

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**March 21, 2016 – Noticed Agenda Attached**

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

Meeting Adjourned: 6:49 p.m.

City Council Members present: All except Councilmember Boeschstein

Staff present: Moore, Shaver, Camper, Watkins, Schoeber, Romero, Valentine, Lanning, Kovalik, Prall, Hazelhurst, and Tuin

Also: Richard Swingle

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Council President Norris opened the meeting and deferred to Interim City Manager (ICM) Moore.

Agenda Topic 1. Budget Policy and Spending Priorities

ICM Moore said the Capital Projects handout was updated based on Council's input from March 14<sup>th</sup> workshop. Finance Director Jodi Romero reviewed the handout highlighting the following: based on the 10 year average growth rate and the projected TABOR (taxpayer bill of rights) excess, a 3% growth rate was used; the Sales Tax CIP (capital improvement project) fund is the largest source of funds; the other revenue sources listed are project specific; and grant funds were not included.

Councilmember Chazen asked if any cash flow from Operations Capital was included and if so, how much is available; he expressed concern a deficit budget was being projected. Ms. Romero said it was not included because in previous years those funds had been spread out over many line items, the amount varies each year, and the funds can be dedicated or transferred based on policy direction. Based on the 2016 Budget, there is an estimated carry forward of \$700,000.

Councilmember Taggart suggested determining how much debt the City could carry (about \$93 million), how much the citizens would accept, and then propose a ballot issue(s) based on the findings. The Riverside Parkway debt, TABOR excess, and TIF (tax increment financing) payments shouldn't be considered in these calculations since they are, can, or will become uncommitted payments.

Council President Norris encouraged looking at all funding sources including various options that could go to the voters, such as a sunset sales tax.

Councilmember McArthur asked why some facility improvements were listed in the capital list and not under specific department budgets or other categories. Councilmember Chazen had similar questions regarding the Chip and Seal program and projects that use TCP (transportation capacity payments) noting many of the TCP projects could have matching grant funds. ICM Moore explained many projects have components listed in multiple areas; for example the material for the Chip and Seal Program is a capital expense and the labor and vehicle use are operational expenses.

Internal Services Manager Jay Valentine explained the facility capital improvements listed are based on a Facility Inventory/Assessment replacement schedule and a Facilities Condition Index can be used to determine building maintenance and repair costs. Councilmember Taggart asked how much all capital

improvement projects would cost to get caught up and up to standard so a ballot measure could be considered for funding; ongoing maintenance could then be budgeted annually. Public Works (PW) Director Greg Lanning said for all PW projects the cost would be \$18 million and it would take five years to complete. Mr. Lanning proposed implementing an annual 1 to 2% investment in the budget to provide for building maintenance which is how street maintenance is budgeted.

Suggestions put forward to help prioritize the projects were to separate ongoing versus one time projects, note funding amounts from other sources, exclude annual maintenance projects, add Economic Development information and projected cash flow, and identify needs versus wants.

Discussions will be continued at the next workshop scheduled on April 4<sup>th</sup>.

### Agenda Topic 2. Other Business

Grand Junction Fire Department - Fire Chief Ken Watkins said a Colorado Firefighter Safety and Disease Prevention Grant was awarded to the Grand Junction Fire Department in the amount of \$22,400 to be used for Wildland Safety Gear which will help equip the Wildland Fire Engine Council just authorized to be purchased. Chief Watkins updated Council on the Heroes "Behind the Badges" Blood Drive (the Police Department is leading). He also announced a candlelight vigil would be held that evening at Lincoln Park in remembrance of Delaney Clements who passed away from cancer that morning.

Denver Housing First Project - Councilmember McArthur said he will meet with Housing First Project contractor and builder Michael McDermott and visit one of his Denver building sites. Mr. McDermott made a local presentation proposing a similar project in Grand Junction and would like a local partner.

Broadband – Councilmember Chazen said there had been little discussion at the last workshop on the Google model and asked that all options be given a fair representation. He expressed concern regarding the expense of partnership options and would like to ensure the final analysis be unbiased.

Councilmember Kennedy said the majority of Council was more interested in a public/private partnership and less interested in a fully private model. He noted the amended RFP (request for proposal), which is open to all the initial RFP respondents, reflects Council's direction for symmetrical gigabyte service not on how it should be provided allowing for different approaches.

Councilmember Taggart said he felt the "TING" model would be good only if the company had resources to make up a difference in "take rates" for multiple years. He was uncomfortable thinking the "take rate" would be as high as proposed and was concerned the survey results were biased.

Council President Norris said no options were "off the table"; the amended RFP will provide more information needed for Council to make a decision.

### Agenda Topic 3. Board Reports

Grand Junction Regional Airport Authority – Councilmember Taggart reviewed the RFP point system used to award the Airport bar, food, and concession services and explained why the award went to Tailwind, LLC.

Council President Norris reminded Council of the employee evaluations scheduled on March 23<sup>rd</sup> and distributed ICM Moore's work plan.

With no further business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, MARCH 21, 2016**

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

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

**1. Budget Policy and Spending Priorities**

[Attachment](#)

**2. Other Business**

**3. Board Report**