

GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 9, 2016

SPECIAL WORKSHOP, 3:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET

REVISED

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

1. **Las Colonias Amphitheatre Update:** A complete overview of the Las Colonias Park Amphitheater project, including final design and funding scenario, will be provided. The amphitheater project is currently in the final stage of final design and construction documents. [Attachment](#)
[Supplemental Documents](#)
2. **Funding Capital Priorities and 2017 Budget Process Discussion including Process for Funding Requests** [Attachment](#)
3. **Committee and Board Reports**
4. **Other Business**

Date: May 3, 2016

Author: Traci Wieland

Title/ Phone Ext: 254-3846

Proposed Meeting Date:

May 9, 2016

CITY COUNCIL STAFF REPORT WORKSHOP SESSION

Topic: Las Colonias Amphitheater Update

Staff (Name & Title): Rob Schoeber, Parks and Recreation Director
Traci Wieland, Recreation Superintendent

Summary:

A complete overview of the Las Colonias Park Amphitheater project, including final design and funding scenario, will be provided. The amphitheater project is currently in the final stage of final design and construction documents.

Background, Analysis and Options:

City Council approved the 2013 revision to the Las Colonias Master Plan on July 7, 2013 after a year-long process of involvement with stakeholders and community members. Phase I development of Las Colonias Park, which included a restroom/ shelter, parking, trail connections, and a native arboretum, was completed in July of 2015. A Department of Local Affairs (DOLA) planning grant for \$180,000 was received in June of 2014. Final design for the amphitheater is nearing completion, while the funding scenario is being solidified thanks to a \$1.6 million DOLA grant and eight other funding sources.

Board or Committee Recommendation:

The Parks and Recreation Advisory Board has been involved in the ongoing planning of Las Colonias Park including the 2013 master plan revision, development of Phase I, and design of the amphitheater. The Board routinely participates in monthly updates.

Financial Impact/Budget:

Secured funding sources for the Amphitheater project include nine secured funding sources for \$3.5 million. One additional request has been placed with the Department of Local Affairs to assist with the Amphitheater, and two additional grants have been submitted to assist with the riparian restoration phase.

Legal issues:

No legal issues have been identified.

Other issues:

Phase I of Las Colonias Park was officially opened on July 11, 2015 and is being heavily utilized. The City, along with nine other community organizations, is continuing planning efforts through the GOCO Inspire Initiative. This planning effort could result in other infrastructure improvements in and around Las Colonias Park in addition to programming and internships opportunities. Staff is also continuing efforts to apply for and secure additional funding for current and future phases. A conditional use permit was approved by the Planning Commission on April 12, 2016.

Previously presented or discussed:

City Council approved the Las Colonias Master Plan on July 7, 2013. Updates were presented to City Council on June 1 and August 31, 2015. A resolution for the DOLA planning grant application was presented to and approved by City Council on March 19, 2015. A resolution for the DOLA construction grant application was presented to City Council on November 4, 2015 and presented to and approved by City Council on November 18, 2015.

Attachments:

There are no attachments.

Las Colonias Amphitheater

Total Estimate **3,892,080**

Includes: slough excavation, trail relocation, building and site

Alternate Options

Native area recycled asphalt road 29,398

ADA Lift 17,106

Scissor Lift 19,635

Chairs/Tables/Carts 43,145

Change from sod to seed or combination of the two 40,000

Change from asphalt to recycled asphalt 50,000

Trees planted by Parks Division 13,200

Total Alternates 212,484

Total Estimate without Add Alternates 3,679,596

Secured Funding 3,517,666

Over/Short **(161,930)**

Potential DOE Funding 113,000

Corporate Sponsorships/Marketing TBD

Las Colonias Amphitheater



May 9, 2016

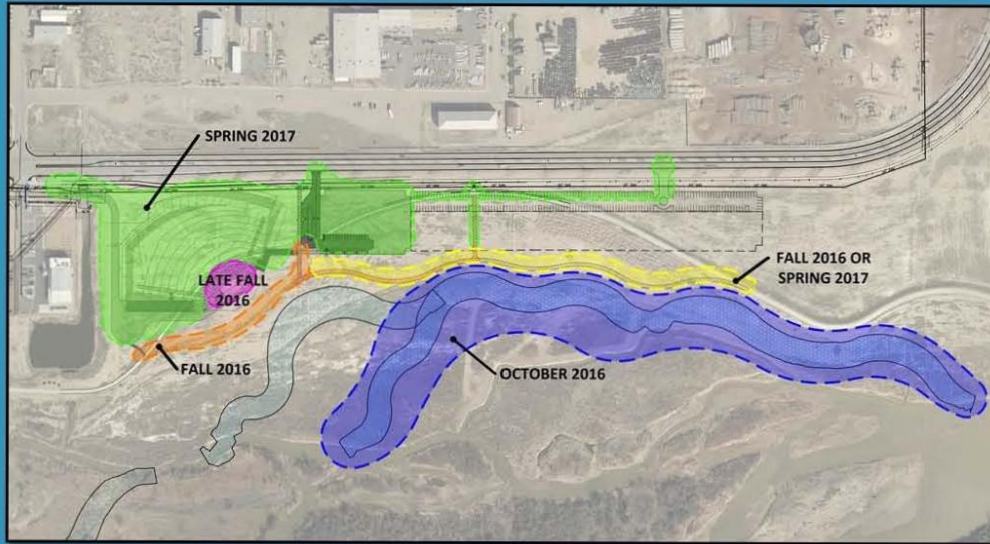
| Local Fundraising Match | Nov 18, 2015 | May 9, 2016 |
|---|-------------------|------------------|
| DDA | 500,000 | 500,000 |
| Riverfront Foundation | 10,000 | 75,000 |
| DOLA | 1,900,000 | 1,600,000 |
| Goodwin Foundation | 50,000 | 50,000 |
| Bacon Family Foundation | 125,000 | 125,000 |
| Grand Junction Lions Club | 280,000 | 280,000 |
| City of Grand Junction | 837,666 | 837,666 |
| Gates Family Foundation | - | 25,000 |
| El Pomar | - | 25,000 |
| Total Funding | 3,702,666* | 3,517,666 |
| *Based on previous cost estimates and funding opportunities | | |
| Green - Increase in Funding / Red - Decrease in Funding | | |

| Estimates | |
|---------------------------------|----------------|
| Total Project Estimate | 3,892,080 |
| Less Add Alternate Options | <u>212,484</u> |
| Total Estimate | 3,679,596 |
| Secured Funding | 3,517,666 |
| Over/Short | 161,930 |
| Potential DOE Funding | 113,000 |
| Corporate Sponsorship/Marketing | TBD |

Amphitheater Timeline

- June 2016 – Under contract with DOLA
- August 2016 – Bid Process
- October 2016 – Sequential construction begins
 - Slough Excavation
 - Trail Relocation
 - Building
 - Site
- Fall 2017/Spring 2018 – Construction complete

Construction phasing



Northwest Orientation

- Suggested by international design firm, Westlake Reed Leskosky, as the best orientation
- Confirmed by eight different individuals, organizations, and promoters
- Prevailing weather pattern suggests NW orientation as good, if not better, than other possible orientations

Historical Signage Project

- State of Colorado Historical Society - \$35,000
- Matching funds:
 - Navarro (\$5,000 received)
 - DOE (\$8,750 requested)
- October 2016 application; December 2016 award

Riparian Restoration – Funding Options

- Land and Water Conservation Fund, \$250,000 – applied, status update June 2016
- *Great Urban Parks Grant \$500,000 – applied, status update June 2016
- GOCO Riparian Restoration \$25,000 – apply August 2016, award December 2016
- Ducks Unlimited – 2017
- Colorado Water Conservation Board –2017 in collaboration with Ducks Unlimited
- RIO (GOCO Inspire Initiative) – summer 2017

RIO (GOCO Inspire Initiative)

- RIO (Recreation Inspired by the Outdoors)
- Significant community building in Riverside and Dos Rios Elementary
- Improvement ideas along Riverfront Trail between Riverside Park and Las Colonias
- Implementation grant application summer of 2017





City Council Workshop May 9, 2016

Summary Statement-Capital

After Council's prioritization of the top four capital projects that cannot be funded within the City's current resources, this workshop is intended to receive further direction from Council regarding funding for each project. This would include discussion and clarification of Council's fiscal policy as it pertains to funding projects; confirmation of goal of the project; short or long term strategy or both; issuance of debt; new source of revenue; TABOR relief. Below are the some of the potential funding options available to Council. Staff is prepared to talk more specifics on the timing of these projects as well as provide additional detail as Council requires in order pare-down the options. Most of the funding options would require voter authorization. There are several combinations and reiterations of these potential options that we can discuss and would be dependent on Council's policy position on their fiscal strategy as mentioned above.

Council has the option to place a TABOR question which includes new tax, debt, use of existing or future TABOR excess on any of the municipal elections which occur every odd April and also at any County-wide election every November. For example, the next Municipal Election is April of 2017. If Council chose to put a question on the ballot and a new tax were authorized, it would become effective in 2018.

Contract Street Maintenance (overlays):

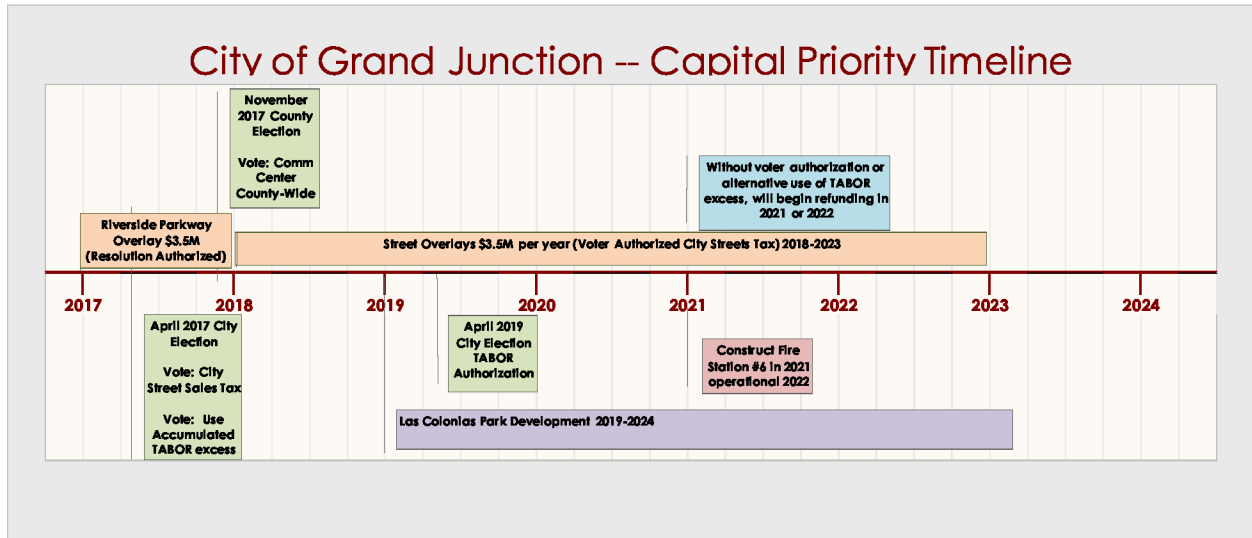
Goal: To improve the condition.

Timeline: 2018-2022

1. Assumed \$2 million committed annually out of current resources.
2. Unfunded; additional \$2 million to *maintain* current street condition, additional \$1.5 million to *improve* street condition.
 - a. Voter Authorized new ¼% sales tax generates \$4 million annually would fund improvement of street condition
 - b. Voter Authorized Mill levy 3.8 mills would generate \$3.5 million

3. Unfunded \$3.5 million to overlay the Riverside Parkway in 2017
 - a. Use funds accumulated for the Riverside Parkway debt in order to overlay Riverside Parkway (vote or amend resolution). Moves early redemption of the bonds out 1 year which still saves \$821k in interest.

Below is a timeline to visualize a possible combination of funding options and projects



Fire Station #6 North Area:

Goal: To improve response times to the North area of town to both City and GJ Rural Fire District citizens.

Long-term: consolidation of fire, ems, and ambulance transport service; equalization of service, economies of scale

Timeline: Pending Airport Fire Station Partnership Feasibility Study.

1. Unfunded \$4.8 million to construct new fire station (complete station Fire and Ambulance)
 - a. Stand-alone Station-Could fund with existing capital funds from relief of Parkway Debt (construction 2021 operation 2022)
 - b. Joint Station-coordinated construction and operation with Airport-Shared cost FAA funds (this joint station would be larger in scope) Could move up construction time-line.
2. Unfunded \$1.7 annual operating cost
 - a. If voter authorized sustainable source of funding is in place for the E911 Communication Center, General Fund operating sources may be available.
 - b. Equalize mill levy for all GJ Rural Fire properties would provide funding assistance to operate Station #6. Consolidation of other districts with the GJ Rural Fire district could reduce redundancy and provide additional funding.

Las Colonias Park Development:

Goal: Complete the development of the park according to the master plan

Timeline: Begin in 2019 after completion of Amphitheatre

1. Unfunded \$11.5 million total project
 - a. Real property sales and development
 - b. Begin leveraging \$220k per year in CTF funds for grants in order to construct \$2-\$3 million per year in park development improvements

Riverside Parkway Loop Completion (24 Road widening and connection to I-70B)

Goal: Complete 24 Road side of the loop

Timeline: Dependent on funding—potentially 2020 or 2021

1. Unfunded \$25 million total project
 - a. Voter authorization for continued use of TABOR excess for debt service after Riverside Parkway paid off. Would require debt question as well.

Summary Statement-2017 Budget Process

This discussion is intended to get general input from Council regarding the process this year. Prior to staff beginning to work on the budget in July, the new City Manager will need to receive policy level direction from Council; including but not limited to minimum General Fund balance reserve, revenue assumptions, level of economic development funding, class and compensation plan for employees, etc.