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**GRAND JUNCTION CITY COUNCIL
MONDAY, AUGUST 5, 2019**

**PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM
WORKSHOP, 5:30 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. Discussion Topics

- a. Possible Ballot Items for the November 2019 Election

2. Next Workshop Topics

3. Other Business

What is the purpose of a Workshop?

The purpose of a Workshop is for the presenter to provide information to City Council about an item or topic that they may be discussing at a future meeting. The less formal setting of a Workshop is intended to facilitate an interactive discussion among Councilmembers.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here www.gjcity.org/city-government/) or call one or more members of City Council (970-244-1504);
 2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
 3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 6 p.m. at City Hall) and provide comments during "Citizen Comments."
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Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: August 5, 2019

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Greg LeBlanc, Assistant to the City Manager

Information

SUBJECT:

Possible Ballot Items for the November 2019 Election

EXECUTIVE SUMMARY:

The purpose of this item is for Council to hold a discussion on potential questions for the November ballot.

BACKGROUND OR DETAILED INFORMATION:

Transportation Funding:

On June 24, staff met with members of the Citizens Transportation Finance Committee to discuss the possibility of the City moving forward with a transportation funding ballot question in the Fall of 2019.

The committee recommended the City pursue a funding strategy for a series of projects around the community that would enhance transportation capacity. The committee's recommendations were as follows:

- \$50-\$70 million debt authorization
- Utilize TABOR excess (after 2022) and funds currently allocated to service the Riverside Parkway (after this debt is paid off) to service the new debt
- Ballot question November 2019

Key projects identified by the committee included 24 Road widening and the F 1/2 Road Parkway from Market Street to Patterson. Prioritization of other capacity improvements for the City's transportation network is currently underway to fit the proposed authorization.

A Community Meeting was held on July 31st. The meeting was attended by several members of the community and received media coverage. Feedback was provided on the transportation options discussed.

Charter Amendment for Length of Leases of Public Property:

The provision of the City Charter that limits a lease of public property to no more than twenty-five years may be unduly restrictive. As such, increasing the term from twenty-five to ninety-nine years for certain property(ies) may benefit the public by allowing the highest and best use of the property(ies) and contribute to economic development in the community. Leasing of any public property is permissive and within the sole and sound discretion of the City Council.

Feedback was provided at the community meeting held on July 31st.

The proposed timeline for bringing questions to the voters in the Fall of 2019 is as follows:

- June and July: Committee input
- August 5: City Council Workshop
- August 6-20: Committee revisions
- August 21: City Council adoption of final language
- November 5: Election Day

FISCAL IMPACT:

The City Clerk's 2019 budget included \$33,000 for a November election. Staff has requested an estimate from the Mesa County Election's department for the cost to participate; they will have an estimate once they know how many entities plan to have a question on the November ballot.

SUGGESTED ACTION:

City Council discussion and direction to staff.

Attachments

1. Transportation Expansion 2019 Memo

Memorandum

TO: Citizens Transportation Finance Committee
FROM: Greg Caton, City Manager
 Trent Prall, Public Works Director
 Jodi Romero, Finance Director
DATE: July 11, 2019
SUBJECT: Transportation Capacity Expansion – Next Steps

Despite the failure of question 2A, the City’s transportation needs have not gone away. Following a memo issued to City Council on May 9, 2019, staff has formed a Citizens Transportation Finance Committee that allows members of the community to review information and help formulate a ballot question. The committee met on Monday, June 24, and the following information summarizes the meeting.

Transportation Projects – Projects that received support included 24 Road, F ½ Parkway and the reconfiguration of the Riverside Parkway/24 Road Interchange. There was also discussion about geographical distribution of projects to bring some of the farm to market roads up to urban collector standards complete with turn lanes, bike lanes, sidewalks, and streetlights. These projects were proposed in areas of the City such as Orchard Mesa, Pear Park and the Northeast area. In an effort to prioritize the projects discussed by the Committee, the table below organizes the projects into two tiers that total approximately \$57.8 million. These lists are still evolving, and staff is still evaluating the projects.

Tier	Area	Road	Limits	Amount (2023\$)
I	West	24 Road	Patterson to I-70	\$8,000,000
I	West	F 1/2 Road Parkway	Market to Patterson	\$10,000,000
I	West	Riverside Pkwy / Redlands Pkwy Ramps Roundabout and 24 Road Trail	Intersection + Riverfront to Canyon View Park Trail	\$6,500,000
I	Patterson Rd	Patterson Capacity Improvements	5 intersections	\$1,000,000
			Total Tier I	\$25,500,000
II	Northeast	F 1/2 Road	30 Rd to Persigo Bndry	\$4,000,000
II	North	26 1/2 Road + I-70 Ped Bridge	Horizon Dr to Summerhill Way	\$13,100,000
II	Pear Park	D Road	29 Rd to 32 Rd	\$13,000,000
II	Orchard Mesa	B 1/2 Road - 29 Rd to 29 1/2 Rd	Hwy 50 to 29 1/2 Rd	\$2,200,000
			Total Tier II	\$32,300,000
			Total Tier I and II	\$57,800,000

Tier I projects identified in the table are projects that have the greatest need for improving circulation and expanding the capacity of the transportation network within the City. Tier II

projects are projects that are not immediately identified as critical to improving the City's transportation network capacity. Feedback is appreciated on the tiered lists as they are still evolving.

Financing Transportation Projects – The committee indicated that the City should look at TABOR excess funds and the reauthorization of 0.75% sales tax funds currently authorized for the repayment of Riverside Parkway debt service to fund approximately \$50-60 million of transportation projects. This option would require no new taxes and would continue the City's current track record of using TABOR excess funds to support transportation infrastructure.

The City currently pays \$3.8 million annually for debt service on the Riverside Parkway which matures in 2024. The City's TABOR excess is projected to range from \$500,000 to \$1 million each year. Projection of the TABOR excess is based on several assumptions including sales tax growth, property tax values, the Denver, Aurora, Lakewood consumer price index (CPI), and local growth rate. Changes in these assumptions will change the excess projection.

The City currently has authorization from voters to use the excess for the improvement of existing street infrastructure through 2022. In order to fund transportation capacity expansion projects within the existing revenues, with no new taxes, the City would need to get voter authorization for the use of TABOR excess for roadway expansion and the for the issuance of debt. The City could service annual debt of up to \$52 million with these existing resources which would fund the widening of 24 Road (\$8 million), the construction of F ½ Road Parkway from Market Street to Patterson Road (\$10 million), the Riverside Parkway and Redlands Parkway Interchange improvements and trail connection between the Riverfront Trail and Canyon View Park (\$6.5 million), Patterson Road intersection improvements (\$10 million), D Road from 29 Road to 32 Road (\$13.1 million), and 26 ½ Road reconstruction (\$13 million).

Next Steps – If City Council decides to move forward with a November question, then time is of the essence. If the City does not move forward this fall, then the next opportunity would be in the fall of 2020, or the City's next municipal election, which is in the spring of 2021. Going forward with a question in the fall of 2020 is not preferred due to the national election crowding the ballot.

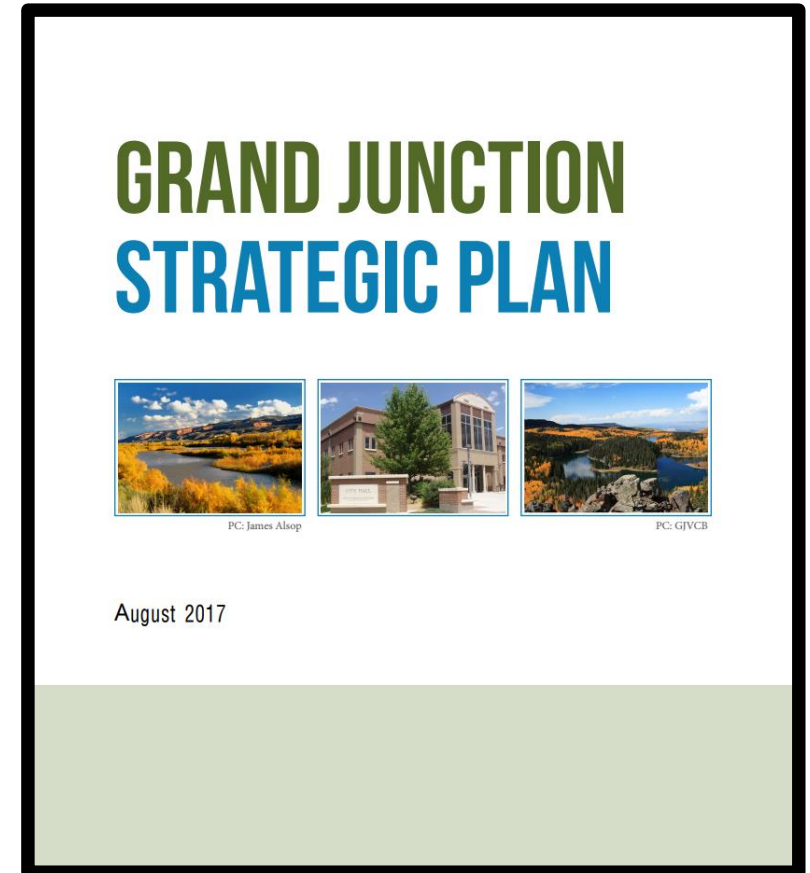
Please send all feedback to City Manager Greg Caton.

2019 Ballot Initiatives

City Council Workshop
August 5, 2019

Foundation - Strategic Plan

- Guiding Principles
 - Partnerships and Intergovernmental Relations
 - Fiscal Responsibility
- Four strategic directives
 - 1. Public Safety
 - 2. Planning and Infrastructure
 - 3. Diversification of our Economic Base
 - 4. Communication, Outreach and Engagement



2019 Ballot Initiatives

1. Transportation
2. Length of Lease of Public Property

Transportation

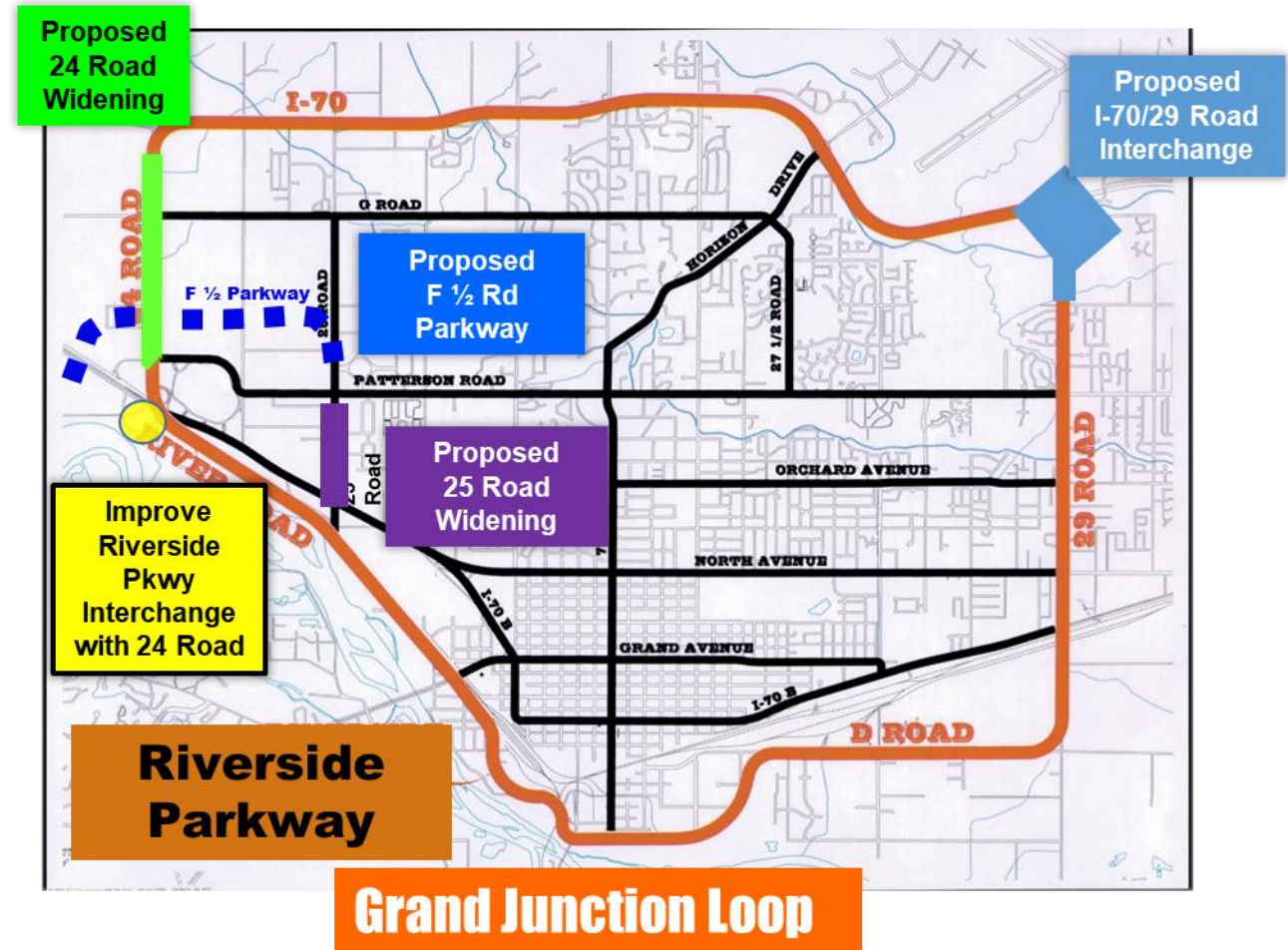
2019 Ballot Initiatives
City Council Workshop
August 5, 2019

Transportation – Roadway Expansion

- Ability to move around our community is important measure of any community's quality of life.
- Good transportation system = good economic development
- Population is continuing to increase and housing demand increasing urgency and congestion on our roads slowing down the entire community.
- Advanced planning required for expansion of major transportation corridors, the Loop, and I-70 interchange as well as transforming many rural "farm" roads into complete urban streets.

Roadway Expansion Projects

- **Regional:** Grand Junction Loop with 29 Road & I-70 Interchange estimated costs = **\$78 million**
 - 29 Road & I-70 Interchange
 - **\$30 m** (City share)
 - Riverside Pkwy & 24 Road Interchange = **\$20 m**
 - Widening of 24 Road = **\$10 m**
 - Creating F ½ Road Pkwy = **\$10 m**
 - Widening 25 Road = **\$8 m**
- **Backbone:** Projects estimated costs = **\$106 m**
 - Projects increasing capacity for neighborhoods and improving mobility.
- Total estimated cost of all expansion projects = **\$184 million**



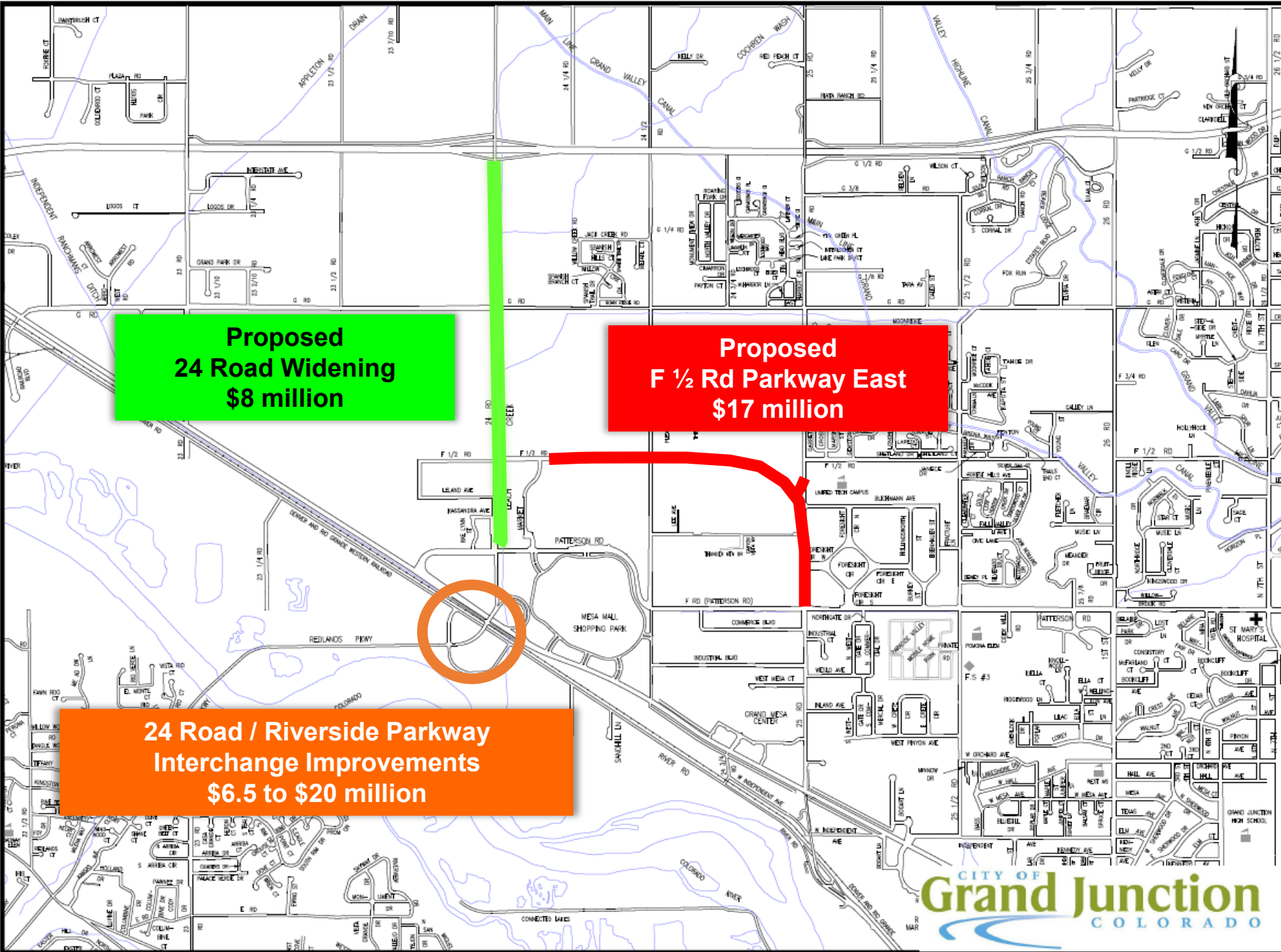
Four Approaches

- ~~New Revenue: $\frac{1}{4}$ Sales Tax dedicated towards roads – \$4.3m/yr~~ Spring 2019
- Existing $\frac{3}{4}$ cent sales tax: After Riverside Pkwy debt paid off \$3.8m/yr
- Update Transportation Impact Fee: Currently \$1.5m/yr
- Use TABOR excess: Repurpose after 2022 to transportation capacity \$0.5m to \$1.0m/yr

2019 Ballot Initiatives

Transportation

- **No New Taxes**
- Series of projects to improve network capacity
- \$50-70 million debt authorization
- Utilize TABOR excess and funds currently allocated to service the Riverside Parkway to service the debt
- Ballot question November 2019
- Construction could start late 2020



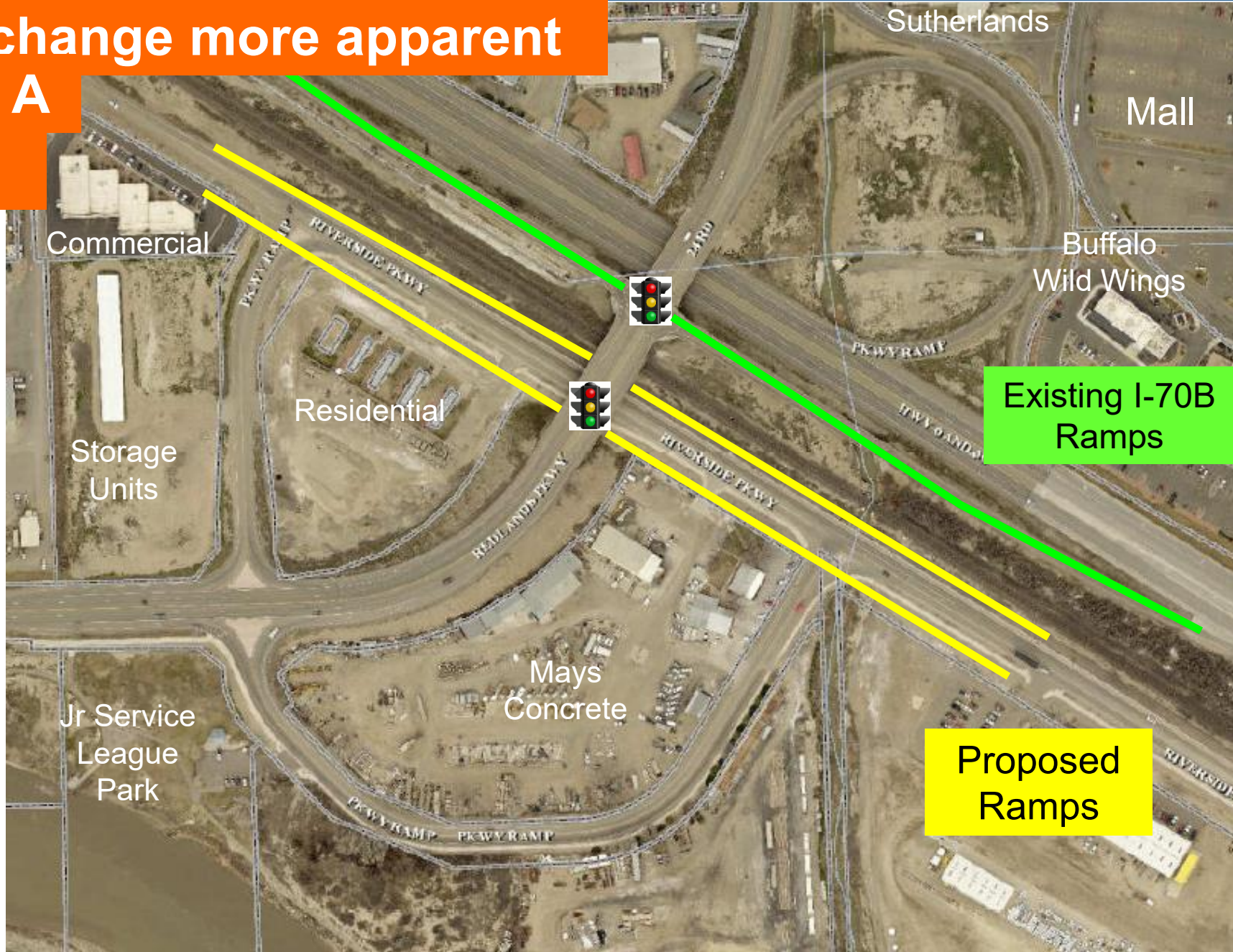
**Proposed
24 Road Widening
\$8 million**

**Proposed
F 1/2 Rd Parkway East
\$17 million**

**24 Road / Riverside Parkway
Interchange Improvements
\$6.5 to \$20 million**

**CITY OF
Grand Junction
COLORADO**

Make Interchange more apparent Alternative A \$20 million



Riverside Pkwy at Redlands Pkwy Interchange

Alternative B
\$6.5 million

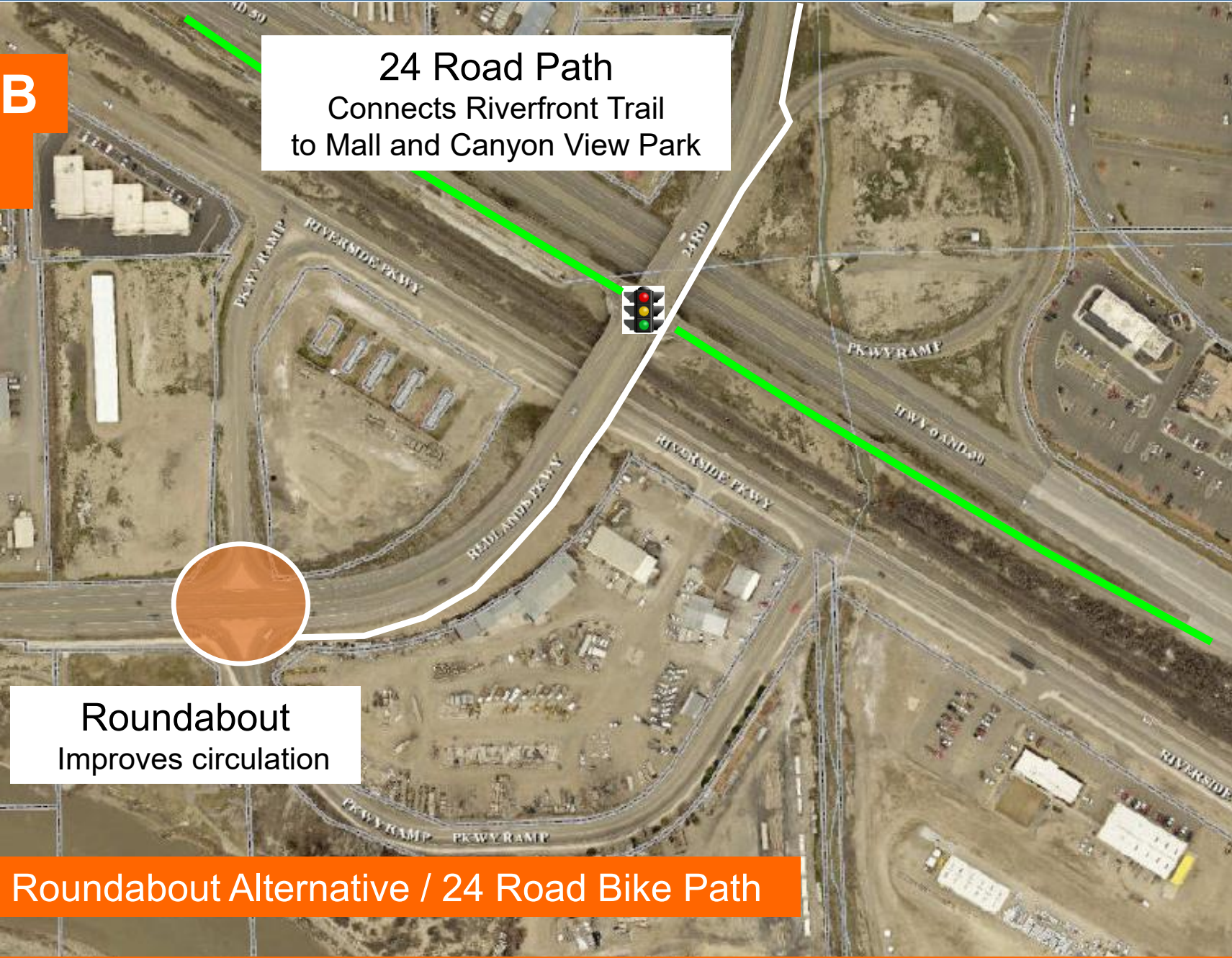
24 Road Path
Connects Riverfront Trail
to Mall and Canyon View Park



Roundabout
Improves circulation

Roundabout Alternative / 24 Road Bike Path

Riverside Pkwy at Redlands Pkwy Interchange



2019 Ballot Initiatives

Tier	Road	Limits	Amount (2023\$)
I	24 Road	Patterson to I-70	\$8,000,000
I	F 1/2 Road Parkway	Market to Patterson	\$17,000,000
I	Riverside Pkwy / Redlands Pkwy Ramps Roundabout and 24 Road Trail	Intersection + Riverfront to Canyon View Park Trail	\$6,500,000
I	Horizon Drive at G Road-27 1/2 Rd	1 intersection	\$4,000,000
I	Patterson Capacity Improvements	5 intersections	\$1,000,000
		Total Tier I	\$36,500,000
II	24 1/2 Rd*	Patterson to G 1/4 Rd	\$6,000,000
II	G Road	23 1/2 to 24 1/2 Rd	\$4,200,000
II	26 1/2 Road* + I-70 Ped Bridge	Horizon Dr to Summerhill Way	\$13,100,000
II	F 1/2 Road*	30 Rd to Persigo Bndry	\$3,500,000
II	D 1/2 Road*	29 Rd to 30 Rd	\$4,200,000
II	B 1/2 Road - 29 Rd to 29 1/2 Rd*	Hwy 50 to 29 1/2 Rd	\$2,500,000
		Total Tier II	\$33,500,000
	*Safe Routes to School benefits		
		Total Tier I and II	\$70,000,000

Length of Lease of Public Property

2019 Ballot Initiatives
City Council Workshop
August 5, 2019

2019 Ballot Initiatives

Length of Lease of Public Property

- City Charter limits leases to 25 years
- Lending institutions want longer terms to minimize risk
- April 2019 – City asks for increase lease term to 99 years for all City lands which does not pass
- November 2019 – Adjust lease length for just a portion of the Riverfront at Las Colonias
- Benefits the public by contributing to economic development

Questions

2019 Ballot Initiatives
City Council Workshop
August 5, 2019