

**GRAND JUNCTION  
CITY COUNCIL WORKSHOP**

**April 14, 2003**

The City Council of the City of Grand Junction, Colorado met on Monday, April 14, 2003 at 7:06 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Dennis Kirtland, Bill McCurry, Jim Spehar, Reford Theobold, Janet Terry and President of the Council Cindy Enos-Martinez.

**Summaries and action on the following topics:**

1. **ASSOCIATED BUILDERS AND CONTRACTORS (ABC) OF WESTERN COLORADO:** Chairman Randy VanConett, 724 25 3/4 Road, Tim Blanchard, past chair of ABC and Toby Cummings, ABC president were present. Mr. VanConett addressed Council on work performed in-house.

Councilmember Terry stated it would not be difficult to put something in writing in regards to how the City handles its construction and service work. Public Works and Utilities Director Mark Relph referred to the staff report that included some general guidelines. Council President Enos-Martinez asked Mr. VanCornett for specific examples of the issue. He gave a variety of examples. When questioned further by Council, Mr. VanCornett said any thing other than repairs and maintenance should be contracted out.

Councilmember Kirtland qualified his experience and said he personally has looked into the situation within the City of Grand Junction and there is no problem. The numbers speak for themselves as to the amount of work that is bid out. The City does not put its work force in harms way or put them in a situation where they are not in their realm of expertise. The Council's first priority is that the City is well-maintained. The major projects are put together in packages for contractors. Sometimes during certain cycles, the City can't find anyone to do the job and then they might have to do a job with in-house labor. He questioned the need to put such a policy in writing.

Councilmember Terry suggested the proposed policy statement presented by Public Works be adopted to end the discussion. Councilmember Theobold added that the group wants a policy that has a dollar amount limit for a project to be bid out in the policy and that is not going to happen. The philosophy of the City is that a certain number of employees need to be on staff for regular maintenance and emergency repairs and those employees are not going to be left idle so that a small local contractor can have that job.

Tim Blanchard expanded that they understand keeping people busy and being efficient but to look wisely at projects that require more equipment or manpower.

Councilmember Spehar said unlike private business that can pick and chose their customers and chose their margin, the public sector, i.e., the City cannot. The City cannot pick their customers or their projects. The fears of the Association that there might be an issue is not going to happen.

Councilmember Theobold responded that the group's approach is offensive as the Council already takes great pride in is fiscal responsibility and already does the things the group is asking Council to do.

Councilmember Kirtland urged the group to participate in the next two year budget cycle process.

Public Works and Utilities Director Mark Relph advised that they do have a constructive relationship with this group and have taken into account their comments. He asked that he have a chance to work with the City Manager on how the policy might work for the other departments or how it can be amended so that it can be applicable city-wide. Toby Cummings stated that the group will be looking at parks projects next.

**Action summary:** Councilmember Spehar suggested the draft policy be put on Wednesday's agenda for adoption for application specifically to Public Works. The City Manger said that he will work with the department heads and bring a policy for both Public Works and Parks on Wednesday's agenda.

2. **FIRE STATION #5 UPDATE:** City Manager Kelly Arnold and Fire Chief Rick Beaty updated Council on this project. Mr. Arnold reviewed the site consideration process. He noted the two sites are the Meadowlark Gardens and 2155 Broadway. The recommended site is 2155 Broadway which will have to be annexed and zoned. He advised the process should be started but to keep the contract on the Meadowlark Gardens site until the process is completed. The Meadowlark Garden site will be more expensive to develop by at least ½ million dollars.

Chief Beaty was questioned about the difference in response time. The Meadowlark Garden site is the best for east response, the church site is one to two minutes longer with the school zones. As far as response to the west, both locations would have to go through the school zones.

Councilmember Theobold asked Public Works about any additional river bridges being planned. Mr. Relph named a couple of possibilities that have been mentioned in the past, but the most recent study shows there is not enough need to justify the cost of an additional bridge.

Chief Beaty listed all the disadvantages to the Meadowlark Gardens site. The church site also has some disadvantages. Only one access will be allowed by CDOT. Councilmember Theobold suggested the additional access can be made off of Woodland Court. City Manager Arnold said another possibility is to use the existing church building as just a training facility and not as a community building.

Councilmember Theobold stated the costs should not be the deciding issue. Councilmember Spehar agreed but thought the church site is more centrally located.

Council-elect Bruce Hill expressed his opinion that Meadowlark Gardens is his preferred site due to its proximity to the Redlands Parkway/South Broadway intersection.

**Action summary:** The Council consensus was to start the process on the 2155 Broadway site. The contract will be maintained on the Meadowlark Garden site.

**ADJOURN at 9:20 p.m.**