

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 15, 2021

Meeting Convened: 5:30 p.m. Meeting held in person at the Fire Department Administration Building, 625 Ute Avenue, and live streamed via GoToWebinar.

Meeting Adjourned: 8:09 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart (left at 7:14 p.m.), and Mayor Chuck McDaniel.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Chief Technology Officer Ben Barrio, IT Engineering Product Manager Aaron Mathis, Information Security Officer Richard White, IT Operations Supervisor Scott Hockins, IT Supervisor Jackson Trappett, Principal Planner David Thornton, Public Works Director Trent Prall, Finance Director Jodi Welch, General Services Director Jay Valentine, Parks and Recreation Director Ken Sherbenou, Senior Assistant to the City Manager Greg LeBlanc, City Clerk Wanda Winkelmann, and Deputy City Clerk Janet Harrell.

Mayor McDaniel called the meeting to order.

Agenda Topic 1. Discussion Topics

a. ITC Presentation

ITC Broadband is a telecommunications investment company based in West Point, GA focused on delivering fiber-optic broadband solutions to residential and business customers. The company recently purchased USConnect which provides communications and broadband services throughout Colorado.

Chief Technology Officer Ben Barrio introduced Highline Internet CEO David Shipley. In April 2021, ITC contacted city staff to discuss the potential of establishing a public-private partnership to provide Fiber to the Premises (FTTP) services to the community of Grand Junction. In mid May 2021, the City Manager and members of staff met with ITC to gain an understanding as to the contents of the proposal and additional information about the company. Subsequently, ITC submitted a proposal to the City in June 2021 which outlined the project objectives and the City's responsibilities.

Jerry Elliot with Highline Internet attended virtually and reviewed the municipalities they have or are currently working with, including Pueblo County, Bailey, Windsor, and Fort Collins.

Mr. Shipley stated that a capital contribution is not required with the goal of providing fiber-based internet throughout the city. Highline Cares is the company's commitment to customer service and the community. The construction process would include an experienced construction crew that prioritizes safety by adhering to federal, state, and local safety protocols. Customer service would include ease of sign up, e-bill and auto pay, eRate Lifeline, student and low-income access at discounted rates, no contracts – no data caps, after hours call 24x7x365, customer education, and an active give-back program.

Mr. Shipley stated that Highline has identified the Western Slope as a priority area with a need for fiber based high speed internet and an opportunity to grow their business. They have considerable experience in rural Colorado deployments and proven success for entering into a partnership with the communities they serve.

Discussion ensued regarding the ability for competitors to also use the City's infrastructure to provide this service, the service areas that might be more expensive to deploy, streaming applications, smart devices, speed and bandwidth, 1 gig by 1 gig service, options for less expensive products, and working with Mesa County and other municipalities.

Support was expressed for staff to continue working with Highline.

b. Community Center Survey

The Community Center opportunity has been discussed for several decades in Grand Junction. The most recent effort occurred in 2020-2021 with the feasibility study for a Community Center at Lincoln Park on the existing footprint of the current outdoor pool. This latest study grew out of the Parks, Recreation and Open Space (PROS) Master Plan adopted by City Council on January 6, 2021. Discussions with City Council at the July 19th workshop indicated a desire to further study the opportunity.

Since then, several current and former CMU professors have been engaged and the packet materials contained a proposal for conducting a survey from Dr. Justin Gollob, founding director of CMU Social Research Center. Dr. Gollob has teamed up with two other CMU faculty members, Dr. Eliot Jennings, a political science professor and Dr. Clay King, a statistics professor. All of these professors offer their expertise pro bono. Working in tandem with Franklin & Marshall College, which has the capability to conduct phone surveys, the professors propose implementing a mixed methodology surveying technique to more deeply understand community preferences and needs.

Dr. Gollob outlined the project objectives, which include delivering a valid survey and reporting the community's opinion in regard to a community center. The work tasks include creating the

survey instrument, drawing the sample (8,000 registered voters), notification, conducting interviews, analyzing data, and summarizing findings. The cost for the survey is approximately \$22,000 plus printing and mailing expenses.

Discussion ensued regarding the past ballot item that failed (even when a former survey indicated respondents would vote for a tax to pay for a community center), cost for the prior survey (\$13,000), self-administered surveys, the benefits of collaboration between the CMU Social Research Center and Franklin & Marshall Center of Opinion, and when the results of the survey will be available (April 2022). It was also noted that Council will need to provide timely feedback on the survey questions.

Support was expressed for the professors to start their work on the survey. Appreciation was expressed to staff for bringing this item for Council's consideration.

Councilmember Reitz described his recent efforts to explore options for support of a community center, including meeting with community members and former campaign managers. He suggested that a committee be formed to lead a campaign for this most recent effort.

A break was called at 7:05 p.m. The meeting resumed at 7:14 p.m.

c. 4th and 5th Street Feasibility Study Discussion

The Downtown Development Authority (DDA) has hired the consulting engineering firm of Bohannon Huston to conduct a Feasibility Study on the One-Way to Two-Way Conversion of 4th and 5th Streets in conjunction with City staff. A technical team comprised of CDOT, City and County staff and a project advisory committee made up of various downtown businesses and residential interests have met a couple of times and a public open house was held on May 4th. Based on this outreach, project goals and priorities have been developed as well as alternatives for both one-way "enhanced" and two-way configurations.

Denise Aten with Bohannon Huston described the vision and goals of the study, provided renderings of the two alternatives, summarized the community outreach, reviewed the traffic summary, and noted their recommendation is for an enhanced one-way or enhanced two-way. A phased implementation is recommended and there is an opportunity to pilot modifications, such as signal removal, stop signs, and bulb-outs.

Discussion ensued about the benefits of the enhanced one-way and two-way alternatives, the benefit that the two-way conversion could occur in the future, the DDA preference to maintain the one-way street, the fact that the enhanced versions would be an improvement whether

implemented in the one-way or two-way versions, costs and proposed timing, possibility of leveraging City dollars with infrastructure dollars, and an improved look and feel of the City.

d. Redistricting

As a result of the 2020 federal census, the City of Grand Junction must review the population in its five districts. The census data revealed Grand Junction's total population is 65,560, which translates into the average district population of 13,112 people (a 10% margin is acceptable). In addition to population, redistricting plans must consider compactness, contiguity, natural boundaries, and preservation of communities of interest.

City Clerk Winkelmann described the three map options prepared by staff.

- Option 1: this map shows the current Council districts with population numbers included.
- Option 2: this option makes changes only to District A and District B. Because less future growth is anticipated in District A, the boundaries of this district were changed to include additional population. Conversely, District B's population is expected to grow and therefore, the population in this district has been lowered.
- Option 3: this map shows changes in all districts. District A and District B have populations lower than the average to accommodate future growth. District C has a higher than average population as this district will see minimal future growth. Districts D and E are set nearly at the average.

IT Supervisor Jackson Trappett responded to questions about how the maps were prepared and Principal Planner Dave Thornton described the future growth that is expected as identified in the Comprehensive Plan.

Discussion ensued about the presented options, the deadline in which a new map must be adopted, Grand Junction voters can vote in all district races, and the fact that no Councilmembers were drawn out of their elected district.

Support was expressed for staff to bring back a resolution that adopts Option 3 as the new district map.

Agenda Topic 2. City Council Communication

Mayor McDaniel stated that two proclamations are on the November 17 agenda:

- *Colorado Gives Day* will be read by Councilmember Stout
- *Small Business Saturday* will be read by Councilmember Herman

Agenda Topic 3. Next Workshop Topics

City Manager Caton stated the topics for the November 29 workshop include:

- Water Marketing Strategy
- Strategic Plan

The December 13 workshop topics are:

- Richmark Presentation: Former City Market building on 1st Street
- Cannabis Regulations

Agenda Topic 4. Other Business

Councilmember Stout reported that Mayor McDaniel will be inviting Councilmembers to his home for a holiday party.

Adjournment

The workshop adjourned at 8:09 p.m.