

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING
October 16, 2019**

The City Council of the City of Grand Junction convened into regular session on the 16th day of October, 2019 at 6:00 p.m. Those present were Councilmembers Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phillip Pe'a, Anna Stout, Duke Wortmann and Council President Rick Taggart. Also present were City Manager Greg Caton, City Attorney John Shaver, Records Manager Debbie Kemp and Deputy City Clerk Selestina Sandoval. Council President Taggart called the meeting to order. Student Leobardo Marin led the Pledge of Allegiance which was followed by a moment of silence.

Citizen Comments

Don Bell spoke about property inspection procedures.

Randy Spydell spoke about Section 37 of the City Charter.

City Manager Report

City Manager Caton invited everyone to the upcoming Community Vision and Values Workshop Tuesday, October 29, 2019 at 5:30 p.m. at Two Rivers Convention Center and on October 30, 2019 at 5:30 p.m. at the Lincoln Park Barn.

Council Reports

Councilmember Wortmann gave an update on the Parks Improvement Advisory Board.

Councilmember Stout spoke about the Downtown Arts Festival and the Colorado Discover Ability Gala Event.

CONSENT AGENDA

Councilmember Norris moved to adopt Consent Agenda items #1 - #4. Councilmember Stout seconded the motion. Motion carried by unanimous voice vote.

1. Approval of Minutes

- a. Summary of the September 30, 2019 Workshop
- b. Minutes of the October 2, 2019 Regular Meeting
- c. Minutes of the October 2, 2019 Special Session

2. Set Public Hearings

a. Legislative

- i. Introduce an Ordinance Amending Title 3 Chapter 8 of the Grand Junction Municipal Code Pertaining to Lodging Tax for Online Travel Companies and Short Term Rentals and the Three Percent Lodging Tax Increase as Approved by the Voters in the November 6, 2018 Election and Set a Public Hearing for November 6, 2019
- ii. Introduce an Ordinance Amending Section 3.12.030 of Chapter 3 of the Grand Junction Municipal Code Concerning the Imposition, Collection and Enforcement of the Sales and Use Tax and Amending the Tax Rate and Set a Public Hearing for November 6, 2019

b. Quasi-judicial

- i. Introduce an Ordinance to Adopt the 2019 Grand Junction, Colorado, Downtown Development Authority Plan of Development Entitled “Vibrant Together” and Set a Public Hearing for November 6, 2019
- ii. Introduce an Ordinance Zoning the Adams II Annexation R8 (Residential 8 du/ac), Located at 216 27 1/2 Road and Set a Public Hearing for November 6, 2019
- iii. Introduce an Ordinance Zoning Zona’s Annexation C1 (Light Commercial), Located at 408 29 Road and Set a Public Hearing for November 6, 2019

3. Contracts

- a. 2019 Fire Training Facility Burn Slab

4. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Multimodal Options Fund (MMOF) Grant program
- b. A Resolution Supporting the Grant Application for a Bureau of Reclamation Grant for Advanced Metering Infrastructure Project
- c. A Resolution on Behalf of the Downtown Development Authority

Authorizing the City Manager to Submit a Great Outdoors Colorado MiniGrant Request for the Active ArtLine

REGULAR AGENDA

Public Hearing - Consider a Group of Actions Including 1) An Ordinance to Amend Multiple Sections of the Zoning and Development Code to Update the Transportation Capacity Payment and the Parks and Recreation Impact Fee and to Adopt New Impact Fees for Police, Fire and Municipal Facilities; and 2) An Ordinance Amending Ordinance No. 3641 Regarding the Growth and Development Related Streets Policy

In July 2018, City Council provided direction to staff to conduct a study for the impact fees related to a variety of city capital facilities. 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 new impact fees related to police, fire and municipal facilities. Included in their study is an update for Parks Impact Fees, fees that have not been updated for more than 35 years.

Prior to the work with TischlerBise, the Grand Valley Metropolitan Planning Organization (GVMPO) had contracted with Duncan Associates to update the Transportation Impact Fees within the Grand Valley, including Mesa County, the City of Grand Junction, the City of Fruita and the Town of Palisade. An impact fee study was last conducted for transportation in 2002 and were, at that time, adopted at 52 percent of the recommended rate.

Community Development Director Tamra Allen introduced these items. Public Works Director Trent Prall spoke about the Transportation Impact Fees & Street Policies. Fire Chief Ken Watkins spoke about Fire Impact Fees. Police Chief Doug Shoemaker spoke about Police Impact Fees. General Services Director Jay Valentine spoke about the Municipal Facilities Impact Fees. Parks and Recreation Director Ken Sherbenou spoke about Parks & Recreation Impact Fees. Finance Director Jodi Romero presented Impact Fees as related to the City's budget. City Manager Greg Caton closed the presentations with a summary of staff recommendations.

The public hearing opened at 7:19 p.m.

The following spoke against the item: Joe Kuda, Pam Olson, Zach Pomeroy, Rebecca Scarrow, Darren Carey, (Ross Anthony asked a question), Traci Weinbrecht, Ken Elliott, Aaron Young, Shauna Grieger, Nina Anderson, Ron Sechrist, Rick Hamm, Mike Foster, Mark Austin, Kelly Maves, David Armendariz, Dick Pennington, Steve Voytilla, Jorge

Pantoja, Lois Dunn, Michael Maves, Ann Hayes, Ron Avalo, Doug Pettigrew, Carlos Ruiz, Diane Schwenke, and Merritt Sixbey.

The following spoke for the item: Abram Herman, Bruce Gregg, Carl Zimmerman, and Barbara Traylor Smith.

The public hearing was closed at 8:50 p.m.

Discussion ensued regarding: the proposed boundary area and the potential of changing it, offsite improvement fees as an additional fee, impact fees for additions over 500 feet, the requirement that impact fees be invested in infrastructure and where that can occur, accounting requirements to track where the fees come from and their expenditures, ballot issue 2A and if that duplicates projects these fees contribute to, the studies that were completed and whether they take an individual's capacity or ability to pay the increases, 2B and what it covered, why impact fee comparisons to other cities are difficult to align, keeping the economic impact of these fees in mind, reserve balance availability, the stakeholders group's recommendations, and the consultants' recommendations.

Councilmember Norris moved to adopt 50% reduction of the proposed increase, without adding any new fees (Municipal, Fire, Police) over three years. Councilmember Wortmann seconded the motion. Motion failed by roll call vote with Councilmembers McDaniel, Pe'a, Stout, and Taggart voting NO.

Councilmember Wortmann moved to adopt 75% of the proposed increased over four years and eliminate the municipality fee, with the other new fees being implemented in January of 2022. Councilmember Andrews seconded the motion. Motion carried with Councilmembers Norris, Stout, and McDaniel voting NO.

Councilmember Wortmann moved to adopt and amend Ordinance No. 4878, an ordinance amending Section 21.06 and adding Chapter 21.11 of the Grand Junction Zoning and Development Code concerning the updating of and adoption of new Development Impact Fees, according to the schedule stated in the previous motion on final passage and ordered final publication in pamphlet form. Motion carried with Councilmember Norris voting NO.

Councilmember Wortmann moved to adopt Ordinance No. 4879, an ordinance amending Ordinance No. 3641 concerning growth and development related Street Policy on final passage and ordered final publication in pamphlet form. Councilmember Pe'a seconded the motion. Motion carried by roll call vote with Councilmembers Andrews and Norris voting NO.

Council President Taggart called for a break at 9:50 p.m.

The meeting resumed at 9:58 p.m.

Resolutions - A Resolution Adopting Plant Investment Fees for Water Utility

In July 2018, TischlerBise was contracted to provide recommendation regarding the City's Water Plant Investment Fees. The Plant Investment Fee is intended to recover a share of the capital cost of water system infrastructure. The current Plant Investment Fee was adopted in the early 1990s and has not been adjusted for inflation. TischlerBise recommended that the City adopt Plant Investment Fees adjusted for inflation.

Utilities Director Randi Kim presented the item.

Councilmember Wortmann moved to adopt Resolution No. 68-19, a resolution adopting Plant Investment Fees for Water Utility. Councilmember Stout seconded the motion. Motion carried by roll call vote with Councilmember Norris voting NO.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting adjourned at 10:10 p.m.

Selestina Sandoval, Deputy City Clerk