

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**June 30, 2014 – Noticed Agenda Attached**

Meeting Convened: 5:00 p.m. in the City Auditorium

Meeting Adjourned: 8:00 p.m.

Council Members present: All except McArthur. Staff present: Englehart, Shaver, Moore, Romero, Schoeber, Lanning, Camper, Kovalik, Tice, Portner, Prall, Valentine, Evans, and Tuin.

Downtown Development Authority/Downtown Grand Junction Business Improvement District (DDA/DGJBID): Harry Weiss

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Agenda Topic 1. Department Report – Public Works and Utilities

City Manager Rich Englehart introduced this item and listed the main topics: Pavement Management, Utilities and Rates, 29 Road/I-70 Interchange, Canal Trails including the Urban Trails Committee, and then followed by the next agenda topic, the Persigo Biogas Project. He deferred to Public Works and Utilities (PW&U) Director Greg Lanning for the presentation.

PW&U Director Lanning provided an overview of the Department and said he would touch on the 2040 Transportation Plan, Stormwater Issues, and the Department Vision, Capital, and Challenges. He invited Councilmembers to bring any questions forward either in this session or in a one-on-one session.

**Pavement Management** – PW&U Director Lanning advised that the City's streets consist of over 1400 acres and are counted as a \$266 million dollar asset to the City although some may argue streets are really a liability. Mr. Lanning then focused on road conditions and the three methods used to maintain the condition of the streets in Grand Junction. The City uses crack filling, chip sealing, and overlaying. The first two are done in-house and the overlays are contracted out. There may be an opportunity for the City to get more involved in the overlay work and also the use of micro-surfacing. There is a new material called reclamite which can rejuvenate pavement if it has not already been chip sealed. That was used on the Riverside Parkway.

Council President Norris inquired if the City ever melts down the surface and re-lays the pavement. Mr. Lanning explained that process is only economical for large volumes and is used mainly on interstates. He continued to explain how chip seal and overlay can extend the life of pavement for a much smaller cost.

Mr. Lanning then referred to the Pavement Management Report which indicates that the City's current Pavement Condition Index (PCI) is 69 which is down 5 points since 2009 and 9 points since 2003 but overall was not a bad "report card". Mr. Lanning also directed the City Council's

attention to a map that indicated streets in various levels of deterioration. He then showed the Council some examples of various City streets and their corresponding rating so the Council could see the how the various levels of deterioration appear.

The Council discussed and asked questions about accepting streets built by developers as City streets, the length of the warranty, and the remedies or possible options for protecting the City's exposure to inferior streets in new subdivisions. Council was assured that all streets accepted into the City's streets system have been built to City standards. Mr. Lanning offered that the City could require a longer warranty period and/or require that the final overlay be delayed to allow for settling after all construction (and corresponding truck traffic) is complete. City Attorney Shaver noted that there have been circumstances where the City has not accepted the street due to problems in the integrity of the street and so the developer's responsibility continues until that street has been accepted and the one year warranty (beginning after acceptance) has expired. Also, in annexation areas where streets are not in the acceptable condition, the City may not accept the whole street section into the City. Councilmember Boeschstein noted that when Ridges was annexed, none of the streets were built to City standards but that was a choice made by the City to include that very large development in the City.

Mr. Lanning pointed out that First Street was rated a 29 by the Pavement Management Study which means it needs total reconstruction. It was discussed that CDOT is planning a reconfiguration of the First and Grand Avenue intersection and how the First Street reconstruction will coordinate with that change.

The funding history of street maintenance was discussed and how the 69 PCI compares with other similar cities in Colorado. Council President Norris noted that it looks as though it will take \$4 million per year to maintain the current index. Mr. Lanning added that there is also about \$800,000 per year budgeted for chip sealing.

Councilmember Chazen asked if the study revealed any surprises. Engineering Manager Prall said the study indicated the streets were in better shape than thought based on the modeling they had done.

Councilmember Traylor Smith suggested the graph include the number of miles worked on and also how many miles were added to the system annually.

Mr. Lanning concluded that his five year pavement plan is to balance the report with reality, continue to tweak their approach to street maintenance (including researching other treatments for maintaining the roads), working the middle, blending preservation with reconstruction, stabilizing the funding, and maintaining street aesthetics.

**Utilities** – Mr. Lanning described the City's water, sewer and trash fees, and compared them to surrounding entities; the City's fees are the lower than most. Modest increases are proposed

for 2015 with the goal of maintaining the appropriate reserve account to fund the long range capital plan.

**29 Road/I-70 Interchange and 24 Road** – Mr. Lanning advised that the County has brought up the subject of completing the beltway (loop road). City Manager Englehart noted that the subject was brought up at the retreat. The County is considering this project in 2016-2017 timeframe. There may be an opportunity to fund such a project with excess revenues after the Riverside Parkway is paid off, with voter approval.

Councilmember Doody pointed out that the 25 Road leg that goes north from the Riverside Parkway does not function well and needs widening.

PW&U Director Lanning then referred to Growth Projections in conjunction with the 2040 Transportation Plan. Councilmember Traylor Smith questioned the decrease in rating for I-70 once the capacity improvements have been completed. Mr. Prall clarified that is because the new interchange will route more traffic to the interstate.

**Urban Trails Master Plan** – Mr. Lanning deferred to Deputy City Manager Tim Moore on this subject. Mr. Moore reported that the plan is to use the Urban Trails Committee more like other City advisory boards, getting their bylaws in place, and coordinating them through Community Development under the Deputy City Manager in conjunction with the Parks Department. They are seeking direction on how to move forward since the 2013 Master Plan was not adopted and they have the 2001 Trails Master Plan still in place; they continue to require trail dedications in new development. Staff is asking for direction to have the Urban Trails Committee identify some canal and drainage trail locations that make sense to leave on the Plan. Other options include removing all canal and drainage trail locations from the existing Plan or to leave the 2001 Plan as is. A fourth option is to have the property dedicated at the time of subdivision because what happens is the subdivision property line goes to the center of the canal and most Homeowner's Associations (HOAs) do not want the responsibility for the underlying property. It was noted that those locations would not be posted on any public map but would be identified where the City would like to reserve the option. City Attorney Shaver noted that based on the prior litigation with the canal companies, no trail construction can happen without an agreement in place. Staff works very diligently to ensure any dedications are the least intrusive on the adjacent property owner as possible.

Further discussion took place regarding canal trails. Councilmember Chazen expressed his opposition to having any trails identified on private property or using the power of government to acquire easements for trails on private property. He suggested the use of the Riverfront Commission model to acquire trail easements and dedications.

Others on the City Council were in favor of identifying locations for long range planning with an ultimate goal of connecting all the trails and coordinating with the City of Fruita and the Town of Palisade trails plans.

In conclusion, it was agreed that the Urban Trails Committee needs to fall more under the auspices of the City Council and they need to develop bylaws. Councilmember Chazen added that any proposed trail located on private property should be removed from the Master Plan. It was agreed that the Urban Trails Committee should identify the dedications already in place and some potential linkages.

### Agenda Topic 2. Persigo Biogas Conversion Project

City Manager Englehart noted that the contract approval and the authorization to apply for a Department of Local Affairs grant is on the agenda Wednesday evening.

Councilmember Chazen expressed his desire to have intergovernmental agreements in place with the potential gas consumers like Grand Valley Transit (GVT) before moving forward with the construction contract. Internal Services Manager Valentine advised that when the GVT contract for fleet maintenance comes up for renewal next year that fuel agreement can be included. The rest of the City Council was not concerned with having those agreements in place prior to the construction contract being approved.

### Agenda Topic 3. Board Reports

Council President Norris said she would be filling in for Councilmember Boeschenstein in his absence for the Drainage Summit meetings scheduled for July.

Councilmember Traylor Smith said the Housing Authority (GJHA) met last week. The GJHA is working on a potential real estate acquisition; she will report more on that later. They are also working on an outreach and communication plan as well as their Strategic Plan.

Councilmember Boeschenstein announced that the Riverfront Trail segment to Fruita is near opening and there will be a grand opening next month. He commended the Staff for getting the grants for the Las Colonias Park development. He mentioned the Incubator and the bicycle pins manufactured from the 3D printer. He noted that there are lots of capital improvements needed at the Incubator/Riverview Technology Corporation site. The Purchase of Development Rights (PDR) Committee will be meeting later in the month. The planned opening for the Avalon Theatre is September 20<sup>th</sup>. Regarding Whitman Park, meetings are continuing. Epic Rides had inquired about using Whitman Park for part of their event.

Councilmember Chazen attended the Associated Governments of Northwest Colorado (AGNC) meeting on June 26<sup>th</sup> and he spoke about the mineral leases that were let for the Roan Plateau and now some are being canceled which will cause a refund in the lease payments. The money acquired from those leases were distributed to local governments, including Grand Junction, and with the refund, there is potential Federal government "claw back" of those funds. AGNC is opposing any "claw back" and has sent a letter of opposition. He asked that Grand Junction draft a letter of opposition similar to the letter drafted by the County. The City Council was in favor and Staff was directed to draft a letter.

Council President Norris said that the Grand Valley Regional Transportation Committee (GVRTC) is still looking at a forty year plan. She is no longer chair of that committee; Penny Prinster is now the chair.

Agenda Topic 4. Other Business

**Downtown Fountain** – City Manager Englehart noted the success of the downtown fountain to the point of overuse for what it had been designed for. It has become a destination and has become a health and safety concern due to treatment not being able to keep up with contaminants, a large number of young children playing near a very busy street (5<sup>th</sup> Street), and the other issues such as sidewalk obstruction, interference with business activity, etc. Staff has therefore decided to close the fountain to that type of use but in exchange open up the Lincoln Park splash pad to the public at no charge. That is a much better location due to the treatment capacity being much greater, there is staffing, the availability of public restrooms, and concessions.

A fence will be placed at the downtown fountain to prevent continued use.

The City Council was in support of Staff's decision.

With no other business, the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**MONDAY, JUNE 30, 2014, 5:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

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

- 1. Department Report – Public Works and Utilities**
- 2. Persigo Biogas Project**
- 3. Board Reports**
- 4. Other Business**  
Downtown Fountain