

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
January 18, 2016 – Noticed Agenda Attached

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

Meeting Adjourned: 8:50 p.m.

City Council Members present: All, Councilmember Traylor Smith arrived at 5:03 p.m.

Staff present: Moore, Shaver, Romero, Valentine, Finlayson, Hockins, Prall, Dackonish, Thornton, Portner, Lanning, Schoeber, Watkins, Vensel, Rice, Camper (arrived at 6:03 p.m.), and Tuin

Also: Richard Swingle, Allison Blevins, Diane Kruse (NEOfiber Consultant), Les Miller, and Amy Hamilton

Interim City Manager (ICM) Tim Moore opened the meeting and introduced NEOfiber Consultant, Diane Kruse.

Agenda Topic 1. Wireless and Broadband Master Plan Update

Broadband Update

Ms. Kruse highlighted the following points included in the Staff Report: industry context, why existing networks (broadband and cellular) are overloaded, the importance of business/home use and needs, examples of economic development due to broadband expansion/improvement, challenges/costs of improving broadband (fiber to the premise), options/strategies to solve service gaps, and current efforts.

Ms. Kruse detailed options the City could take to encourage providers to increase local Broadband services: incorporate incentives to build infrastructure into policies, ordinances, and RFP's (requests for proposal), provide infrastructure for private providers, create public/private service partnerships, leverage grant funding, and fully provide service. She noted there is a huge gap between the costs and services available in the Valley compared to other areas and said the worldwide average cost per megabit is \$1.39. Communities like Chattanooga, TN (currently ranked in the top 25 of the most cost effective US cities to live in) that have "fiber to the premise" are as low as \$.07 per megabit. Local geography and population density contributes in part to the Valley's higher costs.

Ms. Kruse also reviewed efforts currently underway that would facilitate a more Broadband friendly environment and encourage its deployment: Community Outreach Meetings are scheduled in February, an RFP was sent out for the Downtown Development Authority Pilot Broadband Project, GIS (Geographic Information System) mapping of existing assets, three surveys have been sent out, and City policies and ordinances are being reviewed to include the implementation of Broadband infrastructure. The Broadband Committee and Staff Attorney Shelly Dackonish recommend incorporating the following into City policies and ordinances: installing shadow conduit when there is an open trench (to date, this has been done through partnerships), creating land development initiatives (have developers install conduit along with utilities), establishing a GIS database of existing utility assets, and implementing set-a-side funding for future infrastructure.

Concerns were raised that public perception may be that the City is moving toward public (rather than private) ownership of broadband services. Information Technology Director Jim Finlayson said it has

been made clear during meetings that the City's preference is to ensure the service is provided by private sector entities.

Council President Norris said citizens indicated by their vote they want the City to do something to improve services. There was discussion regarding advertising options for the Business and Residential Survey on the City's website in order to get the best results possible and how to inform the citizens on the steps the City has and is taking. The Outreach and Public meetings will also be advertised.

That concluded the Broadband update.

Wireless Update

The Wireless Master Plan consultant is CityScape Consultants. Information Technology Director Jim Finlayson updated the Council on CityScape's progress since May 2015. He detailed the tower infrastructure Coverage and Gap (current and theoretical) Maps (the Persigo 201 Boundary was used as the "city limit"). CityScape has recommended the City fill coverage gaps by: maximizing existing towers through colocation, building 11 to 18 more towers within the next 15 years (preferably on public property), and revising Development Codes to reflect new FCC (Federal Communications Commission) regulations and establishing construction preference options. Currently, most local tower use is commercial (microwave and radio). He noted a tower builder invited to a City Wireless meeting praised the City's initiative to design an ordinance addressing the wireless industry and expressed interest in working with the City (towers are typically owned by the builder).

Mr. Finlayson listed some recent changes in the wireless industry: there is increased holiday shopping and media use on wireless networks, Verizon implemented network upgrades to XLTE (available in some local areas) and is moving toward 5G in 2017. 5G will shrink coverage areas while providing a higher level of service so more towers will be needed. He stressed both wireless and broadband improvements are essential and go hand in hand.

Mr. Finlayson also reviewed the Wireless Master Plan survey results. Respondents preferred maximizing existing cell tower capacity, preferred towers to be concealed, and be placed in non-residential and non-park areas. He said 32 City sites have been identified as possible tower locations and he cited reasons City property would be preferred: there would be more control regarding the tower locations, construction, and maintenance; there would be expedited permitting for prescreened properties (also available for private property); and there would be lease revenue.

Concerns were raised regarding the preference to build on public property (public safety towers will be exempted and only be constructed on public property sites), how public property prescreening could compete with interested private landowners (private properties could also be prescreened), tower heights (dependent on coverage area), and ensuring enough notice would be given to the public regarding tower construction locations.

SBA Communications Corporation, a tower builder, has asked the City to locate a tower at Fire Station #2. Council would like Staff to move forward with the tower request at Fire Station #2 and an ordinance outlining construction preferences.

Mr. Finlayson reviewed the next steps for the Wireless Master Plan and noted a goal is to have the other local municipalities adopt the same philosophy on their Wireless Plans as the City; the County is also interested in what revisions the City makes to the Code.

Agenda Topic 2. First Street Design Concepts

Trent Prall, Public Works Engineering Manager, provided an update on the North Avenue Complete Streets Project. He explained the contract was not awarded because none of the businesses bidding were disadvantaged (minority owned and staffed) to the extent required by the Colorado Department of Transportation so none were able to meet the initial rebidding requirements. Now bidding requirements have been lowered and a pre-bid meeting is scheduled on held January 20th with construction anticipated to begin in early April. The City was not successful regarding the TIGER Grant.

Mr. Prall then reviewed the 1st Street (from North Avenue to Ouray Avenue) Design Plan, noting the safety factors that will be addressed, and listing the “road diet” design goals: improved mobility and access for all modes of traffic, elimination of dangerous left turns, creation of a center turn lane, parallel parking, and the addition of sidewalks and bike lanes (it is hoped this concept can be extended north to Patterson Road). He said transitioning from four lanes to the proposed three lanes with medians will improve safety by reducing conflict points; he detailed the design safety statistics and explained it could be expanded to five lanes if needed, although traffic estimates through 2040 would not warrant expansion. The project cost estimate is \$2.8 million and will include the installation of fiber conduit with access boxes along 1st Street and shadow conduit to provide fiber access to the alleys, and require right-of-way clean-up with six properties. Underground utility installation will be funded through the Xcel Energy Undergrounding Fund; however most utilities have already been installed.

Councilmember Traylor Smith suggested expanding the North Avenue Revitalization Grant Program to this area with the hope businesses would be encouraged to keep their properties looking nice.

Councilmember Taggart expressed concern regarding possible conflicts between bicyclists in the bike lanes and the use of the parallel parking spaces. Mr. Prall said the demand for parallel parking is not anticipated to be high and will provide drivers with increased visibility. Mr. Prall said they will next meet with property owners and then move forward with the design and right-of-way acquisitions; construction is anticipated to begin late fall of 2016 and is budgeted over 2016 and 2017.

Agenda Topic 3. Retreat Topics

ICM Moore said Department Heads proposed four core topics for the Council Retreat: chronic homelessness, sustainable funding for the Grand Junction Regional Communications Center, Valley wide EMS (emergency medical services)/Fire District Authority, and new revenue sources including TABOR (taxpayer bill of rights) discussions.

Councilmember Traylor Smith proposed a comprehensive review of the Economic Development (ED) Budget; she would like to know from where the ED funds come, how it is currently spent, and how funding can be sustained for future growth. Council President Norris said some of North Star Destination Strategies suggestions could be handed over to other entities lessening the City’s financial responsibilities to ED.

Councilmember Taggart would like to identify services (along with EMS/Fire) that could be consolidated between the City and County. This topic is on the agenda for the City County Meeting scheduled for January 25th. Discussion ensued regarding possible conflicts between entities, loss of autonomy, service delivery to citizens, how best to determine which services could be combined, and budget constraints specifically for emergency services and the transit system, both of who’s funding is unsustainable.

Councilmember Boeschstein suggested creating metropolitan districts for some of the issues and wanted to look at valley-wide solutions. He also mentioned the 2030 Comprehensive Plan should be reviewed.

Councilmember Kennedy asked for additional information for the upcoming Executive Session. City Attorney Shaver said information will be provided at the Retreat.

Agenda Topic 4. Other Business

Council President Norris said Staff appraisals will be conducted at the end of February; 360 degree reviews were suggested in order to provide more comprehensive reviews. ICM Moore will discuss this option with Human Resources Director Claudia Hazelhurst.

Councilmember Taggart asked for the ED spreadsheet to be updated to include contributions from the other local municipalities on some of the items.

ICM Moore handed out the updated ED Budget, which now includes the City contributions to USA Pro Cycling Challenge (\$50,000) and the Homeless Shelter (\$43,495), and the City/County Partnership spreadsheets. He noted the TABOR calculation has also been sent out.

With no further business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, JANUARY 18, 2016**

**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. Wireless and Broadband Master Plan Update:

[Attachment
Supplemental Documents](#)

For the City's broadband master plan, Diane Kruse with NEOfiber will give a presentation to update City Council on the work to-date, and will discuss next steps for expanding and enhancing the broadband capacity in the City. For the City's wireless master plan, Staff will provide an update and seek Council direction.

2. First Street Design Concepts:

The City's 2016-2017 Capital Improvement Program includes the reconstruction of 1st Street from Ouray Avenue to North Avenue. Staff has developed a concept that not only reconstructs the street, but also meets future capacity needs, maintains current on-street parking, improves safety, accommodates bikes/pedestrians, and constructs aesthetic improvements that should help set the stage for private redevelopment/reinvestment in the corridor. Staff is looking for Council feedback on the proposed improvements prior to public outreach/public participation.

3. Retreat Topics

[Supplemental Documents](#)

4. Other Business

[Supplemental Documents](#)

5. Board Reports