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**GRAND JUNCTION CITY COUNCIL
MONDAY, AUGUST 31, 2020**

**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. Las Colonias Plaza Discussion
- b. Consideration of Providing Fire and Emergency Medical Services to the Central Orchard Mesa Fire Protection District

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

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 31, 2020

Presented By: Robin Brown

Department: City Manager's Office

Submitted By: Greg Caton, City Manager

Information

SUBJECT:

Las Colonias Plaza Discussion

EXECUTIVE SUMMARY:

In 2019, the LCDC issued an RFP for a developer to build and manage the restaurant and retail area known as the Plaza. When they didn't receive any proposals, the LCDC decided to become the developer and build and manage the Plaza on their own. Since the beginning of 2020, the LCDC has issued an RFP, chosen an architect and builder, finalized design and is currently waiting on final cost estimates. They are scheduled to break ground in October to be open in summer 2021. They are working with a number of businesses that are interested in being located at the Plaza and are presently working through lease terms.

This item is intended as an update to the City Council on the Las Colonias Development Corporation and the Plaza Development within Riverfront at Las Colonias Park to include construction timeline, potential tenants and budget.

BACKGROUND OR DETAILED INFORMATION:

In 2017, the City of Grand Junction leased 15 acres of Riverfront at Las Colonias Park to the Las Colonias Development Corporation (LCDC) to develop into a business park focused on outdoor recreation manufacturers and a Plaza Development consisting of restaurant and retail businesses. The LCDC is a Colorado Non-Profit with a five member board of directors with one appointee from the DDA, GJEP, the City of Grand Junction, Bonsai Design and one At Large member. The Grand Junction Economic Partnership administers the LCDC and added a Real Estate Management position in January to help manage the park as well as advise developers on the local real estate

market, rates and demand.

In 2019, the LCDC issued an RFP for a developer to build and manage the restaurant and retail area known as the Plaza. When they didn't receive any proposals, the LCDC decided to become the developer and build and manage the Plaza on their own. Since the beginning of 2020, the LCDC has issued an RFP, chosen an architect and builder, finalized design and is currently waiting on final cost estimates. They are scheduled to break ground in October to be open in summer 2021. They are working with a number of businesses that are interested in being located at the Plaza and are presently working through lease terms.

Additionally, the LCDC is working with a consultant through the Office of Economic Development and International Trade to leverage the development corporation along with Opportunity Zone Funds to take on future developments that do not compete with the private market and to put all profits back into economic development efforts located in the River District.

FISCAL IMPACT:

At the present time, this item is for discussion purposes only.

SUGGESTED ACTION:

At present time, this item is for discussion purposes only.

Attachments

1. Plaza Renderings











Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: August 31, 2020

Presented By: Ken Watkins, Fire Chief

Department: Fire

Submitted By: Ken Watkins

Information

SUBJECT:

Consideration of Providing Fire and Emergency Medical Services to the Central Orchard Mesa Fire Protection District

EXECUTIVE SUMMARY:

The City received a written request for consideration of a Fire/EMS service contract from the Central Orchard Mesa Fire Protection District (District). The District has struggled to recruit, train, and retain qualified volunteers to provide services. In addition, newer recruits frequently move to busier agencies or are recruited by career fire departments. As a result, much of the District's volunteer staff is nearing retirement, making it increasingly difficult for the District to maintain service without relying on mutual aid from other agencies, including Grand Junction. Under this proposal the Fire Department would provide all District Fire and EMS services in exchange for annual compensation as described below.

BACKGROUND OR DETAILED INFORMATION:

The District covers approximately eight square miles from 30 Road east to 35 Road and from the Colorado River south to A 1/2 Road, bordering Grand Junction Fire Department boundaries on the western side of the District. The District is volunteer staffed and provides fire, rescue, and emergency medical services to approximately 800 households and 2,700 residents.

Fire Department staff evaluated the District's service delivery and determined that response to the District would have a minimal effect (1% increase in calls) on current service delivery to the citizens of Grand Junction and the City's service obligation in the Grand Junction Rural Fire Protection District (GJRFPD).

If GJFD were to contract with the District, the City would not staff the District's current fire station but instead would provide service from existing City facilities. Fire Station 4 (2884 B ½ Road) would be the primary response station for the District and ambulance response would be from Station 1 or 2 unless staffing allows for an ambulance at Station 4.

Analysis indicates that Fire Station 4 would have the capacity to cover the District calls for service with minimal impact on services provided to City and GJRFPD residents. In addition, Fire Station 8 is planned for 2024 and would provide additional capacity for service to the District. From these two locations, response time to most of the District will meet National Fire protection Association response time guidelines.

FISCAL IMPACT:

The 2020 District budget assumes a total revenue of \$239,529 and expenditures of \$188,748. The District does have several assets including a fire station property and apparatus and equipment that are subject to negotiation as part of a possible contract. An agreement would provide the City an annual compensation for providing fire and emergency medical services. The City would also bill for ambulance transportation as it does currently. The District would retain an amount to cover volunteer firefighter pension obligations and minimal administrative expenses.

Initial financial analysis indicates annual compensation of \$152,000 from the District for fire and emergency medical services and \$48,000 in ambulance transport billing for total revenue of \$200,000. The total estimated expense for providing services in the District is \$68,000 annually. Additional analysis will be done including a multiple year financial plan which could be impacted by future residential assessment rates (depending on status of Gallagher Amendment), the District's pension obligations, increases in the cost of providing services, as well as cash infusion from assets.

SUGGESTED ACTION:

Staff recommends continuing exploration of this partnership.

Attachments

1. Memo To City Council Central Orchard Mesa Fire District Services

Memorandum

TO: Mayor and Members of Council
FROM: Greg Caton, City Manager
Ken Watkins, Fire Chief
DATE: August 20, 2020
SUBJECT: Consideration of a Contract to Provide Fire / EMS Service

On June 4, 2020, the City received a written request for consideration of a Fire/EMS service contract from the Central Orchard Mesa Fire Protection District (District). Under this proposal the Fire Department would provide all District Fire and EMS services in exchange for annual compensation as more particularly described below.

As a result of this request, City staff evaluated the District's current service delivery and resources to determine whether a contract is feasible. Staff is providing this information for City Council consideration and direction.

District & Partnerships – The District covers approximately eight square miles from 30 Road east to 35 Road and from the Colorado River south to A 1/2 Road, bordering Grand Junction Fire Department boundaries on the western side of the District. The District is volunteer staffed and provides fire, rescue, and emergency medical services to approximately 800 households and 2700 residents. Like many volunteer agencies, the District has struggled to recruit, train, and retain qualified volunteers to provide services. In addition, newer recruits frequently move to busier agencies or are recruited into paid firefighter positions. As a result, much of the District's volunteer staff is nearing retirement from the District. These dynamics have made it increasingly difficult for the District to maintain service without relying on mutual aid from neighboring jurisdictions, including Grand Junction.

Several partnership discussions have occurred between fire districts, including a recent discussion between Palisade, Clifton, and East Orchard Mesa. Preliminarily, Central Orchard Mesa was part of those discussions but has expressed more interest in a partnership with the City. District representatives met with City staff last Fall to discuss options, including exploring an agreement with the Grand Junction Rural Fire Protection District (GJRFPD). The District and GJRFPD were not able to come to terms.

Response Analysis – Fire Department staff evaluated the District's service delivery and determined that response to the District would have a minimal effect on current service delivery to the citizens of Grand Junction and the City's service obligation in the GJRFPD.

In 2019, the District responded to 168 calls for service of the following call types:

- Emergency Medical – 133
- Brush Fires – 7
- Structure Fires – 7
- Misc. Service Calls – 21

The GJFD provided mutual aid to 12 of these calls for service and as the District continues to struggle with volunteer recruiting and retention, requests for mutual aid will increase.

If GJFD were to contract with the District, the City would not staff the District's current fire station but instead would provide service from existing City facilities. Fire Station 4 (2884 B ½ Road) is the primary response station for the area nearest the District. Currently Engine 4 handles 91% (3,263 calls) of the calls in its service district without the need for another unit to respond in and cover their area.

Primary ambulance response to the District service area is from Fire Station 1 or 2 unless staffing allows for an ambulance at Station 4. However, the Department is looking to make this a permanent ambulance placement in the future.

Analysis indicates that Fire Station 4 would have the capacity to cover the District calls for service with minimal impact on services provided to City and GJRFPD residents. In addition, Fire Station 8 is planned for 2024 and would provide additional capacity for service to the District. From these two locations, response time to most of the District will meet NFPA response time guidelines.

Financial Information – The 2020 District budget assumes a total revenue of \$239,529 with primarily revenue sources of \$172,000 in property taxes (10 mills) and ambulance transport revenue of \$20,000. District expenditures for 2020 are budgeted at \$188,748.

District Assets – The District does have several assets including a fire station property and apparatus and equipment that are subject to negotiation as part of a possible contract. City staff performed an evaluation of the District's apparatus and equipment assets and determined the following estimated value of those assets:

Apparatus and Equipment:	\$220,600
Apparatus Cover-All Facility:	\$15,000
Emergency Medical Supplies:	\$12,000
Personnel Protective Equipment:	\$6,000
Est. Value of Assets:	\$253,600

Much of the District's equipment is old and does not meet the needs of the Fire Department and would be donated or sold at auction. Equipment that could be placed into service on current Fire Department apparatus is valued at approximately \$180,000. If these assets become part of an agreement, a more comprehensive valuation would be performed.

Compensation – An agreement would provide the City an estimated compensation of \$152,000 per year, after District retainage for volunteer firefighter pension obligations and administrative expenses.

The City would bill for ambulance transport and estimates revenue of \$48,000 based on the District's payer mix. The Fire Department estimates the cost to provide service to the District is \$68,000 for a net annual compensation of approximately \$132,000.

Recommendation – Entering into a service agreement with the District will increase Fire Department calls for service by an additional 1% annually. In addition, response to certain call

types such as structure and brush fires will increase workload as the Fire Department requires a larger response to manage these types of incidents safely and effectively. If the District is not able to recruit and retain volunteers the City will very likely be responding on many District calls anyway. Having a service contract with the District will provide a consistent and stable response and service for the citizens of the District and for the City.

Staff recommends exploring this partnership and continuing our due diligence during evaluation of this request. This item is tentatively scheduled to be discussed with City Council at the August 31st City Council Workshop. We welcome City Council's questions and comments.