

## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

August 19, 2019

**Meeting Convened:** 5:31 p.m. in the City Hall Auditorium

**Meeting Adjourned:** 9:02 p.m.

**City Councilmembers present:** Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Anna Stout, Duke Wortmann, and Mayor Rick Taggart.

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Finance Director Jodi Romero, General Services Director Jay Valentine, Public Works Director Trent Prall, Director of Community Development Tamra Allen, Fire Chief Ken Watkins, Police Chief Doug Shoemaker, Parks and Recreation Director Ken Sherbenou, Water Services Manager Mark Ritterbush, Customer Service Supervisor Debi Overholt, and City Clerk Wanda Winkelmann.

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### **Agenda Topic 1. Discussion Topics**

#### **a. Impact Fees (Fire, Police, Municipal Facilities and Parks) and Water Plant Investment Fees**

In July 2018, City Council provided direction to staff to conduct a nexus study on impact fees related to a variety of city capital improvements. In the Fall of 2018, the City contracted with TischlerBise a consultancy that conducts impact fee studies across the country. TischlerBise has provided a study for the maximum fee potential for impact fees related to Police, Fire, Municipal Facilities and Parks.

TischlerBise was also contracted to provide recommendations regarding the City's Water Plant Investment Fee. The consultant, Carson Bise, presented on these two studies and provided a summary of findings. The legal requirements for fees are need, benefit, and proportionality.

A position letter from community groups and a study conducted for the Grand Junction Area Realtor Association was received.

Discussion ensued about the reason some fees haven't been updated for years; the position letter and study presented; how fees impact housing affordability; the level of service that growth pays for; future population growth; and the phasing of implementing the fees.

Support was expressed for staff to meet with the community group to see if additional compromise can be achieved. The results of that discussion will be brought back for Council discussion.

A break was called for at 7:12 p.m. The workshop resumed at 7:20 p.m.

#### **b. Update from Economic Development Partners**

The North Star Report provided a framework for Economic Development in the Grand Junction area. Since that report additional funding has been provided to economic development and the functions continue to be through partnerships with local organizations.

Presentations were given by the Grand Junction Economic Partnership, Grand Junction Area Chamber of

Commerce, Business Incubator Center, Greater Grand Junction Sports Commission, and the Grand Junction Air Service Alliance about past and upcoming programs and initiatives.

**Agenda Topic 2. Next Workshop Topics**

City Manager Caton reported the September 2 workshop is canceled due to the Labor Day holiday. On September 16, possible topics include Impact Fees, Broadband, and an update by Xcel.

**3. Other Business**

Councilmember Andrews suggested changing the order of the August 21 agenda to have items taking less time be considered prior to the public hearing on the Maverick annexation. Due to the number of anticipated citizens participating in the public hearing, it was decided to hold it first.

Mayor Taggart stated he received a request from the District 51 fundraising committee to present about the upcoming ballot question at City Council's September 4 meeting.

**Adjournment**

The workshop adjourned at 9:02 p.m.