

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
June 1, 2015 – Noticed Agenda Attached

Meeting Convened: 5:02 p.m. in the City Auditorium

Meeting Adjourned: 8:13 p.m.

City Council Members present: All except Kennedy

Staff present: Englehart, Shaver, Portner, Thornton, Lanning, Schoeber, Wieland, and Tuin

Others: Ted Ciavonne, Harry Griff, and Les Miller

Agenda Topic 1. Las Colonias Amphitheater Update and DOLA Grant Discussion

City Manager Rich Englehart advised Council that the Parks Department is looking at some financial options for Las Colonias Park. There is an opportunity for a Department of Local Affairs (DOLA) grant. Staff is working towards pulling partners together which includes the Downtown Development Authority and the Lions Club. There is fund balance available in the Parks Development Fund for commitment if Council chooses to consider the grant request. Construction wouldn't begin until 2016 or 2017.

Recreation Superintendent Traci Wieland provided Council with a history of Las Colonias Park from where the planning started in 2012 to how the park has evolved to where it is now. She gave details about the Riparian Restoration Area that was created which included the creation of a channel for water. The excavated fill dirt will be used for the amphitheater. In 2013 and 2014, Watson Island was cleared and an 18-hole disc golf course was constructed.

Parks and Recreation Director Rob Schoeber provided details about the Whitewater Park. There was a feasibility study conducted and Staff met with Fish and Wildlife Services and other local experts and it was determined that Las Colonias is not a good area for a Whitewater Park. They will work with the original designer for a recreational water feature instead for Las Colonias. There was discussion regarding how much of the site is contaminated soil. Ms. Wieland advised that the Department of Health advised to treat the entire site as if it is contaminated. Ted Ciavonne, Ciavonne, Roberts & Associates, Inc., explained the test that was conducted to determine the contamination of the groundwater and the test results were that it was not harmful to the fish. If they hit water when they drill, which could be possible for deep utilities, it will have to be disposed of.

Ms. Wieland reviewed the Phase I construction and addressed the west end of the park. Almost \$300,000 was leveraged from Great Outdoors Colorado (GOCO), approximately \$62,000 from organizations within the community, and \$400,000 from the City. Construction is taking place on the shelter/restroom facility, the parking lot, a native arboretum trail, an Edgewater

Brewery trail connection and one other trail connection. Colorado Discoverability is working on fundraising for their building in that vicinity. Ms. Wieland said that they are working on the final schematic phase for the design of the amphitheater and then will start the design development hoping to have the design done by the end of 2015. Students from Colorado Mesa University (CMU) conducted a full historical study of the area and hopefully, in the future, the City can develop educational or interpretive signage throughout the Park based on that material. She reviewed the relationships that are being built with partners in order to continue to build the project.

Mr. Ciavonne provided further detail about the amphitheater which included having access on the east side and additional service access on the west side, 2,000 parking spaces in the vicinity of the amphitheater, paved VIP seating for folding chairs, sloped grassy hillside seating, irrigation, grass, fencing, and stage design.

Ms. Wieland advised Council that they have talked to stakeholders regarding events that could be brought to the Park.

There was discussion regarding the seating numbers versus the available parking and where additional parking could be made available in the future if needed. Bicycle storage was also discussed.

Ms. Wieland reviewed the cost estimates. A functional Phase I would cost about \$2.5 million. An enhanced Phase I with pedestrian access, Riverside Parkway access, parking improvements, one wing on the amphitheater, which could be either storage or restrooms, would cost about \$3.2 million. Funding sources that are being looked at are: a DOLA grant for a 50% match up to \$2 million, the grant application is due in July 2015; discussion with Grand Junction Lions Club regarding their donation of \$280,000; \$10,000 was received from the Riverfront Foundation; a substantial request has been made to the DDA Board; two private foundations have been approached which funds will be seen later (Boettcher which requires a 50% match and El Pomar which is gap funding); and talking to Council regarding using fund balances from the Open Space Fund.

Ms. Wieland said that the next steps would be to solidify funding, continue the design for the amphitheater, design a Whitewater Park in the Redlands (Connected Lakes), complete Phase I, and have a grand opening on July 11th.

There was discussion on restroom facilities and the costs.

Ms. Wieland advised that they will be moving a lot of the events that are currently held at Lincoln Park to Las Colonias Park.

When asked what the final cost of the project would be, Council was advised that it is unknown at this time because of the design changes and the cost of building supplies increasing. Council

advised that it would be helpful to detail the costs and funding sources in writing for the project for clarification.

Other discussion included Las Colonias Park not being a habitat for the Yellow Billed Cuckoo, phasing options and timeframes, and funding options.

City Council asked that Staff put a comparison together from the 2013 proposal with the proposal presented at this time showing the differences in cost estimates.

Agenda Topic 2. Comprehensive Plan Update Discussion

City Manager Englehart advised City Council that Public Works Director Greg Lanning has taken on overseeing Planning while Deputy City Manager Tim Moore is overseeing DDA and Community Services Manager Kathy Portner and Principal Planner Dave Thornton have taken on the Comprehensive Plan (CP) update. He asked for Council's direction on how detailed the Comprehensive Plan update should be.

Ms. Portner provided the history of the Comprehensive Plan stating that it was adopted in 2010. The Council, at that time, gave direction that the CP should be revisited after five years which is why it is being brought forward at this time. Since its adoption, there have been some minor tweaks to the Plan. A "five-year scorecard" was provided to Council. She advised that, since the CP was adopted in 2010, the Zoning and Development Code was adopted and has been amended as the need requires, the Comprehensive Plan Land Use Map was reconciled with the Zoning Map, a number of Plans were adopted such as the Area and Neighborhood Plans, Transportation and Infrastructure Plans, Parks Plans, Public Safety Improvements, and the Economic Development Plan. Because there hasn't been much growth over the last five years, Staff is recommending reviewing minor areas of the CP such as wireless/broadband, housing needs assessment, urban trails planning, and develop and implement an annual community survey. There was discussion about what does need to be looked at for the CP. Instead of revamping the entire Plan through a public process, it was suggested they consider working with the Planning Commission, County Staff, and other municipalities to go through the CP to clean it up and not change the essence of it. Council felt that prior to doing anything with the CP, they should wait for the final report from North Star, the strategic plan consultant for economic development implementation.

City Council directed Staff to talk to the Planning Commission about working together for minor changes to the CP, and look at a CP update in one year.

Agenda Topic 3. Other Business

City Manager Englehart informed Council that the School District has an interest in some City property by Tiara Rado Golf Course for a new school and he would like to get the Property Committee together to look at a possible trade of property. He advised that he received a

letter regarding someone being interested in the Visitor and Convention Bureau building which the Property Committee could also look at.

City Manager Englehart advised that a letter of intent has been drafted regarding an Events Center and supporting a twenty-four month extension of the hockey franchise. Council was advised that there is an inactive hockey team that is looking for a home base. There was discussion regarding the events center, the potential for another hotel for the downtown area, the presentation presented to the Chamber of Commerce Board, getting the idea out to the community, the letter of intent, and a parking study that will be conducted. City Council asked that the letter of intent be changed to a letter of interest and asked City Manager Englehart to keep notes of the community's comments during the presentations.

City Manager Englehart stated that the Commission on Arts and Culture approved \$10,000 for the Legends Project and that Mr. Tillie Bishop has been asking about moving forward with that. City Council was in favor of moving forward in putting the project in place downtown.

There was discussion regarding putting a committee together to memorialize the history of Las Colonias Park and put interpretive signage around the Park.

City Manager Englehart provided Council with a copy of a letter to Department of Local Affairs (DOLA) from Fire Chief Ken Watkins that will be sent out in support of Clifton Fire Protection District's grant request for a new fire station.

City Manager Englehart updated Council on the following: North Star will be giving a presentation to the City, County, and other interested Boards; there is a body worn camera seminar at the Police Station on June 2nd; Tim Foster, Colorado Mesa University, would like to meet with City Council sometime in June; some Sycamore trees City wide have been diseased due to the wet weather and Council may hear some complaints; setting up a City and County meeting to discuss the Persigo Agreement because of the addition of Fire Station No. 4; and there will be a neighborhood meeting where the recent shooting incident took place at East Middle School on June 2nd.

Agenda Topic 4. Board Reports

Councilmember McArthur advised that at the Drainage Summit, the plan was rolled out and the Board would like the various entities to respond by June 25th with what's being proposed and potential funding through a fee. Council asked that this should be put on June 15th Workshop agenda for discussion.

Council President Norris advised that she is hearing from Council that the City does not support the Grand Valley Regional Transportation Committee's (GVRTC) Plan because it is believed that it will not take care of the traffic. She advised that the State doesn't support it either and feels that it would be good to talk to the State and look at other options.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, JUNE 1, 2015**

**WORKSHOP, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

1. **Las Colonias Amphitheater Update and DOLA Grant Discussion:** City Council approved a grant request to the Department of Local Affairs (DOLA) on March 19, 2014 for final design of the Las Colonias Amphitheater. Schematic design work has been completed along with initial cost estimates for development, so Council will be provided an update on the progress of the planning process and options for funding development costs. **Attachment**

2. **Comprehensive Plan Update Discussion:** The Comprehensive Plan, adopted in 2010, recommends a five-year review to assure the goals and policies of the document are still aligned with the community's needs and trends. Staff is requesting Council direction on the level of review needed at this time. **Attachment**

3. **Other Business**

4. **Board Reports**