

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**August 1, 2016 – Noticed Agenda Attached**

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

Meeting Adjourned: 7:01 p.m.

City Council Members present: All except Councilmember McArthur

Staff present: Caton, Moore, Shaver, Lanning, Rainguet, Schoeber, Romero, Watkins, Carruth, and Tuin

Also: Bruce Lohmiller and Katie Langford

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Council President Norris called the meeting to order.

Agenda Topic 1. Update on Street Maintenance

City Manager Greg Caton said street maintenance is a big issue which affects safety, infrastructure, and economic development. He would like consensus from Council on an appropriate PCI (Pavement Condition Index) Rating (Grand Junction's current overall PCI rating is 69) and direction on funding to get to and maintain that rating.

Public Works Director Greg Lanning reviewed the street maintenance history, the City's current needs, and funding options noting road maintenance is a large part of federal and state budgets. He explained the PCI degradation curve, the average life of asphalt versus concrete streets, different options for maintenance that can be done to extend street life, and local examples of street degradation.

Councilmember Kennedy asked how the repair schedule is calculated. Mr. Lanning explained many variables (volume, profile, location, type of repair needed, etc.) are taken into account. There was discussion on the best way/program to measure street conditions.

Councilmember Boeschenstein asked how committed the City is to the Complete Streets Policy. Mr. Lanning said the funding is different; North Avenue, Horizon Drive and 1<sup>st</sup> Street all have aspects of Complete Streets, but some had no street maintenance elements.

Councilmember Boeschenstein asked if the County contributes to maintenance on shared roads. Mr. Lanning said the County does partner in the Chip Seal Program for shared roads.

There was discussion regarding the Funding Graph and how much would need to be budgeted for the "catch up" versus maintenance model, how quickly each could affect the PCI, and that material prices can drastically change. Jodi Romero, Financial Operations Director, reviewed funding options including different combinations of the options distributed.

City Attorney Shaver explained the Council policy statement from Resolution No. 13-07. Councilmember Chazen said the intent of that ballot question was to pay off the Riverside Parkway debt early, not borrow against it. Discussion ensued about whether community input and/or a ballot question should be sought to use Parkway funds and the earliest the City could pay off the debt without accruing a penalty.

City Manager Caton said Staff's recommendation is to use the "catch up" model and option C which includes a tax increase, but recognized it may not be successful. The City will at least move forward with option A, but felt if the community understood the issue they would appreciate the solution option B would provide.

Councilmember Traylor Smith asked if option A was used, what would not be funded. City Manager Caton said Parks and Recreation facilities maintenance, various ancillary projects (like alleys and curb, gutter, and sidewalk projects), and funding for advancements (like Fire Station 6) would be more challenging. He went on to explain how the Operating Fund is generated (8 mills of property tax and the 2% sales tax of which only 1/3 is paid by City citizens) and that it only produces a lean budget. He said the philosophical question is how Council would like the roads to look; Staff's recommendation is a PCI of 73. He believes that would be palatable for this community. He noted the two most sought after components of a community that businesses look for are an adequate work force and infrastructure when considering a location for their company.

Councilmember Taggart noted Council's big picture strategy and highlighted some components such as a new Fire Station, the Communication Center, and Las Colonias Park which may require additional funds through a vote. He was concerned about putting too many projects to a vote. City Manager Caton advised the Communication Center is an operational expense and explained the progress on this project.

Council agreed "B" is the best option and directed Staff to get community input through outreach and report back.

#### Agenda Topic 2. Next Workshop Topics

City Audit Report - City Manager Caton said the Audit is complete and asked Council if they would like it to be brought to a workshop or regular meeting.

City Attorney Shaver explained the options available to review and adopt the Audit.

Council agreed the audit can be presented at a regular Council meeting.

Two Rivers Convention Center and the Event Center – Council agreed to review this topic at the August 15<sup>th</sup> Workshop and move the start time to 5:30 p.m.

I-70 B Discussion (1<sup>st</sup> Street and Grand Avenue) – City Manager Caton said a design meeting will be held with the Colorado Department of Transportation (CDOT) in the next few weeks, but funds have not been allocated by the City or CDOT. Unused State design funds could be reallocated to the construction phase.

#### Agenda Topic 3. Committee Reports

Downtown Development Authority (DDA) - Councilmember Chazen said the DDA interviewed four Director candidates and background checks are being conducted on the finalist. It is hoped an offer can be made soon.

Associated Governments of Northwest Colorado (AGNC) – Councilmember Chazen said on August 25<sup>th</sup> the AGNC will host an Economic Development Summit at Two Rivers Convention Center.

Grand Junction Economic Partnership (GJEP) – Councilmember Traylor Smith said some members of GJEP along with some local municipalities will attend an outdoor trade show being held in Salt Lake City. She highlighted a Palisade company, Colorado Clean Artesian Spring Water, who will be at the trade

show and mentioned due to her attendance there, she will not be able to attend the Council pre-meeting on August 3<sup>rd</sup>.

Grand Junction Housing Authority (GJHA) – Councilmember Traylor Smith talked about the progress of the Highlands Apartment Project and noted efficiencies were found in Phase II that would eliminate meeting rooms and provide more apartments for the facility. This change request is on the August 3<sup>rd</sup> Consent Agenda for Council; she recommended approval.

Riverfront Commission – Councilmember Boeschstein said the Commission celebrated the opening of a new section of Riverfront Trail in Fruita that connects it to the new State Park and will eventually connect to the Kokopelli Trail. The Commission is also working on self-funding projects.

The Historic Preservation Board - Councilmember Boeschstein said the Board would like local historic buildings to be identified with plaques.

The Business Incubator – Councilmember Boeschstein said they have an upcoming meeting.

The Grand Junction Regional Airport Authority (GJRAA) – Councilmember Taggart said Kip Turner, the new Airport Director, is moving quickly and energizing the Task Force. Allegiant Air has a meeting scheduled with the GJRAA, the study on the buildings will be completed soon, and Mr. Turner is requesting information on the possible Foreign Trade Zone.

#### Agenda Topic 4. Other Business

Councilmember Chazen asked if his granddaughters could lead the Pledge of Allegiance at the August 17<sup>th</sup> regular meeting. All agreed.

With no other business the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, AUGUST 1, 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. Update on Street Maintenance:** Council has been considering capital projects and funding over the last several months. During the April, 2016 workshop, Council reviewed financial statements of various capital projects including the on-going maintenance of streets. Staff has prepared a presentation on the condition of streets and associated costs for discussion.

**Attachment**  
**Supplemental Documents**

- 2. Next Workshop Topics**
- 3. Committee and Board Reports**
- 4. Other Business**