

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 18, 2015 – Noticed Agenda Attached

Meeting Convened: 5:01 p.m. in the City Auditorium

Meeting Adjourned: 8:07 p.m.

City Council Members present: All (Councilmember McArthur arrived at 6:20 p.m.)

Staff present: Englehart, Shaver, Moore, Romero, Portner, Thornton, Prall, Kovalik, Jagim, and Kemp

Others: Harry Weiss, Downtown Development Authority Executive Director, Clark Anderson, New Mobility West, and Jim Charlier, Charlier Associates, Inc. President

Agenda Topic 1. New Mobility West Final Report

Trent Prall, Engineering Manager, provided a brief overview of the corridor study. He advised that the City applied to New Mobility West, an initiative through the Sonoran Institute that helps western cities address traffic issues. The City's application was accepted and Charlier Associates, Inc. was contracted for the study.

Clark Anderson, representing New Mobility West, reviewed the project and what was looked at to better align the 1st Street/Pitkin Avenue/Ute Avenue (I-70 B) corridor for effective transportation.

Jim Charlier, Charlier Associates, Inc. President, provided details about the report and advised that looking ahead to 2040, four main issues were considered: improving traffic flow, safety, multimodal opportunities, and access management. After meeting with the Downtown Development Authority (DDA) and Colorado Department of Transportation (CDOT), a concept was designed for the I-70 B corridor. Mr. Charlier displayed and described that concept which is similar to how Main Street is designed. The design would create a gateway with the landscaping, sidewalks, and crosswalks, which would cause traffic to slow down. He advised that the transit system is very important and needs to be accommodated in the design of the corridor. The location of the Amtrak Station is a great opportunity for the corridor. He reviewed a design for Ute and Pitkin that would allow more opportunity for Whitman Park. Mr. Charlier reviewed a bicycle system that was looked at for the downtown corridor because bicycling has become a very important part to the economy of Grand Junction.

There was discussion about the design of 1st Street at Grand Avenue. Mr. Charlier explained that the proposal includes CDOT's plans for that intersection which basically closes 1st Street off. There was discussion regarding the location of the crosswalk at the train depot, truck traffic using alternative routes, pass through traffic not avoiding the Downtown area, instead

relying on the network to work for the City, likes and dislikes about the design, working with CDOT to see what they plan to do, seeking funds for the project, and various plans that have been adopted for the Downtown.

City Council was pleased with the design and conceptually felt that it was good, and encouraged Staff to continue working with CDOT to keep them engaged in the downtown corridor so that the right plan is brought forward which will last for many years to come.

Agenda Topic 2. Grant Application to the Federal Aviation Administration for the Grand Junction Regional Airport Authority

City Manager Rich Englehart explained that, as partners in the relationship, any type of a grant process for the airport has to come before City Council and the County Commissioners for approval.

Interim Airport Manager Ben Johnson explained that normally only the approval for the award of a grant is generally brought forward to the County Commissioners and City Council. This is a new step for them to bring forward the application for a grant. He explained that the grant they are seeking to apply for is an annual grant and, if authorized to apply for it, the award of the grant will be brought back for approval also. He detailed the five elements the grant will cover: terminal air carrier apron design modification, Taxiway A1-A7 connector rehabilitation, runway 11/29 and Taxiway A seal coat and restripe, segmented circle relocation and intersection lighting modification, and runway 11/29 modification to standards analysis. Mr. Johnson explained that the total project cost will be approximately \$2,550,500. The grant will cover 90% of that, the State of Colorado will match the grant at 5% (less the runway modification study), and the airport will match 5% (which the Airport Authority has sufficient funds for that). The Airport Authority Board reviewed the application in April and the County Commissioners reviewed and approved it earlier in May.

City Attorney Shaver explained that the City and County, as co-sponsors, will have to sign off on the grant assurances to insure that the grant money will be expended in accordance with the Federal Aviation Administration (FAA) requirements. Mr. Johnson explained that the Airport has made significant policy changes and the Airport Authority is comfortable with signing the assurances.

There was some discussion regarding placing the approval of the grant application on the Wednesday, May 20th City Council Meeting and, in the motion, adding a condition of the approval being subject to review of the application and all of the contracts.

City Council directed Staff to place the grant application on the Consent Calendar for the May 20th City Council regular meeting.

Agenda Topic 3. Downtown Development Authority Line of Credit Request

Downtown Development Authority (DDA) Executive Director Harry Weiss advised that the DDA Board started looking into the idea of a line of credit in March of 2014. He advised that a number of DDA's have started moving towards using a line of credit for a financing mechanism. He explained that the Tax Increment revenues go into a "black box" and can only be accessed to pay debt or the associated expenses of debt. In the past, projects have been done with bond issuances. They are asking for a \$1,000,000 line of credit which would be an efficient debt instrument. It would be less expensive than borrowing through bonds. The only cost would be a couple of days of interest accrual and an annual fee charged by the bank. They would only use the line of credit for immediate repayment from funds on hand that are not encumbered in the tax increment fund. It would meet the requirements of the State Statutes for tax increment purposes. Mr. Weiss advised that they have drafted an Intergovernmental Agreement which outlines how funds would be drafted and be repaid. The funds would be drawn for projects that already budgeted, appropriated for, and approved by City Council.

City Attorney John Shaver explained (for the benefit of new City Councilmembers) that City Council is the governing body for approving the DDA budget and appropriations.

Mr. Weiss reviewed the amount of debt the DDA currently has which is about seven years of \$900,000 a year for bond payment for the Avalon Theatre project.

Mr. Weiss also said they are proposing some budget amendments for projects to use the line of credit if it is approved which would include an amendment of \$360,000 for the acquisition of R-5 from District 51 and \$80,000 for anticipated expenses associated with White Hall. That would leave approximately \$645,000 of excess tax increment funds remaining that has not been appropriated or budgeted and would require a supplemental appropriation for any further line of credit draw request.

There was discussion regarding the acquisition of R-5 from District 51 and the demolition of the remainder of White Hall.

City Council directed Staff to place the request for a line of credit and a supplemental appropriation to the DDA budget for Individual Consideration on the May 20th City Council regular meeting agenda.

Agenda Topic 4. Other Business

City Manager Englehart asked City Council's direction for the financial request received by HomeWard Bound. After lengthy discussion, City Council agreed to the financial request for \$100,000 earmarked out of Council's contingency for HomewardBound and, in the future, schedule a workshop to discuss and develop a policy for future requests outside of the budget process.

City Manager Englehart advised that there is a 9% escalation cost for Fire Station #4 which makes it about \$50,000 over budget and the project has been pared down as much as it can. There is \$70,000 in contingency. He has directed Community Services Manager Kathy Portner to try and get money back from Department of Local Affairs (DOLA).

Deputy City Manager Moore provided information about a Transportation Investment Generating Economic Recovery (TIGER) grant that may be available for the City. The grant program is for very big projects that help stimulate the economy and/or revitalize an area. Staff is thinking that the North Avenue project may qualify because the minimum that can be applied for is \$10 million and it requires a match of \$2 million. Staff is trying to get the County Commissioners to participate with the match if the grant is awarded because North Avenue is also in their jurisdiction. City Council was encouraged to help get the County on board. The project funding would not be needed until several years in the future. Grand Valley Regional Transportation Committee (GVRTC) has provided a letter of support for the grant. City Council was in favor of moving forward with a grant application and directed it be for a \$13.5 million project.

City Manager Englehart presented a draft copy of a letter from the Mayor to DOLA regarding policies for funding of Local Government Broadband Planning and Infrastructure Projects. There was discussion regarding other communities and broadband. City Council was in favor of sending out the letter asking that one correction to the letter be made.

A draft resolution was also provided to City Council for joining Next Centuries Cities. There was discussion regarding getting the community involved by holding community meetings regarding broadband and internet services. City Council directed Staff to add Next Centuries Cities to the Consent Calendar on the May 20th City Council regular meeting agenda.

City Council was reminded about a pre-meeting prior to the Municipalities Dinner on Thursday, May 25th to advise them of existing agreements regarding buffer zones and Persigo prior to the dinner.

Agenda Topic 5. Board Reports

There were no Board Reports.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 18, 2015**

**WORKSHOP, 5:00 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. **New Mobility West Final Report**
2. **Grant Application to the Federal Aviation Administration for the Grand Junction Regional Airport Authority:** Mesa County and the City of Grand Junction are required as Co-Sponsors to the Grant Offer, if awarded. Projects included in this request are: Terminal Air Carrier Apron Design Modification, Taxiway A1, A2, A3, A4, A5, A6 and A7 Connector Rehabilitation, Runway 11/29 and Taxiway A Seal Coat and Restripe, Segmented Circle Relocation & Intersection Lighting Modification, and Runway 11/29 Modification to Standards Analysis **Attachment**
3. **Downtown Development Authority Line of Credit Request:** The DDA has solicited proposals for a \$1,000,000 revolving line of credit for the purpose of accessing the DDA's tax increment revenues for ongoing and future qualified projects. The DDA's objective is to institute a borrowing mechanism conforming to the statutory requirements for Tax Increment Financing that provides the DDA with a cost-effective, "pay-as-you-go" means of project funding to complement the DDA's traditional use of bond financing. After reviewing 4 proposals received, the DDA is requesting the establishment of a line of credit, the approval of an Intergovernmental Agreement between the City and the DDA concerning the administration of the line of credit, and Council approval of DDA 2015 Budget amendments for TIF-qualified project expenditures. **Attachment**
4. **Other Business**
5. **Board Reports**