

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

August 5, 2013 – Noticed Agenda Attached

Meeting Convened: 9:00 a.m. in the City Hall Auditorium

Meeting Adjourned: 4:58 p.m.

Council Members present: All Councilmember present. Staff present: Englehart, Shaver, Schoeber, Camper, Moore, Hazelhurst, Trainor, Watkins, Romero, Bowman, Ashbeck, Edwards, Tonello, Cox, Taylor, Franklin, Valentine, Prall, Starr, Rainguet, and Tuin.

Agenda Topic 1. HomewardBound of the Grand Valley Presentation Regarding a CDBG Grant Request

City Manager Englehart introduced HomewardBound Director Doug Karl who distributed copies of his presentation. Mr. Karl provided statistics and explained their strategic plan which they call their Guided Growth Plan. The plan includes remodeling the existing center to house only single men. They have already secured funding for that project. They also intend to purchase property and build a Family Centre for single women and families. They have not determined a site but are working with a realtor. They intend to begin a capital campaign for land and building construction in the fall of 2013. Many details of the project were provided.

Councilmember Chazen expressed concern over the timing as the CDBG funds have to be under contract by May, 2014. However, he noted that the request is consistent with the previously approved request.

The City Council all supported placing the request on the August 7th agenda under individual consideration.

Agenda Topic 2. Mesa Land Trust (Rob Bleiberg) – Monument Road Project

City Manager Englehart introduced Rob Bleiberg, Director of Mesa Land Trust (MLT). Mr. Bleiberg referred to the letter of support being requested of the City in order for MLT to apply for a grant to acquire properties along the Monument Road corridor. They have approached private property owners along the corridor and two are willing to sell their property to MLT. He explained the grant and how it is in a different category from any grants the City would apply for and therefore does not compete with the grants the City is applying for. Once the properties are purchased, the intent is to deed them over to the City with MLT maintaining a conservation trust easement on the properties. When asked how much money the City will need to commit, Mr. Bleiberg said he would prefer to discuss those details in executive session as the negotiations are still ongoing but it would be in the neighborhood of \$150,000. Councilmembers questioned why the property is being purchased outright instead of MLT just

placing a conservation easement on the properties. Mr. Bleiberg responded that there are good reasons but basically the landowners were not interested in that arrangement. Mr. Bleiberg assured the Council that MLT will not pay more than appraised value for the properties.

Councilmembers were not satisfied with the wording of the letter of support but were willing to consider a revised letter. Four members of Council supported the project.

Agenda Topic 3. Great Outdoors Colorado Grant for Las Colonias Park Phase I

Parks and Recreation Director Rob Schoeber referred to documentation that outlined Phase I of the development of Las Colonias Park. The elements had been value engineered to an estimated cost of just under \$800,000. The intent is to apply for a Great Outdoors Colorado (GOCO) Grant. The City has budgeted \$165,000 in matching funds in 2013 and will need to commit \$250,000 in 2014. Mr. Schoeber expressed that he is fairly confident in the grant award based on feedback Staff received at Philanthropy Days in Ouray.

Councilmember Norris asked that all of the City's work, including design, engineering, and construction oversight be included in the calculations as part of the City's matching funds.

Riverfront Foundation member Bill Prakken stated the Riverfront Foundation has agreed to commit \$25,000 to the project.

Many concerns were brought up including soil and groundwater contamination, structural soils, future maintenance costs, and competing projects for City funds.

Councilmember Norris stated she would like to see the City's 2014 commitment be reduced by \$100,000.

A poll was taken and four were in favor, one supportive if the City 2014 commitment was reduced, and one against the proposal. However, all were in favor of the item being placed on the August 7th agenda under individual consideration.

Agenda Topic 4. Agreement for Transfer of Grand Valley Drainage District Wilsea Drain to the City of Grand Junction

Public Works, Utilities, and Planning Director Greg Trainor explained the reason for the request for the City to take over Wilsea Drain. The drainage is owned by Grand Valley Drainage District (GVDD) and is currently carrying agricultural flows to the river. The new medical offices and new hospital being proposed by Community Hospital will create additional stormwater runoff that will be carried by the Wilsea Drain. Once that happens, the drain will be carrying urban

flows and will be subject to Environmental Protection Agency (EPA) Standards. The GVDD does not have the resources to monitor and possibly treat these urban flows as would be required by the EPA. Mr. Trainor said that it is estimated it will cost \$30,000 initially to line the drainage and about \$3,000 to \$3,200 annually to maintain the ditch. Engineering Manager Trent Prall clarified that the reason to line the drainage is to increase capacity; there is no drainage issue with the existing ditch. Mr. Trainor suggested that the City could spend as much as \$7,500 to \$25,000 in 2014 and those funds could come out of the stormwater budget.

The financial condition of the GVDD, as well as their challenges with the TABOR amendment, was discussed. Funding for the 521 Drainage Authority was also discussed.

Five Councilmembers were in favor of moving the proposal forward to the August 21st agenda, with it being placed under individual consideration.

Agenda Topic 5. Prohibiting Retail Sale of Marijuana

City Attorney John Shaver advised that the first reading of the ordinance prohibiting retail sale of marijuana was on the August 7th agenda. He noted that there is no option to disallow possession or private cultivation of marijuana.

A brief discussion ensued about the costs of an election if the ordinance was either referred or objected to. City Clerk Tuin explained the options and the costs associated with the options.

The majority of Council was in favor of moving the proposed ordinance forward with Councilmember Boeschstein abstaining.

Agenda Topic 6. Budget Philosophy and Policy Discussion

City Manager Englehart introduced the topic, explaining how budget development has occurred in the past. He reviewed the list of specific topics for discussion. He noted the purpose is for Staff to understand Council's philosophy and vision.

Regarding personnel for 2014, City Manager Englehart stated that there will be no requests for new personnel, where needed they will fill in with seasonal employees, and try to keep overtime down to a minimum. He then deferred to Human Resources (HR) Director Claudia Hazelhurst to review the City's Compensation Policy.

HR Director Hazelhurst explained the last overhaul of the policy and the philosophy behind it. She noted that one half of the market adjustments were implemented in 2013 and the hope is to implement the second half in 2014. Councilmember Chazen asked about the cost of that implementation. Ms. Hazelhurst said about \$650,000 to \$750,000. It was noted that when the

recession began, employees took a 3% decrease in pay and there was a workforce reduction of about 80 jobs. Any reinstatement of those jobs will be reviewed on an individual basis to determine the need. The market study did reveal that many of the labor trades and administrative support jobs were over market and so those salaries will be frozen until such time as the market catches up. It was noted that with health care increases, those employees will actually net less pay.

There was a discussion of how evaluations come into play, with the City Manager noting there is no pay for performance incorporated into the City's policy. However, employee performance does play into an employee getting an increase; there are some positions that have intermediate salary steps and it does affect whether an employee moves from entry level to proficient pay. Employees not performing at proficient can be moved down to a lower salary level. That is apart from the market study. Councilmember McArthur asked how the process works in that case. HR Director Hazelhurst described how Human Resources reviews every evaluation, not only to assist supervisors in doing evaluations, but also to ensure that any increases given are appropriate. Councilmember McArthur asked about the process for terminating an employee. Ms. Hazelhurst detailed the process step by step including steps taken to help the employee be successful and if that fails the process of termination including the ability of the employee to appeal to the City Manager. The Legal Department is involved in the process.

Increases in health care costs and the City's wellness program were then discussed. It was noted that impacts of the Affordable Care Act (ACA) are still being evaluated. The overall increase in the cost of benefits is expected to be around 14.8%.

Fire Chief Ken Watkins addressed how the ACA may affect Emergency Medical Services and some of the changes they are considering to lessen the impact.

The City Council then addressed contract services. City Manager Englehart advised that about 64% of the City's contracts are with local companies. About 17% of the City's contracts are bid through the State. Areas where the City contracts out services were listed such as tree trimming and additional trucks for spring clean-up. Councilmember Norris inquired about savings that could be realized if the City contracted out more of the street construction and how that might also reduce the amount of equipment the City maintains. Councilmember Chazen suggested that unless there is a compelling reason to have a service provided in-house, that the City should consider contracting out anything as long as the same level of service can be provided. Councilmember Boeschenstein noted the City has tried contracting out some services such a trash pickup and ambulance services. There were pros and cons but overall the City was able to provide the service better.

Local options for awarding contracts to local contractors were discussed with the reason for not having a local option being pointed out, that is, then other communities select others over Grand Junction contractors. However, the City Council could choose to change that. The City Council decided to stay with the current policy.

Facilities were the next topic, specifically Fire Stations first. Fire Chief Watkins referred to two studies that provided guidance on additional fire stations based on response time. The studies showed that two stations should be relocated, stations 3 and 4, and there is a need for two new stations, one in Pear Park and one near the airport. He asked Deputy Chief Jim Bright to elaborate on the studies. The cost of a new Fire Station is around \$2.2 to \$2.3 million plus the cost of equipment for a total of \$3 million. That does not include the cost of the land.

City Manager Englehart identified a grant opportunity in order to pay for design work for a fire station. For a little more money, the City could purchase the design and use the same design for the other stations, thus saving money on future design work. The grant would come from Department of Local Affairs (DOLA) for \$175,000.

Although a station is needed in Pear Park, negotiations with Clifton Fire Department are moving slow so the best plan may be to relocate Fire Station #4 first; it will then alleviate some of the issues in the Pear Park area.

The City Council was in favor of moving forward with the Fire Chief's plan.

Next, the City Council addressed the Public Safety Training Facility in Whitewater. Police Chief Camper addressed the police training areas that are going forward and noted the plan to incorporate some fire department training facilities.

Councilmember Boeschstein asked about services at the training site with water and sewer. Fire Chief Watkins advised that there are several options being discussed. One is locating a storage tank on the property for water for fire training. However, if classrooms are built, then a six inch water line would be extended to the property. A third possibility is there are discussions of Clifton Water District moving a gravity water tank to the area, close to the site. A fourth option is using the City's raw water line which comes along the back of the site.

The plans for various grants dollars in conjunction with the County and Colorado Mesa University and also Garfield County were discussed. Some of the grant dollars will come from Payments in Lieu of Taxes (PILT) funding.

The various partnerships were discussed including CMU possibly relocating houses they have purchased to create a simulated city block.

No objections were voiced against the plan for the training facility.

The storage of the large vehicles (bomb truck, mobile communications, and SWAT vehicle and their associated trailers) was discussed. The plan to build a storage facility on City-owned property on 7th Street between Ute and Pitkin Avenues was laid out. In the future, property and evidence could be moved to that building as the Police Department expands.

Councilmember Norris asked that the cost of lease payments be provided before direction can be determined.

The Ice Rink was discussed briefly with Parks and Recreation Director Schoeber advising that it is on the market for \$1.3 million and the existing skate rink near Sherwood Park is now closed and won't be reopening. The majority of Council was not in favor of pursuing that venture.

The next larger topic was infrastructure. Street maintenance was introduced by Public Works, Utilities, and Planning Director Greg Trainor. Utilities Manager Terry Franklin spoke to the current condition of the streets but the plan is to get a study updated to verify what the Department is saying. That will not be available until the end of the year but will be helpful for the 2015 budget. The Department feels that 70% of the City's streets are in fair to good condition which is about equal to other Colorado municipalities.

The City Council supported going forward with the study as street maintenance is a priority for the majority of Council.

City Manager Englehart advised that they will set up another half day meeting to address the rest of the items on the list.

Agenda Topic 7. Other Business

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP
MONDAY, AUGUST 5, 2013, 9:00 A.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

1. **HomewardBound of the Grand Valley Presentation Regarding a CDBG Grant Request:** HomewardBound of the Grand Valley owns and operates the Community Homeless Shelter. Representatives will present an overview of its recently-completed Guided Growth Plan and address the City Council regarding its current request for a CDBG grant of \$109,971 for the purchase of property.
2. **Mesa Land Trust (Rob Bleiberg) – Monument Road Project:** Presenting a draft letter for Council's consideration.
3. **Great Outdoors Colorado Grant for Las Colonias Park Phase I:** Parks and Recreation is seeking approval to apply for a Great Outdoors Colorado (GOCO) local government grant to assist with funding critical elements of the early phases of Las Colonias Park. A resolution from the governing body with primary jurisdiction must be attached to all grant applications. The fall cycle of grants is due on August 28 with an award decision on December 10.
4. **Agreement for Transfer of Grand Valley Drainage District Wilsea Drain to the City of Grand Junction:** A resolution to approve an agreement transferring ownership and maintenance responsibilities for the Wilsea Drain, located near 23 ³/₄ Road and G Road, for use by development to discharge urban storm water and transport such waters to the Colorado River.
5. **Prohibiting Retail Sale of Marijuana:** Amendment 64 to the Colorado State Constitution allows local governments to regulate or prohibit marijuana retail stores as well as cultivation, manufacturing, and testing facilities by ordinance or by placing a ballot measure on the General Election ballot. Based on direction previously provided by the City Council, Staff has prepared an ordinance prohibiting marijuana businesses in Grand Junction for the Council's consideration.
6. **Budget Philosophy and Policy Discussion**
7. **Other Business**