so that different options can be reviewed. An optional approach, just before the 3-d model, they could use the kit-of-parts to

refine the plan. He said in Task 2, Winter & Company is suggesting reconvening the Resource Panel to develop the marketing package. Mr. Blanchard said the price includes the kit-of-parts option but that can be deleted. He said following those two tasks, the Community Development staff would begin to develop a growth plan amendment and process the rezones that would be required for the entitlement process. He said if Council wants to proceed, it can be on the Wednesday agenda.

Councilmember Spehar asked about funding. City Manager Arnold suggested funding from Council's contingency, which has a balance of \$459,050.

Councilmember Palmer asked if the next step is the contract. Mr. Blanchard said if approved to go forward, then they will develop a scope of services. Councilmember Palmer had some concerns about the aesthetics with light industrial on the property. Mr. Blanchard said the design charrette would be a good time to address that and in coordination with the Gateway Committee. Mr. Blanchard said the design standards for the structures will also be addressed. City Manager Arnold noted that the preferred alternative is where the next steps will begin. Councilmember Palmer said the flex space is undefined so he is concerned with the amount of housing. Councilmember Spehar agreed with Councilmember Palmer expressing that it is Council's desire for this development to be a jewel for the community. He also questioned how the property will be accessed from the Parkway. Mr. Blanchard said it is mentioned in the scope of services to finalize the access point. Mr. Blanchard also said that on the final report it had a side comment regarding a mixed use village with more emphasis on housing.

Councilmember Spehar asked who will participate in the design charrette. Mr. Blanchard said that the City Council, Planning Commission and Staff will attend. Councilmember Spehar wanted to expand the circle to get more ideas.

Councilmember Palmer was comfortable with the 3-d model but not so sure about the kit-of-parts.

Councilmember Kirtland and Councilmember Butler encouraged Council to go forward with this project.

Planning Manager Kathy Portner said that she could get more information on the kit-of-parts.

Action summary: Council directed Staff to get more information and to put the item on the agenda for a contract not to exceed \$79,075. The charrette will have to be rescheduled from June 20th as many of Council will be at CML. After Council receives more information on the kit-of-parts, Council will decide on that element.

4. **SHADOW RUN PROPERTY REQUEST:** City Attorney John Shaver identified the location of the piece of property needed by the Shadow Run developer for access. If given direction to do so, he will proceed with negotiating a contract including consideration for the parcel. The developer's representative Mark Fenn was present but said he did not have anything to add to the presentation.

Council President Hill asked if this access will allow full turning movement. Mr. Shaver responded affirmatively.

Councilmember Kirtland asked if there was a trade possibility rather than an outright purchase as he was concerned about the cost of an appraisal. City Attorney Shaver said that it is Council's policy to at least place a value on the parcel regardless of how it is conveyed.

Councilmember Palmer said he is comfortable with an estimated value rather than a complete appraisal.

Councilmember Spehar asked should Council convey the whole piece rather than just the portion indicated. Mr. Shaver said that would be his preference.

Mr. Shaver noted that his department is working on developing a comprehensive policy for dealing with City-owned properties in these situations.

Action summary: City Attorney Shaver was authorized to begin the negotiation process with the developer.

The Council President called a recess at 8:22 p.m.

The meeting reconvened at 8:40 p.m.

5. **PUBLIC WORKS UPDATES:**

1. **F ½ ROAD PROJECT:** Public Works Manager Tim Moore presented the proposed alignment for F ½ Road. First, he gave the history of the project and how the different alignments were developed. He said all the alternatives design the west end pretty much the same. The second alternative will go through Foresight Park so some properties will need to be acquired. Mr. Moore said the third alternative has a free right hand turn off of Patterson Road and the fourth alternative is the preferred alternative which also has the free right hand turn off of Patterson. Mr. Moore said he has met with nearly all of the adjacent property owners, including specifically the Foresight Park owners as this alternative may affect some of the accesses. The next step is to identify utility conflicts and have the Planning Commission review and make a recommendation. Then it will come before Council in a public hearing forum for official adoption in June or July.

Councilmember Palmer referred to the cross-section shown and expressed his concern on the width of the sidewalk, saying that ten feet is too much. Mr. Moore said this cross-section is out of the street standards for 24 Road but the department is looking at this standard City-wide and assessing the best alternative.

Councilmember Spehar urged coordination with the Community Development Department.

Council President Hill asked the purpose of the study. Mr. Moore said that it will relieve the congestion on Patterson Road and will allow it to function better long term. He said this will be an option for people to use rather than using Patterson Road. Council President Hill asked why there is not an alternative route that will directly connect to 25 Road and also why no connection to I-70. Mr. Moore said that is one of the alternatives and the question of no connection to I-70 is that the modeling did not show enough traffic, people would use G Road instead.

Councilmember Spehar asked if the diagonal meets the goals better. Mr. Moore said slightly, but the cost-benefit was the reason for not selecting those alternatives; he noted that this will drive the development west of 24 Road.

Councilmember Palmer asked if this will change the zoning. Mr. Moore stated not much but a remnant might be developable.

Council President Hill asked about the property owner, with 20 acres adjacent. Mr. Moore said that they have met with them and most are on board with the concept.

Action summary: Council thanked Mr. Moore for the information.

2. **ANNUAL WATER UPDATE:** Public Works Director Mark Relph and Water Services Manager Terry Franklin updated the City Council on a variety of water issues. Mr. Relph reviewed the anticipated spring 2005 run-off. He has been meeting with the National Weather Service and has some reports on what to expect. He said that upper Colorado is near 100%, the Gunnison is at 130%, and the Grand Mesa is greater than 150%. Mr. Relph said the last big run-off was in 1995 and his predictions are elevated run-off on Roaring Fork, the Gunnison River, Dolores River and the Plateau Creek. Mr. Relph said that the temperature forecast is cooler than normal and higher than normal precipitation. Mr. Relph said that the pattern is similar to 1995.

Water Services Manager Terry Franklin then reviewed a number of water issues including the watershed area, water rights, current supply, water

demands, water conservation efforts and past projects, partnerships and affiliations. He listed the City's decrees, both reservoirs and direct flows. He then talked about supply and demand; that the City has 2-3 times what is needed in a normal year. He addressed future enhancement including the Somerville Supply Project. He said that none of the enhancement will affect ranch irrigation on the Mesa. He said the City leases land at Somerville for grazing but the City is looking at fencing the area so that some permit testing can be done without interference from cattle. He said at Juniata Reservoir, the spillway could be raised up 3 feet which will allow 500 feet of more water storage. Mr. Franklin said the current water supply is at maximum this year. He then reviewed a forty year history of the water demands and the Supplemental Reservoir Water Leasing Program where the demand has increased so users are now required to submit a sealed bid. He said the Water Conservation Plan has been expanded in the area of public education. Mr. Franklin said that May 3rd is the kickoff; he listed numerous venues for the public education program. The City changed water rates two years ago to encourage conservation. He said the usage has dropped during the winter by 20%.

Councilmember Spehar asked how they engender a conservation effort in a community where there is twice as much water as is needed.

Councilmember Kirtland applauded the forethought that has occurred regarding water and the ingenuity that continues. He feels that the citizens do not realize how much good planning is done to ensure that the City has a high quality source of water for generations to come.

Councilmember Spehar agreed with Councilmember Kirtland. He said that many other cities in the State are worried but the City's effort here dates back to the turn of the last century and the community should be thankful.

Councilmember Butler stated that he remembers the time when the Gunnison was low and slimy and that he appreciates the water department's efforts.

Action summary: Council thanked Mr. Franklin for the information.

4. **IDI REQUEST TO AMEND PURCHASE AGREEMENT:** Robert Bray, President of Industrial Developments, Inc. requested City Council to direct Staff to draft an amendment to the purchase agreement for Bookcliff Technology Park from 1996 and to relinquish the City's interests in the property. IDI felt that the request is time sensitive and stated that there is a prospect that has come through GJEP (Grand Junction Economic Partnership). He said the company wants to stay anonymous but will bring jobs in the \$60,000 range. Mr. Bray reviewed the history of the property at Bookcliff Technology Park. He said that the purchase

agreement stated the City would get a portion of any sale of the properties. GJEP is asking IDI to give two parcels from the 3D Systems site to this new company, so IDI is asking the City to relinquish their interest in the Bookcliff Technology Park property. Mr. Bray referred to his letter asking Council to grant their request.

Councilmember Palmer asked for clarification on the linkage to the 3D Systems property. Mr. Bray explained that in 1996, IDI could not donate to 3D Systems and buy Bookcliff Technology Park too, so the City went into partnership with IDI in the Bookcliff Technology Park, to allow the donation to 3D Systems. Mr. Bray said the relinquishment will also relieve the City from future obligations for infrastructure development.

Councilmember Spehar asked for more clarification, noting the City will also be looking at other parcels for this company and will not want to compete with itself. Greg Hoskins, IDI Board Member, added that IDI will develop the site but wants to keep a capital nest egg. GJEP has asked for the properties for free plus IDI will have about \$200,000 in expenses to develop. As it happens, this is about the same cost the City would be owed if property at Bookcliff Technology Park was sold.

Councilmember Spehar stated that he doesn't see the immediate link to the two pieces of the transactions. He feels IDI can go forward without the relinquishment. Councilmember Palmer agreed noting the City would also be giving up any gain in value since 1996. IDI Board Member and Chamber Director Diane Schwenke said the land owned by IDI, Bookcliff Technology Park, is 55 acres and the City has rights to some proceeds from the sale but IDI controls what happens to property. She suggested Council make the relinquishment conditional on the prospect of choosing that site.

Council President Hill noted that the transfer of ownership doesn't include any cash. Ms. Schwenke said it provides leverage for loans. Mr. Bray said they understand the City has other demands for economic development and they are not asking for dollars. He suggested two conditions: 1) if IDI sells the 55 acres at Bookcliff Technology Park for other than economic development, IDI should return monies to the City and 2) if this prospect does not take this site, then the deal is off.

Kelly Arnold, City Manager, agreed with the two conditions. He noted GJEP will still probably ask for incentives no matter where the site is. He said incentives won't change based on the site selection.

Council President Hill said the community is stepping forward and providing a variety of options. Regardless of the outcome, the function of IDI is to step up to do this and know the City will work with them. The City wants to be a partner,

and they can both win by continuing to work together. IDI is encouraged to continue to come forward and ask for a partnership with the City.

Councilmember Kirtland said the City is ready to step up but tying this one deal to the other is difficult and may not be required.

The other Councilmembers agreed.

Action summary: Mr. Hoskins thanked the Council and said they understand where they are and the Council's position.

ADJOURN

The meeting adjourned at 10:11 p.m.