

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 2, 2016 – Noticed Agenda Attached

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

Meeting Adjourned: 8:00 p.m.

City Council Members present: All except Councilmember McArthur

Staff present: Moore, Shaver, Camper, J. Creasy, Hazelhurst, Carruth, Kovalik, Valentine, Lanning, Schoeber, Mort, Watkins, Romero, Evans, Rainguet, Tuin, and other Police Officers

Also: Dave Roper, Richard Swingle, Jody Kole, Lori Rosendahl, Lloyd Pendleton, Zoe LeBeau (left at 5:45 p.m.), Julie Mamo, Dennis Simpson, and Amy Hamilton

Council President Norris opened the meeting and Interim City Manager (ICM) Moore introduced Lori Rosendahl, Grand Junction Housing Authority (GJHA) Chief Operating Officer.

Agenda Topic 1. Vulnerability Index Study

Ms. Rosendahl explained the City requested a study be done regarding homelessness and vagrancy issues in order to find a solution that would reduce City expenses, eliminate panhandling, and keep the homeless out of local parks and the river areas. She introduced Zoe LeBeau and Lloyd Pendleton who helped conduct the local Vulnerability Index Study; they reviewed their backgrounds. Mr. Pendleton described a pilot program he designed which showed affordable housing programs work and then defined chronically homeless (there are about 146 locally), their demographic, risk factors, service utilization and cost (the City conservatively spends \$1.7 million annually), housing options, and some benefits of rehousing programs. Ms. LeBeau described permanent supportive housing and noted there should not be a requirement for the tenants “to be clean and sober”, she recommended a 30-40 unit facility, reviewed grant funding options, and explained why the City is well poised to receive full funding.

Councilmember Boeschstein noted many homeless activities the City supports and some of the City’s expenses dealing with the homeless.

Councilmember Chazen asked if the City would need to help maintain this type of project and the how the facility could be well maintained with known addicts being housed. Ms. LeBeau listed financial options that could be used to maintain all stages of a facility that would not rely on City funding and then made clear the necessity of properly establishing staff and implementing security measures to help ensure tenant safety and the facility’s sustainability. She described the facility layout of the first project in Duluth and how a tenant selection plan could be implemented. She said both the design and priority selection would work well in Grand Junction.

There was further discussion regarding specifics on which organizations could lead, organize, implement, and maintain a facility. More information will be gathered and disseminated and Mike McDermott, an experienced developer, will be contacted. He owns property on Pitkin Avenue that may be suitable for such a project. Ms. LeBeau emphasized that funding is available and the timing is right for Grand Junction to be involved in this kind of program. It is hoped a grant application can be completed by the next application deadline, June 1, 2017.

Agenda Topic 2. Retiree Health

Council President Norris introduced the topic noting it was last reviewed in October, 2015 and at that time Councilmember Traylor Smith was asked to review the Plan. ICM Moore then introduced Dave Roper, the City's former Risk Manager, who worked with Sonya Evans, Finance Supervisor, to create sustainable financial models using a Trust for the Plan. ICM Moore reviewed the highlights of the proposed models. City Attorney Shaver noted if a Trust is formed, the Board will only be responsible for the financial management of the Plan. Mr. Roper said the impetus for this recommendation is that GASB (Government Accounting Standards Board) will implement a reporting change (#74) effective in 2018; he then reviewed the Plan's history.

Financial Operations Director Jodi Romero reviewed the Employee Retiree Health Plan handout.

Ms. Evans explained the reporting changes that will be affected; regarding the Retiree Health Plan, she said a Trust would be able to recognize the fund balance as an asset, but the City would not.

Councilmember Taggart expressed concerns regarding current employee support for the plan and some of the proposal's critical assumptions: the proposed portfolio was too aggressive; the committee should have outside financial members; a minimum fund threshold should be set to determine if a rate increase should be implemented; and the projected health insurance increase of 5% is too low. Councilmember Traylor Smith explained the Board should use the model only as a starting point and that they will need to make adjustments to keep it solvent. She suggested the Board have a separate investment committee that would include financial professionals. Human Resources Director Claudia Hazelhurst said every plan amendment is explained at employee meetings and a majority vote is needed for them to be passed.

Councilmember Chazen asked how the employee "buy in" rate is determined. Ms. Romero explained the rate is dependent on the age of the employee when they enter the plan and the projected participation rate (this is not proposed to change because it would not make a significant financial impact to the Plan).

To proceed, City Attorney Shaver said, Council needs to decide if they are supportive of continuing the Plan; if so, bring an appropriation for funds to infuse the Trust; then decide if contributions should be an ongoing budget item.

Council decided to move forward with the added requirements of having an outside professional financial fund manager and setting a minimum balance threshold. Councilmember Traylor Smith will review the final proposal.

Agenda Topic 3. Committee and Board Reports

Grand Junction Regional Airport Authority (GJRAA) - Councilmember Taggart said Kip Turner of Durango has accepted the GJRAA Executive Director position; the employment agreement has not been finalized.

Broadband Committee – Councilmember Kennedy said the RFP (request for proposal) responses have been received; the price points are being reviewed and surveys will be conducted around the desired pricing to ensure statistic viability. Next, they will review the viable financial model responses regarding the "take rates" (percentage of subscribers who will purchase broadband at a particular time and price). This topic will be on a workshop agenda in June.

Colorado Riverfront Commission/Las Colonias Park – Councilmember Boeschstein attended a meeting with the Department of Energy (DOE) to request a contribution to help with development of Las Colonias Park which was a mill tailing disposal site; the DOE has funds set aside for this purpose.

Communication Center Funding - Council President Norris and ICM Moore met with DeBeque, Collbran, and Gateway regarding a funding initiative for the Grand Junction Regional Communications Center and all are very supportive and will create citizen committees. Council President Norris also met with each County Commissioner and they are open if the initiative is presented by the cities and community. ICM Moore will create an election timeline.

Epic Rides - ICM Moore said Todd Sadow would like to meet with Council the week of May 16th regarding a change in manager. It was decided to invite him to speak at 5:45 p.m. on May 18th.

Budget Process Discussion - Council President Norris reminded Council of the May 9th meeting at 3 p.m.

Grand Junction Off-Road & Downtown Music Festival – Councilmember Kennedy said he will be playing at the Music Festival on May 21st from 2-3 p.m.

Grand Junction Fire Department Annual Report – Fire Chief Ken Watkins handed out the Fire Department’s 2016 Annual Report and explained the format was changed in an effort to make the information more relevant to citizens. It was noted the Open Burning discussion has been scheduled for the May 16th workshop. Councilmember Boeschstein requested the current Ordinance be added to the workshop staff report.

Grand Valley Drainage District (GVDD) – Councilmember Chazen said the Grand Junction Chamber of Commerce and the County have filed a lawsuit against the District regarding the newly assessed drainage fee. He felt Council should take a stand on the issue, but all agreed they would first like to be fully briefed on both sides of the issue. City Attorney Shaver is in the process of getting a copy of the complaint. Councilmember Boeschstein commented that the 5-2-1 Drainage Authority is the more logical organization to deal with these issues since their boundaries are more inclusive of the valley; they have overridden the GVDD on two projects, however they still need to be more proactive.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 2, 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. Vulnerability Index Study [Supplemental Documents](#)
2. Retiree Health [Supplemental Documents](#)
3. Committee and Board Reports
4. Other Business [Supplemental Documents](#)