

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
March 17, 2014 – Noticed Agenda Attached

Meeting Convened: 3:01 p.m. in the City Auditorium

Meeting Adjourned: 5:27 p.m.

Council Members present: All except Doody. Staff present: Englehart, Moore, Shaver, Romero, Schoeber, Wieland, Hazelhurst, Valentine, Tice, Portner, Kovalik, and Tuin.

Catholic Outreach: Sister Karen, Doug Aden, Greg Kampf, Laurie Jensen

Discover Ability: Walt Berman, Terry Harper, Bill Von Stocken, Ron Lunsford, Jim Polehinke

Agenda Topic 1. Legislative Update

Revenue Supervisor Elizabeth Tice highlighted bills of interest; they are halfway through the session; she indicated there are a lot of bills in a holding pattern due to the State publishing their revenue reports the following day. There is another labor bill in the works, another presumed eligibility bill where a police officer or firefighter would be automatically worker's compensation eligible for a Post Traumatic Stress Disorder (PTSD) claim. The way the bill is written it is automatically assumed to be worker's compensation if any on a list of events occurred. Police Chief Camper has indicated that nearly any officer on the job for over a year would be eligible due to the broad range. They would have 24 months after an incident to go see their doctor and it would be automatically covered. The City would never be able to disprove the claim due to the health records being sealed. The fire union has requested the fire fighters be removed from the bill. Both Associated Governments of Northern Colorado and Colorado Municipal League are opposed. Police chiefs are pretty unanimous in their disapproval of the bill. Councilmember McArthur asked who was behind this bill. Ms. Tice said it is being sponsored by Representative Wright and another legislator from Boulder. This is being pushed by the State Police Union. This bill has yet to be introduced.

Representative Scott and Speaker of the House Mark Ferrandino have partnered on a bill to allow remote testimony at committee. If this would occur, they would have one location in western Colorado and they would contract with universities, like the Chamber video conferences. The Chamber already asked Council for a letter of support for this.

Council President Susuras asked about Congressman Scott Tipton's bill on water rights being taken away from ski resorts. The democrats in the Senate are opposed. Ms. Tice said the bill prohibits the taking of the water rights. She said there are a lot of ballot initiatives; ten already have been submitted to the Secretary of State and over 100 submitted for review and comments. There are lots of oil and gas issues, one anti-oil and gas bill hidden behind local control, there is one that would allow for recall of state and local official department heads, two gambling questions to allow video slot machines or horse racing. There is currently a really bad initiative that has been trying to be passed since 2002; it would change the way water rights are viewed in the State. City Attorney Shaver has drafted a resolution at the Mayor's

request. City Attorney Shaver said the resolution addresses the difference between the Public Trust Doctrine (Initiative) and the Doctrine of Prior Appropriation. The Initiative would un-do all historic water law in Colorado based on the doctrine of prior appropriation. The resolution expresses opposition to the initiative.

City Manager Englehart said that this resolution would be presented to the Council on their agenda Wednesday night.

Ms. Tice said there is federal legislation on Liquefied Natural Gas (LNG) in order to speed up exports for markets in Europe and Asia. Senator Udall's bill would allow the United States to sell to World Trade Organization Member Countries. Representative Cory Gardner's bill would allow Department of Energy to approve all the pending applications for LNG export terminals. Currently, there is a significant backlog.

The final bill highlighted by Ms. Tice is the Main Street Revitalization Act and Job Creation Act, which creates an additional income tax credit for preservation of historic properties. Properties would have to be certified by the National or State Historical Society. These are additional monies going to owners in tax credits. This credit is only for 4 years for a total of \$15 million.

Council President Susuras polled Council for the support of the resolution opposing the Public Trust Doctrine Initiative, five voting in favor, and Councilmember McArthur abstaining, to bring it to the Wednesday's City Council meeting.

Agenda Topic 2. Grand Valley Catholic Outreach (GVCO) Fee Request.

Ms. Kathy Portner provided an introduction and an update on the GVCO site plan submittal which is under review with Planning Department. Today GVCO is here to ask if the City Council would waive some of the development fees. With this request, they have also put in a request for Community Development Block Grant (CDBG) for equipment and furnishings that will be presented in the future. Their total request is for \$110,078 in fees.

Council President Susuras asked if the School District can waive their impact fees. Ms. Portner has not seen that in the past; the City paid the school impact fees with St. Martin's Place, Phase I.

Doug Aden, Chairman of the Building Committee for GVCO, thanked the City for being a very generous supporter. Mr. Aden explained the community partnerships with the City and others, and told of the development of the 64 units and the investment of over \$6 million of privately donated monies, which has created a revitalized area and jobs. They are hoping with City Council's support to make it a reality.

Sister Karen said she has assured foundations for assistance that the local government would be joining with them again. Sister Karen said they have finished the other projects without a mortgage. She noted the Governor has selected this project as a model.

Mr. Aden said they are also interested in the alley improvement process and undergrounding those utilities. They would pay their share of that project.

Councilmember McArthur asked if this is not approved would it stop the project. Sister Karen said no, it would make them feel very bad, and it would make them have to look at mortgaging money.

Councilmember McArthur inquired with HomewardBound coming to them in the future will they have money in Economic Development Fund? City Manager Englehart replied they do.

Councilmember McArthur asked if these departments could do without the funds. Could these fees be waived rather than paid by City Council? Mr. Englehart explained the City has never waived fees in the past.

Councilmember Chazen asked if this is in the Downtown Development Authority (DDA) boundaries. Sister Karen said it is across the street from the boundary; she had already asked the DDA to annex them. The DDA is not interested in extending their boundaries to include them.

Councilmember Chazen noted other non-profits have come before them and they have had to turn them away. He believes this puts the Council in a difficult position.

Councilmember Norris asked if they did not do this out of Council's money, would they qualify under a Community Development Block Grant (CDBG)? Ms. Portner said that they are applying for CDBG funds for the fixtures and appliances.

Councilmember Boeschstein thanked them for coming before Council and said he feels the project meets the Comprehensive Plan Goals.

Councilmember Traylor Smith said funding is an issue; she would like to see if DDA could change their boundaries, and try to spearhead this development.

Sister Karen offered that if City Council would consider the development fees, she would go back to DDA and ask them to help with the undergrounding fees for the utilities.

Councilmember Chazen asked if they have asked for the School District to waive their fee and it was answered they have not.

City Manager Englehart reported that Councilmember Doody left word with him that he supports this project.

Council President Susuras is in support of this for three main reasons: the demolition of the blighted buildings; Shaw Construction will provide work to the area; and this is housing for male and female veterans. He would like to see the committee go to the School District.

Ms. Portner clarified the City can defer the fees until this all gets worked out.

Some members of Council expressed that there were still items to be addressed so it was not scheduled for the City Council meeting March 19th.

Agenda Topic 3. Colorado Discover Ability Request for Use in Las Colonias.

Introductions of the Discover Ability representatives were made.

Mr. Harper provided a background on the program noting that they are a Colorado 501 (c) 3. They have only one paid staff person; the program is run by volunteers. They have an adaptive skiing and snowboarding program at Powderhorn. They run clinics for instructors so that they have proper instruction. They run Camp Freedom with St. Mary's Hospital for children 6-13 years of age. They are the only adaptive program in Western Colorado that have licenses with the Bureau of Land Management, National Parks Service, U.S. Forest Service, and Colorado State Parks to run adaptive white water and kayak runs on both the Colorado and Gunnison Rivers. They also do collaborative trips for other organizations that do not have those licenses. They have received a grant to purchase adaptive cycles.

Mr. Harper explained they would like to partner with the City of Grand Junction to provide a center for adaptive recreation opportunities in a central location to be able to stage their spring summer and fall programs. They have been discussing with the Parks Department a possible site in Las Colonias Park. This would allow room for their office, storage, and maintenance of equipment right next to the bike path.

Traci Wieland, Recreation Superintendent, pointed out the proposed location on the diagram near Edgewater Brewery. The proposal would add additional parking to the park. Councilmember Norris asked about any deed restrictions (mill tailings) and Ms. Wieland showed on the diagram where they were, noting the proposed location is not encumbered by those restrictions.

Mr. Harper said they have only had preliminary discussions with the Parks and Recreation Department with the possibility of a long term lease for a minimal lease amount. They would occupy and pay for the cost of construction of the building and the rest of the improvements on the property. Part of their plan is to go to some Colorado foundations for a capital grant. Mr. Harper suggested a 25 year lease at \$1 a year as he believes the 25 year lease would be adequate to satisfy the foundations they are dealing with. This being a preliminary stage, Mr. Harper hoped that the City would be as excited as they are to proceed.

Council President Susuras asked about matching funds, if they would be able to raise those. Mr. Harper said they haven't addressed that yet, but before they concluded the arrangement with the City they would. Mr. Harper was asked about the cost of the project and he estimated it to be \$200,000.

Councilmember McArthur asked about the native grasses in the area if the City were to go ahead with Phase I. Ms. Wieland said the Discover Ability construction would not have any impact on the City's plan; the majority would sit to the west. The benefit would be the shared parking.

Mr. Harper said they have been working with a local architect, Robert Gregg.

Councilmember Traylor Smith asked if there have been any talks with the Botanical Gardens. Ms. Wieland said the Board of the Gardens and Jeff Nichols has been working on doing something in the western part of their property. Ms. Wieland said they have talked about relocating all of the eastern gardens to account for the new parking.

Councilmember Chazen asked if the City can write a long term lease. City Attorney Shaver it can. Councilmember Chazen also asked about the liability issues to which the Attorney responded that the City would ensure insurance and other tenant arrangements are in place.

Councilmember Traylor Smith asked about future plans and growth of the program. Mr. Harper said they use a combination of participant fees, grants, and donations as their primary source of funds. He does not believe there would be a significant increase in operating expenses. Mr. Von Stocken said they have a 25 year history of operating within a budget, a very active board, volunteers, and only one paid staff. Mr. Von Stocken gave numbers of the participants they have had since January. They believe this central location will raise the profile in the community to accommodate growth.

Councilmember Norris asked about the other locations in town. Mr. Von Stocken said that they would consolidate to this one location. Mr. Von Stocken said the proposed design has taken accommodations into consideration.

Councilmember Chazen asked about the Master Plan, they have had other partners with the financing of this project. Does this fit within the plan?

Ms. Wieland explained that native grass parking was the only thing planned for this area. She sees it as a win/win situation. The beauty of Los Colonias is they have a lot of space to work with and this would have other possibilities. Rob Schoeber, Parks and Recreation Director, said consideration of other requests will be on a case by case basis.

Councilmember Chazen asked what the next step would be. Mr. Harper said they would need the approval from Council to begin the preliminary lease process with the Parks and Recreation

Department so they can begin their processes of approaching people who would like to participate in the capital grants.

City Manager Englehart said this project is an economic development opportunity. This is a great opportunity to put partners together. They will continue to bring things to Council as they develop to help strengthen this corridor.

Councilmember Boeschstein said the City should stay consistent with the planning and if the Master Plan needs amending to look at that.

Mr. Berman said he is excited about the community partnership.

Council President Susuras polled the Council. Six to 0 favored authorizing Staff to proceed with working on a lease.

Agenda Topic 4. Internal Controls in Financial Reporting (continued from March 10, 2014)

City Manager Rich Englehart re-introduced this item and the Staff who will be presenting this report.

Jodi Romero, Financial Operations Director, said she will be turning it back over to Accounting Supervisor Sonya Evans.

Ms. Evans said the first control areas she wants to talk about is the cash disbursement side, which is the procurement, accounts payable, payroll, and budget practices. There is a division responsible for procurement of goods and services for the City separate from the division that is responsible for paying the bills. Similarly with payroll there are two separate divisions, Human Resources (HR), which hires the employee, and the payroll division, which pays the employee.

Jay Valentine, Internal Services Manager, provided an overview of the procurement through the Internal Services Division and the employees responsible for that function. Mr. Valentine explained the procurement process for City Council and explained the centralized procurement system that the City has. Mr. Valentine walked Council through a process with the purchasing limits and how that works before, and if, it comes before City Council.

Council President Susuras asked Mr. Valentine if partnering with Mesa County has resulted in savings on purchasing. Mr. Valentine said it has and the County has adopted the City's policy and procedures. The County takes over after the bids are opened. The City does not do any of their Road and Bridge bidding functions. Approvals for purchases are made in New World by the appropriate manager.

Councilmember Chazen asked about change orders. Mr. Valentine explained the process of a change order and the threshold of the approvals.

Councilmember Boeschstein said he appreciates the option of have natural gas versus diesel vehicles, options are brought to Council for City Council to decide.

Ms. Romero explained the three parts of control within the City. They are electronic controls, manual reviews, and authorization limits.

Ms. Romero turned it back over to Ms. Evans and she went over the payment of invoices and walked them through that including the limits. The departments are responsible for entry into the system, then it routes to the department supervisor for approval, then routes to the accounts payable technician. After checks are issued, there is a secondary review. Finally there is a final step called a positive pay file or electronic check file. The bank does not clear checks if there is not a positive pay file for those checks.

Ms. Evans explained the parallel record keeping process and storage of City records. Ms. Evans explained the very detailed slide and handed out copies to the City Council to get back with her if they had any additional questions or comments.

Due to the time it was decided to postpone the employee set up and management of human resources until another time, and for Council to keep those documents and bring with them next time.

Ms. Romero distributed financial reporting examples for their review to help City Council make policy decisions that they need to make. She said there is common language in this draft, it a working draft and she is open to what Council wants to see in these reports. Ms. Romero also explained the purchasing card, those controls, and how they are handled.

Council President Susuras asked how many hours and staff time did it take to put this together. Ms. Romero responded that it was a fair amount. Ms. Evans does the analysis and data gathering and Ms. Romero does the formatting. Once this process is dialed in and they know what City Council is looking for in these reports, it will take less time.

City Manager Englehart said this gives an opportunity to have everyone on the same page and be consistent to the community. He asked the Council to consider whether they like the reports presented at a workshop or at a formal City Council meeting.

Agenda Topic 6. Other Business

Council President Susuras asked Councilmember Norris if she wanted to address the Council on the request of giving \$1,000 to for Mesa County Economic Development planning. She explained that they want to bring in a facilitator/moderator. They are asking each partner to put in \$1,000. Council President Susuras polled the Council and they were all in favor of contributing out of their Economic Development fund.

City Manager Englehart asked about moving the work sessions to 5:00 to 7:00 p.m. and having food provided for Council. Everyone agreed this was workable.

City Manager Englehart updated the Council of the security issues being addressed in the building, what has been done and what is coming forward. Council was supportive.

Council adjourned before the interviews for the Airport Authority at 6:00 p.m.

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**MONDAY, MARCH 17, 2014, 3:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. Legislative Update**
- 2. Grand Valley Catholic Outreach Fee Request:** A request to have the City pay certain development fees for Grand Valley Catholic Outreach's proposed 24 residential units adjacent to St. Martin Place on Pitkin Avenue. [Attachment](#)
- 3. Colorado Discover Ability Request for Use in Las Colonias**
- 4. Internal Controls in Financial Reporting** (continued from March 10, 2014)
[Attachment](#)
- 5. Board Reports**
- 6. Other Business**