

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
April 4, 2016 – Noticed Agenda Attached

Meeting Convened: 5:04 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:14 p.m.

City Council Members present: All except Council President Norris and Councilmember Boeschstein

Staff present: Moore, Shaver, Camper, Hockins, McInnis, Kovalik, Valentine, Lanning, Schoeber, Watkins, Arellano, Portner, Blevins, and Tuin

Also: Les Miller and Shane Allerheiligen from the Downtown Development Authority/Business Improvement District (DDA/BID) Board, Jeremiah Simpson from Walker Parking Consultants, and Richard Swingle

Council President Pro Tem Chazen opened the meeting and Interim City Manager (ICM) Moore recognized the DDA/BID Board members present and introduced the first topic.

Agenda Topic 1. Insurance Services Office (ISO) Public Protection Classification

Grand Junction Fire Chief Ken Watkins said the Grand Junction Fire Department (GJFD) was notified last year their ISO rating improved (from 4 to 2) which prompted Captains Joel Arellano and Matt Carson to begin looking at internal changes that could be made to further improve the rating. The rating is a planning tool for fire protection and since the GJFD's last rating in 2006 they have made many improvements including the installation of compressed air foam systems on the City's fire engines; this type of system reduces the amount of water needed to extinguish fires and therefore the amount of water damage.

Captain Arellano explained what ISO does, what the rating is based on, how it affects insurance rates, and noted the GJFD's strengths and areas for improvement. The ISO typically conducts surveys every ten years or anytime a rating change is likely; surveys can be triggered by changes to roadways, new access to training facilities, and the addition of fire stations. The rating, the Public Protection Classification (PPC), is based on ISO's evaluation of emergency communications, the fire department, water supply, community risk reduction factors, and divergence. He reviewed the GJFD's score summary and explained the negative divergence rating is due to the combined use of City and Ute water and the sparse water supply on the outskirts of the City. The improved PPC rating may reduce local commercial insurance premiums by 5-10%.

It was agreed the improved rating should be used as a way to promote the City; information will be provided to Economic Development Partners.

Agenda Topic 2. Downtown Parking Management Study and Parking Fund Report

ICM Moore introduced the topic and Jeremiah Simpson from Walker Parking Consultants (WPC). Mr. Simpson reviewed his and WPC's credentials, outlined the study's objectives (supply/demand analysis and financial model and strategies), noted the downtown areas existing conditions, reviewed the survey results (the survey did not include downtown businesses), and recommended management strategies.

Current parking revenue (close to \$.5 Million in 2015) is sufficient to cover meter operation, maintenance, and debt service for the Rood Avenue Garage, but does not produce enough excess to put toward upgrades or major repairs. Mr. Simpson noted current meter rates are not high enough to support the use of credit card or smart meters, but the number of spaces should be adequate through 2040 even with the addition of an event center. Recommendations with multiple options for Parking Management, Revenue Enhancement, and DDA Management were presented. The suggested incremental rate increases are moderate and it is not anticipated to affect use.

Councilmember Taggart questioned if existing parking would be adequate with the addition of an event center. His concerns were that events would be scheduled multiple times each week with both daytime and evening hours, walking distances would be up to 1/3 of a mile, and proper lighting is not available for all identified walking paths.

Mr. Simpson explained, for the analysis, limited information was available and the project scope changed mid-stream; however WPC scaled the Parking Management Plan for the size and time of the events with larger events triggering additional management options such as traffic cones and shuttles.

Council President Pro Tem Chazen identified other areas of concern from the analysis and suggested having private developers construct and maintain parking structures. He asked City Attorney Shaver if the DDA/BID were to take over management of the Parking Fund and parking, a possible scenario suggested by the consultant, would they have the authority to issue parking tickets. City Attorney Shaver explained the enforcement officer would continue to be a Police Department employee, but the DDA (or any other designated authority) would share the position expenses and a portion of collected parking fees.

Mr. Allerheiligen, DDA/BID Board member and downtown business owner, noted the survey was conducted on a Tuesday and Wednesday, but his business's busiest day is Friday and his customers stay an average of two hours. He is in favor of increasing long term rates to help discourage use by downtown employees and suggested offering employees free areas to park. He recommended implementing the Group B options from the analysis and increase long-term and monthly parking rates.

It was noted parking rates had not increased in ten years, the Parking Fund is breaking even, and there used to be a Parking Authority with a separate board before the City took over.

There was discussion regarding credit card meters (rates versus cost and connectivity were current issues), downtown Wi-Fi is being considered as part of the DDA Broadband Project, who should oversee and manage the parking (the City or the DDA operate and the BID manage), and if free holiday parking should continue to be offered.

Councilmember Taggart suggested the DDA/BID review the analysis, recommend a management plan to the City, and consider an agreement with the City stating they would not share revenues with the City until a specific profit level is reached. Council agreed they would like the DDA/BID to manage parking since they work directly with the businesses and customers.

Inclusion of an event center as it relates to a parking management plan will be discussed at a later date.

Agenda Topic 3. Other Business

Municipal Judge Appointment - ICM Moore noted Municipal Court Judge Care McInnis will be invited to attend the next workshop (April 11, 2016) to discuss her appointment and term. City Attorney Shaver noted the term can be no less than two years. A resolution will follow.

Executive Summaries – Councilmember Taggart requested all studies include an Executive Summary and be available to Council with adequate review time before a meeting discussion.

Open Burning Issues – Councilmember Taggart mentioned he received many calls and emails regarding open burning and the attributed breathing and health issues.

Fire Chief Watkins said agricultural burning is regulated by the State and he too has received a lot of calls this year. He will research the calls and compile information on the burn permits (over 1,000) issued this year by the City. He also noted the GJFD operates within the County-wide burn permit system; the fall burn season is planned to be shorter this year. The Spring Burn Season is March 1st through May 31st.

Open burning will be added to the list of future topics.

Agenda Topic 4. Board Reports

Grand Junction Housing Authority (GJHA) - Councilmember Traylor Smith said the GJHA received tax credits for the Highlands Project, Phase I which would allow them to move to Phase II sooner; they are waiting on HUD approval. A groundbreaking ceremony will be May 5th or 6th.

Housing First Project & Colorado Water Congress (CWC) – Councilmember McArthur met with Housing First Project contractor Michael McDermott and visited one of their homeless facilities in Denver; this facility is different from the proposed facility for Grand Junction. He also attended a CWC meeting where they talked about State Bill, HB 16-1413, which would increase the statewide stormwater fee.

Parks and Recreation (P&R) Board & Avalon Theatre Foundation (ATF) Board– Councilmember Kennedy said the P&R Board will be hearing a vendor appeal soon and the ATF is reviewing items they would like to put funds toward after their final payment is made to the City in July.

Associated Governments of Northwest Colorado (AGNC) – Council President Pro Tem Chazen said a special meeting was held regarding Sage Grouse habitat; many local and federal agencies attended.

With no further business the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, APRIL 4, 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. Insurance Services Office (ISO) Public Protection Classification:** The City recently went through an Insurance Services Office (ISO) Public Protection Classification review and received an upgraded rating. The Fire Department will present information about the ISO Public Protection Classification process, the improved rating, and steps the City can take for further improvement. [Attachment Supplemental Documents](#)

- 2. Downtown Parking Management Study and Parking Fund Report:** In September of 2015, the City of Grand Junction and the Downtown Development Authority (DDA) hired Walker Parking Consultants (Walker) to conduct a Downtown Parking Study. The purpose of this study is to evaluate the existing downtown parking system and determine if additional capacity is needed to support current uses as well as future growth and development.

Walker Parking Consultant Jeremiah Simpson will present an evaluation of the parking system's financial performance and will present recommendations on several strategies to improve the revenue potential, efficiency, and customer service offered by the program.

[Attachment Supplemental Documents](#)

- 3. Other Business**

- 4. Board Reports**