

**GRAND JUNCTION CITY COUNCIL SPECIAL WORKSHOP SUMMARY**  
**May 9, 2016 – Noticed Agenda Attached**

Meeting Convened: 3:00 p.m. in the City Hall Auditorium

Meeting Adjourned: 5:52 p.m.

City Council Members present: All

Staff present: Moore, Shaver, Valentine, Romero, Lanning, Schoeber, Watkins, Camper, Hazelhurst, Kovalik, Rainguet, Portner, Evans, Wieland, Prall, McInnis, and Tuin

Also: Harry Griff, Larry Jones, Ted Ciavonne, Amy Hamilton, Robbie Breaux, and Richard Swingle

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Agenda Topic 1. Las Colonias Amphitheatre Update

Parks and Recreation (P&R) Director Rob Schoeber introduced the update. Recreation Superintendent Tracy Wieland presented Council with an updated report of the funding for the Las Colonias Amphitheatre and reported major contributions: Riverfront Commission, \$75,000 (\$65,000 more than originally pledged); the Department of Local Affairs (DOLA) grant, \$1,600,000 (original requested amount was \$1,900,000); and the Gates Family Foundation and El Pomar committed \$25,000 each. The funding model presented to Council in November 2015 was \$3,700,000 and to date \$3,500,000 has been secured.

P&R Director Rob Schoeber reviewed the total estimated cost of the Amphitheater (\$3,892,080) and some alternate options that could be left out reducing costs by \$212,484. With the secured funding, there is a shortage of \$161,930. Mr. Schoeber said the next step is to get contractor bids. Due to the Department of Energy's (DOE) connection to the property, they may be willing to help with the project for approximately \$113,000. Other possible funding options are corporate marketing/sponsorships. He noted the Lions Club and other partners will be recognized on the site.

Ms. Wieland reviewed the project timeline and hoped construction can begin in October 2016 and be completed in the fall of 2017 or spring of 2018. Other discussion included the orientation of the amphitheater (taking into consideration wind, weather patterns, and keeping the noise away from residential area), the historical signage project (for educational purposes/ funding has already been secured), and the Riparian Restoration (funding options include the GOCO Inspire Initiative grant). A brand has been created for the Inspire Initiative - RIO (Recreation Inspired by the Outdoors). Senate Bill 16-218 regarding severance tax implications was brought up. It was unknown if funding for this grant would be affected by this bill. Staff was directed to start the request for proposal process for construction but not move forward until the results of SB 16-218 are known.

There was a lengthy discussion concerning obtaining a grant for a feasibility study for a community center and where a good location would be for a community center. Concerns were expressed about funding to move forward with a community center, funding to purchase the property at Matchett Park

from the School District, how the community feels about moving forward with Matchett Park and a community center, and if there are other locations that could be considered for a community center.

Agenda Topic 2. Funding Capital Priorities and 2017 Budget Process Discussion including Process for Funding Requests

Interim City Manager (ICM) Tim Moore provided City Council with a summary statement regarding what Council felt were top priorities for capital needs. The first item was Contract Street Maintenance. An additional \$1.5 to \$2 million is needed annually to improve street conditions over a five year period. In order to fund this, two options were considered: a voter authorized new ¼% sales tax or a voter authorized mill levy increase of 3.8 mills. A gas or diesel tax was discussed but Councilmember McArthur pointed out that the Colorado Contractors Association did some surveys and a gas tax was the least favored. Council was most in favor of looking at a sales tax increase and they would like to see tax rates from surrounding communities for comparison. Council would also like to see which roads have been completed and which ones have not. They discussed using funds for the debt of the Riverside Parkway to overlay the Parkway and push the debt pay-off out one year. The majority of Council was in favor of that. They discussed other roads that need to be overlaid and setting up a reserve for unanticipated projects. Councilmember Chazen was concerned that using the funds for repayment of the Riverside Parkway debt would push other projects further out. Financial Operations Director Jodi Romero said that she will do an analysis of what projects will be pushed out and bring it back to Council.

The next priority discussed was Fire Station #6 North. The long term approach would be to consolidate Fire Districts. The short term goal is to improve response time in the north area. Fire Chief Ken Watkins reported on the feasibility study to determine the best location for a fire station to the north. They are getting ready to hire a consulting firm and a feasibility study should be done by October. They will look at providing service at the Airport and if it would make sense to locate a facility there. If so, there would be Federal Aviation Administration (FAA) funding available for the Airport's portion of that facility. Other potential funding was discussed which included funds after the Riverside Parkway debt has been retired, E911 funding, and equalizing a mill levy across the Districts. The time frame to build the Fire Station would be 2021/2022; if it is built at the Airport, the earliest it could be built would be 2019.

Las Colonias Park Development was discussed next. After the amphitheater is completed, it is anticipated another \$7.6 million will be needed to complete the Park. Some funding sources discussed were property assets that could be sold and grants using Conservation Trust Funds as leverage.

The other priority discussed was completion of the Riverside Parkway Loop (includes widening 24 Road and a connection to I-70B). ICM Moore said the best option to complete that in a short time frame would be a bond issue after the Riverside Parkway debt is paid off, which would require voter approval. The County could be asked if they would participate.

The discussion on the 2017 Budget Process was postponed.

Agenda Topic 3. Board and Committee Reports

There were none.

Agenda Topic 4. Other Business

Councilmember Kennedy advised the Neofiber consultant met with the County and the Commissioners have no intention of putting an override Senate Bill 152 question on the ballot as they feel there will be a legislative solution. He feels that City Council should suggest they go forward with the ballot question. Garfield County intends to refer a question to the ballot. Council suggested taking to the County Commissioners about it at the upcoming joint meeting.

With no further business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 9, 2016**

**SPECIAL WORKSHOP, 3:00 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> 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**
  
2. **Funding Capital Priorities and 2017 Budget Process Discussion including Process for Funding Requests** **Attachment**
  
3. **Committee and Board Reports**
  
4. **Other Business**