

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
DECEMBER 21, 2016**

The City Council of the City of Grand Junction convened into regular session on the 21st day of December, 2016 at 7:00 p.m. Those present were Councilmembers Bennett Boeschstein, Chris Kennedy, Duncan McArthur, Barbara Traylor Smith, Martin Chazen, and Council President Phyllis Norris. Councilmember Rick Taggart was absent. Also present were City Manager Greg Caton, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Norris called the meeting to order. Councilmember McArthur led the Pledge of Allegiance which was followed by a moment of silence.

Presentation

Council President Norris introduced Adams County Sheriff's Office Reserve Commander Dave Shipley. Commander Shipley is also the Executive Director for the Colorado Information Sharing Consortium (CISC) which is a State law enforcement platform that shares and analyzes tactical and strategic data.

Commander Shipley read a statement recognizing Chief John Camper, City of Grand Junction Chief of Police. Commander Shipley noted Chief Camper's leadership in the CISC, Colorado Central Cop-link Node, and then leaving that position to become the Chief of Police for the City of Grand Junction. Chief Camper also served as the first vice chairman for CISC and is an advocate for CISC Colorado West Node agencies. Commander Shipley presented Chief Camper with the Leader CISC Award on behalf of the 56 CISC member agencies. Commander Shipley thanked Chief Camper for his dedication and presented the award to him.

Chief Camper said he was honored to receive the Leader CISC Award and thanked Commander Shipley.

Citizens Comments

Bruce Lohmiller, 3032 North 15th Street, #208, spoke about people being outside and asked if some agencies could extend their hours. He also mentioned night patrols, warm up tents, and sex education. Mr. Lohmiller commented on the issue of young

people being harassed in the high schools and encouraged people to report this type of incidences.

Council Reports

Councilmember McArthur said between December 9th and December 15th he attended the Colorado Municipal League Policy Committee meeting on the Mayor's behalf, the quarterly Grand Junction Area Chamber of Commerce meeting and luncheon, and the Colorado Water Congress Federal Affairs Committee teleconference.

Councilmember Boeschenstein said between December 12th and December 21st he attended the North Avenue Owners Association meeting, the Grand Junction Symphony at the Avalon Theatre, the Colorado Riverfront Commission meeting and potluck, and the Joint City/County meeting.

Councilmember Chazen said between December 14th and December 16th he attended the badge pinning and awards ceremony at the City of Grand Junction Police Department, the Associated Governments of Northwest Colorado meeting, which included a teleconference regarding the Sage Grouse habitat, and the Colorado Mesa University (CMU) December 2016 graduation ceremony.

Councilmember Kennedy stated his concern of the prevalent number of suicides in the community this year and encouraged awareness. He stressed everyone to not ignore the warning signs of suicide and to reach out to those in need. Councilmember Kennedy wished everyone a safe and joyful holiday and a Happy New Year.

Councilmember Traylor Smith said she attended a Grand Junction Economic Partners (GJEP) planning meeting and listed results of their 2016 efforts.

Council President Norris said between December 12th and December 17th she attended the Joint City/County meeting, the Colorado Advanced Manufacturing Alliance West Meeting, and the Day of the Migrant celebration for Mesa and Delta Counties.

Consent Agenda

Councilmember Traylor Smith moved to adopt the Consent Agenda items #1 through #3. Councilmember Boeschenstein seconded the motion. Motion carried by roll call vote.

1. Approval of Minutes

- a. Summary of the November 14, 2016 Workshop
- b. Minutes of the November 16, 2016 Regular Meeting

- c. Minutes of the December 7, 2016 Special Session

2. Contract

- a. Contract with Pinnacle Venue Services for the Management of Two Rivers Convention Center and the Avalon Theatre

3. Set Public Hearings

- a. Quasi-judicial
 - i. Proposed Ordinance to Rezone the Grand Junction Lodge Development, Located at 2656 Patterson Road, to PD (Planned Development) Zone, with a Default Zone of MXOC (Mixed Use Opportunity Corridor) and Approve an Outline Development Plan (Set Hearing for January 4, 2017)
 - ii. Proposed Ordinance Vacating Right-of-Way for Balanced Rock Way, Located Between Flat Top Lane and F ¼ Road (Set Hearing for January 4, 2017)

Regular Agenda

Contract – Construction Contract for the Sewer Interceptor Repair and Replacements Project

This Project is aimed at the rehabilitation of the existing 54” sanitary sewer interceptor pipe and the replacement and coating of 22 manholes in the City’s waste water collection system. The current interceptor pipe and manholes are 36 years old and have met or exceeded the design service life. This line is composed of reinforced concrete and as a result of the infrastructure’s age and damage caused by hydrogen sulfide gas this maintenance is necessary to prolong the life of the existing sewer system.

Public Works Director Greg Lanning introduced this item and explained the need, purpose, and amount of the contract. He said the replacement will be cured with the existing pipe in place and the project is scheduled to start in January with projected completion in June 2017. Mr. Lanning said the cost is estimated at 60% less with this process and the project bids came in lower than anticipated. He stated there will be another item before Council for a supplemental appropriation to budget this project in 2017.

Councilmember Kennedy asked why there is a large difference between the lowest and the next lowest bid for this project. Mr. Lanning stated the company with the lowest bid is Insituform Technologies, LLC, which is a larger company and is very competitive.

Councilmember Chazen asked if Insituform Technologies, LLC is capable of completing this project under the terms of the contract. Both Mr. Lanning and Internal Services

Manager Jay Valentine said yes, Insituform Technologies, LLC is a reliable and capable company.

Councilmember Boeschstein asked what will happen to the sewage during the lining process. Mr. Lanning stated the work will be done in segments and the sewage will be pumped from one manhole to the next section.

Council President Norris asked if this is a planned and budgeted project. Mr. Lanning said yes.

Councilmember Traylor Smith moved to authorize the Purchasing Division to enter into a contract with Insituform Technologies, LLC for the construction of the Sewer Interceptor Repair and Replacements Project. Councilmember Chazen seconded the motion. Motion carried by roll call vote.

Resolution No. 58-16 – A Resolution Authorizing the City Manager to Purchase the Property at 225 S. 2nd Street in Grand Junction, Colorado

Consideration of the purchase of property at 225 S. 2nd Street, property adjacent to the Two Rivers Convention Center, for possible future uses including redevelopment, parking and/or realignment of the street network in the vicinity.

City Attorney John Shaver introduced this item noting the Council has reviewed this in detail and offered to answer any Council questions.

Council President Norris asked for a review on how the price of the property was determined. City Attorney Shaver said an appraisal was completed by Arnie Butler & Company. City Attorney Shaver said the property appraisal value was determined by averaging methods of a cost approach, comparable sales approach, and an income approach. He said the purchase price offered was within the range of averaging the appraised value and the market value.

Councilmember McArthur asked if the seller retains possession for 120 days after closing and are there provisions for damage liens and indemnity that will continue until possession. City Attorney Shaver said yes there has been an environmental assessment of the property and it is generally in good condition; however due to the age of the building it may have asbestos. He said there was an oil sump from a previous business on the property which may have to be mitigated but it will not be a significant cost and the building on the property will be demolished with no significant ground contamination.

Councilmember Boeschstein asked for the reasons for the City purchasing this property. City Attorney Shaver said the purchase constitutes the assemblage with Two

Rivers Convention Center, possible street realignment, and upgrading obsolete buildings which is consistent with the Greater Downtown Plan.

Councilmember Chazen asked if the funds for this purchase would come out of reserves and what is the plan to replenish those reserves.

City Manager Caton explained one purpose for the reserve fund is for one time acquisitions and he committed, through the budgeting process, to replenish the reserve fund no later than December 2018.

Councilmember McArthur asked if had been any studies conducted regarding the proposal to flatten the curve at Pitkin Avenue and First Avenue. City Manager Caton said there have been preliminary discussions with Colorado Department of Transportation (CDOT) and they intend to soften the curve but the details of that project are to be determined.

Councilmember Boeschstein moved to adopt Resolution No. 58-16 – A Resolution Authorizing the City Manager to Purchase the Property at 225 S. 2nd Street in Grand Junction, Colorado. Councilmember Kennedy seconded the motion. Motion carried by roll call vote.

Resolution No. 59-16 – A Resolution Setting the Title and Submitting to the Electorate on April 4, 2017 a Measure to Use Accumulated Funds and Excess Revenue (as Defined by the Colorado Constitution) for Street, Road and Highway Maintenance and Repairs and to Retain and Spend Revenues as a Voter Approved Revenue Change (as Defined by Article X, Section 20 of the Colorado Constitution)

The City of Grand Junction, Colorado is a home rule municipal corporation duly organized and existing under the laws and Constitution of the State of Colorado and the City Charter. Council is duly authorized by the Charter and the Constitution to act for and on behalf of the City and Council does hereby find and determine that it is in the public interest to utilize the funds accumulated for repayment of the Riverside Parkway Debt for street, road and highway maintenance and repairs. Council is seeking voter approval.

Public Works Director Greg Lanning introduced this topic. He reviewed the history of discussions toward road maintenance funding which began as a priority at a Council workshop over a year ago. He said the discussions progressed with community feedback and a pavement condition index (PCI) study. He displayed photos of the street pavement conditions and discussed the current funding of street maintenance versus the goal of the increased funding. Mr. Lanning stated if street maintenance was funded at the current level over the next five years, the PCI would steadily decline to 64 and would cost an additional \$22 million to bring the condition back up to 73-PCI.

Mr. Lanning said research for this project included gauging community support and the capacity of local contractors to do the work. He stated the City has the ability to divide the street maintenance and repairs into smaller projects in order for local contractors to be competitive.

Councilmember Boeschstein asked if a street is bisected by the City Limits will the County be participating in repair. Mr. Lanning said not on future projects but the County did participate in projects on D Road and on Patterson Road. City Manager Caton noted that, at the staff level, there is County cooperation especially in the patchwork areas of the City/County limits. Councilmember Boeschstein asked if the City was implementing a complete street design, especially for striping bicycle lanes. Mr. Lanning stated they will look at all opportunities for input but this resolution is related only to the asphalt. He said the other elements would require other funding sources. Councilmember Boeschstein thanked the Mr. Lanning for his hard work on the First Street Project that will include updated bike lanes and sidewalks.

Councilmember Kennedy expressed thanks to Mr. Lanning for his efforts, especially with City infrastructure. He mentioned a letter presented to Council from the Grand Junction Area Chamber of Commerce supporting the ballot measure and thanking staff for their hard work. Councilmember Kennedy asked City Manager Caton to confirm that this resolution would still pay off the Riverside Parkway project on time and not increase taxes. Councilmember Kennedy encouraged staff to keep researching for ways to maintain City infrastructure without raising taxes.

City Manager Caton said if this measure is passed it will not delay the normal payoff, it just will not accelerate the payoff.

Councilmember McArthur asked if the 1st Street repair project will be funded with this request. Mr. Lanning said the 1st Street repair project is funded in the 2017 City budget. Councilmember McArthur asked if the request will fund the Horizon Drive Phase II improvements. Mr. Lanning stated the Horizon Drive Phase II improvements are not scheduled to begin for several years and has an estimated cost of \$6 million. He said if a street improvement is more than eight years in the future, the Public Works Department will proceed with an overlay which should last until the improvement is implemented.

Councilmember McArthur asked if the majority of these funds will be used for Riverside Parkway overlay. Mr. Lanning said the combined funding is estimated at \$6.6 million for the next five years. The Riverside Parkway overlay estimated cost is \$3.5 million. Councilmember McArthur said it is appropriate to take this issue to the voters and he hopes they approve it.

Councilmember Chazen asked if the slide presentation will be made available to voters. Mr. Lanning said yes and then Council can use it to educate voters to make an informed decision.

Councilmember Chazen said this resolution will cost \$800,000 in interest but the savings in non-deteriorating streets makes it cost effective. He said this situation has been getting worse for years and he is glad to see both City Manager Caton and Mr. Lanning recognize this as a problem that needs to be addressed. Councilmember Chazen said he has concerns for how the street repair and maintenance funding will occur after the five-year period. He said he is glad to see this issue going to the ballot and feels it is up to the voters to decide.

City Manager Caton said to sustain funding after the five-year period, the City will need to have the discipline to maintain that funding; prevention is cheaper than reconstruction.

City Attorney Shaver said Mr. Lanning's presentation can be made available, however, staff is limited once the ballot title is set due to Fair Campaign Practices Act. He said Council can advocate but staff can only provide limited factual information.

Councilmember Traylor Smith explained voters approved the excess Taxpayers Bill of Rights (TABOR) funds to be used to pay debt off early and Council wants to take the issue back to the voters to approve or deny the use of accumulated funds to make repairs and pay off debt in 2024 instead of 2021.

City Manager Caton said there is good community outreach to inform voters why this is being brought to a vote.

Council President Norris commended staff for going to the public and providing the facts so an informed decision can be made.

Councilmember McArthur moved to adopt Resolution No. 59-16 – A Resolution Setting the Title and Submitting to the Electorate on April 4, 2017 a Measure to Use Accumulated Funds and Excess Revenue (as Defined by the Colorado Constitution) for Street, Road and Highway Maintenance and Repairs and to Retain and Spend Revenues as a Voter Approved Revenue Change (as Defined by Article X, Section 20 of the Colorado Constitution). Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Council President Norris wished everyone a Merry Christmas and Happy New Year.

Adjournment

The meeting was adjourned at 8:11 p.m.

Stephanie Tuin, MMC
City Clerk