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A G E N D A

**Delta City Council
Work Session**

**April 1, 2014
5:30 p.m.**

- A. Citizen Academy**
- B. MEAN Rates**
- C. Community Revitalization Partnership**

MEMO

To: City Council
From: Justin Clifton, City Manager
Date: April 1st, 2014
Subject: Citizen Academy



Office of the City Manager

Recommendation:

The Mayor has asked that Council have a conversation about citizen's academies.

Background:

The Mayor recently participated in a citizen academy in Montrose. This is a popular program most often focused on citizens learning about a community's law enforcement. He would like to share more about his experience with Council and have a conversation about doing something similar or at least looking at other ways to engage our citizens. This would be a good time to discuss our efforts generating interest in boards, commission or even City Council seats.

Cost:

There is no cost associated with the discussion item. Implementing any potential ideas, however, could generate a need to allocate funding or dedicate staff time.

Alignment With Strategic Planning:

Citizen engagement is both implicit and explicit component of local government. Surveys conducted in 2006 and 2013 indicate differing levels of satisfaction with city services. Those same surveys give lower ratings for keeping citizens informed and responding to their needs.

Actions To Be Taken if Approved:

Staff will take action to further consider or implement suggestions from Council.

MEMO

To: City Council
From: Steve Glammeyer, Utilities Director
Date: April 1, 2014
Subject: MEAN information



Utilities Department

Background:

As Council will recall from the last work session, staff presented a complete picture of utility funds and the concern about decreasing fund balances. As presented, Council saw that with continued anticipated increases in the cost of purchased power, the majority of the rate increases to our citizens is anticipated in the electric fund. With a growing interest amongst Council to affect change, staff will present information on the structure and organization of MEAN and be available to discuss ways for Council to engage other members of the organization in an effort to influence the organization to be more fiscally responsible. Attached, please find a document that provides some context as to the current structure of MEAN and the communities that are involved.

Information on Mean

Below are the types of Members by State. Members are allowed 1 seat on the Board of Directors if they request a seat and fill out the appropriate paperwork. All members have a seat on the Management Committee. Only Board members vote for the Schedule M/K rates. J rates are voted on by the Management Committee.

Current Slate of Officers for the Board of Directors:

Chairman: Ty Abernathy, Mitchell, Nebraska
Vice Chairman: Ron Doggett, Gering, Nebraska
Secretary/Treasurer: Todd Kielkopf, Indianola, Iowa

Current Slate of Officers for the Management Committee:

Chairman: Tom Goulette, West Point, Nebraska
Vice Chairman: Tom Ourada, Crete, Nebraska
Secretary/Treasurer: Jim Ost diek, Bayard, Nebraska

Current Slate of Members for the Executive Committee:

Ty Abernathy; Ron Doggett; Todd Kielkopf; Tom Goulette; Larry Naiman, Fairbury, NE; Richard Pedersen, Burwell, NE; and Jeff Wells, Ft. Morgan, CO.

Additionally, there is a Joint Operating Committee that directs, in part, the actions of the Executive Director, J. Gary Stauffer. They oversee his annual review and salary discussions. Members of MEAN that serve on the JOC are: Ty Abernathy; Tom Goulette; Mike Beachler, Fairbury, NE; Albert Woods, Red Cloud, NE; Bob Lockmon, Stuart, NE.

Life of the Bonds Participants (Approx: 28 yrs)

Nebraska: 33	• Grant	• Wisner	• Torrington
• Alliance	• Imperial Public		
• Ansley	Power District		Iowa: 9
• Arnold	• Kimball	Colorado: 10	• Breda
• Bayard	• Lyman	• Aspen	• Carlisle
• Beaver City	• Mitchell	• Delta	• Denver
• Benkelman	• Morrill	• Fleming	• Fonda
• Blue Hill	• Oxford	• Fort Morgan	• Indianola
• Bridgeport	• Pender	• Gunnison	• Rockford
• Broken Bow	• Pierce	• Haxtun	• Sergeant Bluff
• Burwell	• Plainview	• Julesburg	• Wall Lake
• Callaway	• Red Cloud	• Lyons	• Waverly
• Chappell	• Shickley	• Oak Creek	
• Crete	• Sidney	• Yuma	
• Curtis	• Spencer		
• Fairbury	• Stuart	Wyoming: 2	
• Gering	• West Point	• Basin	

Short term participants
Rate same as Schedule M

Nebraska:

- Paxton
- Sargent
- Wood River

Colorado:

- Glenwood Springs

Iowa:

- Buffalo

Short Term participants
Rate set by market

Colorado:

- Fountain
- Holyoke
- Wray

Wyoming

- Gillette

Other participants:

Nebraska:

- Falls City
- Grand Island
- Hastings
- Nebraska City
- Neligh

Colorado:

- Arkansas River Power Authority

Just for context, at the recent rate hearing and vote in January, the following members were present and voted as follows (37 of the 53 members of the board were present):

Ayes: 30

Abernathy, Mitchell, NE; Christain, Aspen, CO; Coyne, Julesburg, CO; Cooley, Morrill, NE, Davidson, IPPD, NE; Doggett, Gering, NE; Fendrick, Pender, NE; Goulette, West Point, NE; Heinrich, Alliance, NE; Hoffman, Oxford, NE; Hoogestraat, Pierce, NE; Kautz, Bridgeport, NE; Kielkopf, Idianola, IA; Litterer, Waverly, IA; Lockmon, Stuart, NE; Longmore, Callaway, NE; McNally, Neligh, NE; Michael, Haxtun, CO; Mitchell, Fountain, CO; Moser, Arnold, NE; Ostdiek, Bayard, NE; Ourada, Crete, NE; Palmer, Sidney, NE; Pedersen, Burwell, NE; Schultz, Curtis, NE; Staab, Broken Bow, NE; Summers, Benkelman, NE; Woldt, Wisner, NE; Wood, Red Cloud, NE.

Nays: 5

Bradford, Gunnison, CO; Glammeyer, Delta, CO; Millyard, Glenwood Springs, CO; Wells, Ft. Morgan, CO; Ortiz, Kimball, NE.

Abstentions: 2

Frana, Nebraska City, NE; Romine, Falls City, NE

MEMO

To: City Council
From: Justin Clifton, City Manager
Date: April 1, 2014
Subject: Community Revitalization Partnership (CRP)



Office of the City Manager

Recommendation:

Staff recommends that Council consider the current direction of CRP efforts and provide feedback.

Background:

The City of Delta had undertaken numerous attempts to invest in its downtown. You can see the results of many of those efforts today. In 2011 the City spearheaded a Community Revitalization Partnership that was designed to help organize ideas about future improvements. The plan was shelved while the City was beginning to build the alternate truck route (ATR). Since last October, staff has held periodic meetings with downtown merchants to discuss whether or not to move forward with a more focused revitalization effort. During those conversations staff aimed at reaching consensus on the following:

1. The ATR poses a potential threat and a potential opportunity to downtown.
2. The impact of the ATR may hinge on whether or not there is future investment in downtown.
3. After the ATR, the City does not have the funding to make substantial investments on its own.
4. Without future investments, downtown will be a less desirable place for new business and new growth may chose to locate in newly developed areas.
5. An organized formal approach to downtown development with dedicated funding will be greatly more successful that an informal approach without dedicated revenue.

After reaching consensus on the above, the conversation quickly turned to what type of organization to try and create. Staff presented information about Urban Renewal Authorities, Downtown Development Associations and Business Improvement Districts. Each model is different in terms of organizational structure, powers, advantages and disadvantages. The table below provides a very brief summary of each:

	DDA	BID	URA
Types of activities	Development/ re-development	Economic development	Eliminate Blight
Who can participate?	Business and residents	Businesses only	Government
Governance	Appointed by government	Elected by participating businesses	Government serves or appoints
Revenue raising powers	Property tax/ special assessment/ TIF	Property tax	TIF
Public private partnership	Government drives/ private sector participates	Private sector drives/ government participates	Government drives

At this point the committee has selected a BID as the preferred organization. Current and future meetings will focus on proposed boundaries, level of taxation and strategies to reach out and educate business owners.

At the meeting, staff will further explain how creating a BID works and seek feedback from City Council concerning any details.

Cost:

Initially the only investment made by staff is time and limited funding to provide snacks during evening meetings. Long term, the creation of a BID has the potential both to create new costs but also to off-set current and future costs to make improvements to downtown. If a BID is successful, it could improve the local economy and tax collection for the City.

Alignment With Strategic Planning:

Chapter 2 of the 2008 Comprehensive Plan is dedicated to Community Character and Design. The Plan states that the desired future condition would be that, “The City of Delta’s atmosphere, historic character, pedestrian scale and agriculture heritage of Delta are preserved and enhanced. New development and redevelopment in older parts of Delta are visually compatible with historic character and pedestrian scale and streetscapes are attractive.” Further, a BID is able to fulfill goals outlined in the 2011 CRP Plan and help fulfill the goals of the City Council as outlined in the 2013 and 2014 Action Plans to revitalize downtown.

Actions To Be Taken if Approved:

Staff will continue to direct efforts to help create a BID as directed.