

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP SUMMARY  
May 15, 2006**

The City Council of the City of Grand Junction, Colorado met on Monday, May 15, 2006 at 7:00 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Councilmembers Bonnie Beckstein, Teresa Coons, Bruce Hill, Gregg Palmer, Jim Spehar, Doug Thomason, and President of the Council Jim Doody.

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

1. **UPCOMING BOARD VACANCIES:** The application deadline for a number of the board openings is May 15<sup>th</sup>. City Clerk Stephanie Tuin updated the City Council on applications received and asked the Council to determine interview committees and interview dates.

**Action summary:** Councilmembers Hill, Palmer, and Council President Doody volunteered to interview for the Avalon Theatre Advisory Committee (ATAC). Councilmembers Coons, Hill, and Beckstein volunteered for the interviews for the Downtown Development Authority (DDA). Councilmembers Thomason, Beckstein, and Spehar volunteered for the interviews for the Parks & Recreation Advisory Board. June 8<sup>th</sup> was identified as a workable date for Parks & Recreation Advisory Board interviews. City Clerk Tuin will work with the other interview committees on dates for the other two.

2. **RIDGES OPEN SPACE:** City Attorney John Shaver referred to a report regarding the developer's request on open space in the Ridges. He noted the matter needs to be resolved and said the question is whether the open space was dedicated when the Ridges was first platted and if it fulfills the City's open space requirement. City Attorney Shaver said the developer would like to come before Council to make his case. Council decided that the developer will come before the City Council on July 17<sup>th</sup> to do so.

**Action summary:** City Council will discuss the matter in more detail on July 17<sup>th</sup>.

3. **DOWNTOWN PARKING STRUCTURE UPDATE:** Public Works updated the City Council on the status of the Downtown Parking Garage Project including site clean-up, design and construction schedules as well as discussing the options for selling some existing surface parking the City owns.

Engineering Manager Trent Prall described the schedule for the asbestos removal and demolition. He said the asbestos removal will be added on

as a change order and said that will simplify the work for the demolition contractor. He said Staff will be meeting with an out-of-town contractor for the demolition as there is a labor shortage here locally. The design is also being finalized and said there was an open house held on April 27<sup>th</sup> which was not well attended. He said the plan is to finish the design by May 31<sup>st</sup> and have the plans completed by the middle of July. He said Staff is working on operational controls and how it will fit the needs for the variety of uses; long term parking versus short term, versus leased, and the parking scenarios for the surrounding streets. Mr. Prall then displayed some conceptual drawings.

Councilmember Palmer questioned if the backside of the structure is going to be finished in the same fashion. Mr. Prall said Staff is talking about some decorative designs, but a decision has not been made at this time.

Mark Relph, Public Works and Utilities Director, noted that the City may want to consider some special alley treatment, especially when the end pieces are developed. He said the top floor is for parking but there will be a four foot wall blocking the view of the cars.

Councilmember Palmer questioned what kind of topper would be placed on top of the parking structure. Mr. Relph said the top floor will be designed for a roof but that will not be built initially. Mr. Prall said the structure might be designed for masts with a series of umbrellas that would cover the spaces, as one option.

Councilmember Beckstein questioned if there will be an entrance or exit off of the alley. Mr. Prall said there will be only pedestrian exits off the alley.

Council President Doody questioned if there are any concerns with the pile driving required for construction; in particular, the noise factor. Mr. Prall said yes, there are concerns with pile driving and said Staff will be monitoring that issue.

Mr. Relph then addressed the sale of the parking lot properties. He said some of the property is currently being utilized for employee parking and said those employees will be moved into the garage from Studio 119. He said purchase interest has been expressed by adjacent property owners. Mr. Relph said the 3<sup>rd</sup> and Main Street surface parking is more complicated and said there needs to be more discussion with the DDA. He said Staff would like to get the RFP process started for the sale of that property.

Councilmember Spehar questioned if the RFP anticipates preservation of the fountains at 3<sup>rd</sup> and Main. City Attorney Shaver said the RFP has

been written both ways; one to exclude the corner and continue to use it for public use or the second, if Council's direction decides to remove the improvements, to include it for redevelopment.

Councilmember Coons questioned if there is any specific use for the property. City Attorney Shaver said that has not yet been specified, but the property use is of course restricted by the current zoning.

Councilmember Spehar said the sale of this property would forfeit the last piece of open space downtown and said it would be a mistake if Council does not consider keeping this as open space for the public.

Councilmember Palmer said there has been a loss of retail stores on Main Street and said even though the festivals close off the streets, that parking lot is underutilized for public use. He did however say that he would like to keep the fountains at 3<sup>rd</sup> and Main Street.

Councilmember Hill said that area has gone through an evolution of change and he hopes that site develops into something other than parking. He said that he is looking forward to looking at the RFP's.

Councilmember Coons said the festivals Downtown have been wonderful. She said that she can see the benefit of open space and there have been restaurateurs complaining of no parking during festivals for their customers. She feels the most critical piece is the parking garage.

**Action summary:** Staff received direction that the RFP should encourage any developer to keep the fountains. The City will evaluate the proposals as they come in.

4. **CITY PURCHASING POLICY:** A review of the City's Purchasing Policy as it relates to using local vendors. Administrative Services and Finance Director Ron Lappi introduced the subject as well as Purchasing Manager Ron Watkins and noted the entire purchasing Staff was in attendance. Mr. Lappi referred to a sample resolution of the National Purchasing Association and a pamphlet on Public Procurement. Mr. Lappi said the entire Staff is very interested in buying locally and much of the City's goods and services are purchased locally; perhaps 75%. He said the majority of the contracts awarded through the capital plan will benefit the local suppliers too.

Councilmember Palmer explained that he does not have a problem with selecting the lowest bid. His concern was if the local vendors have the opportunity to bid. Mr. Lappi responded the local vendors do have the opportunity to bid on State contracts. Councilmember Palmer said he also

wants Council to have the option to select a local bidder if they are close to the lowest bid although he is not supportive of a local preference policy.

Councilmember Coons asked Mr. Lappi for the benefit of others, to address the issues and why a local preference is not a good idea.

Purchasing Manager Ron Watkins replied that if Grand Junction had a local preference policy, it would encourage a reciprocal policy in other municipalities which would hurt the City's vendors.

Councilmember Palmer commented on a number of sole source bids and questioned if they were due to personal preference.

Mr. Watkins said that Rainbird is a good example of sole source purchasing. He said the City purchases Rainbird products from the regional distributor because they supply all of the local retailers anyway.

Councilmember Hill questioned City Attorney Shaver that under the current policy Council sees all contracts over \$50,000; he questioned what if Council chooses a vendor other than the lowest bid. City Attorney Shaver said that could result in litigation due to its arbitrariness because Council is choosing something other than the lowest bid. Councilmember Hill questioned if Council had a clear cut reason for choosing a certain vendor such as delivery time, better service, would the City have better standing in a defense. City Attorney Shaver said the question needs to be if the bid is both responsive and responsible.

Councilmember Spehar stated the City could have a hard time if the decision is based on a shorter delivery time if the lowest bidder met all of the specifications in the bid.

Council President Doody pointed out Councilmember Palmer's prerogative to inquire about the policy and its application.

City Attorney Shaver agreed that Council does have the authority to ask the question regarding any policy. He said Council has a professional Staff that is bringing forth a recommendation for the purchasing policy.

Mr. Watkins said that he doesn't recommend a vendor who does not meet the specifications and said those bids are not even brought forward to Council.

Councilmember Coons questioned if local vendors bid on State contracts.

Mr. Watkins said the local Harley Davidson dealer is an example of a State contract for the Colorado State Patrol. He said there are a number of local vendors that are on the State contractors list.

Mr. Lappi noted the last police car purchase was purchased from a local dealer that beat the State price contract. He said there is competition between local vendors and vendors through out the State and it is a matter of who has the lowest bid.

Councilmember Spehar said he was fine with this policy as long as local vendors have the opportunity to be the lowest bidder. He said he wants to keep the purchasing done on an objective level and not consider the vendor's community involvement or the multiplier effect. He said it is Council's duty to keep it fair and predictable and the current policy results in the best value for the taxpayer.

**Action summary:** Council appeared satisfied with the explanation regarding the City Purchasing Policy.

### **Other Business**

President of the Council Doody recognized City Attorney John Shaver's award of the Champion Award by the Downtown Development Authority.

### **ADJOURN**

The meeting adjourned at 8:52 p.m.

