

CITY COUNCIL WORKSHOP SUMMARY

June 18, 2020

Meeting Convened: 11:38 a.m. in the City Hall Auditorium

Meeting Adjourned: 12:53 p.m.

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

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Principal Planner/CDBG Administrator Kris Ashbeck, Associate Planner Lance Gloss, Public Works Director Trent Prall, Senior Assistant to the City Manager Greg LeBlanc, and City Clerk Wanda Winkelmann.

Mayor Wortmann called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Presentation and Discussion of the Recently Completed Fiscal Impact Analysis for the Redlands 360 Annexation and Potential Development Project

City Manager Caton introduced the topic. The applicant, Redlands Three Sixty LLC, has requested annexation of 237.57 acres located south of the Redlands Parkway/Highway 340 intersection that is to be considered by City Council at its July 15, 2020 hearing. The 237.57 acres is a portion of the larger 624 acre proposed development referred to as Redlands 360. As the City considers this major annexation and development, it is important for the City to understand the fiscal impacts to on-going operations as well as one-time capital costs of both the annexation and the overall development. Thus, a fiscal analysis report has been completed to provide such information to the City.

Consultant Kevin Williams with BBC Research & Consulting provided an overview of the report, including one-time and recurring revenues and expenses. The Redlands 360 development will cost the City approximately \$4.1 million in one-time capital investments during development and approximately \$1.3 million in annually recurring deficits upon completion. Mr. Williams provided information about overnight and day visitors to Grand Junction and the impact on the area's economy.

Discussion ensued regarding the present value for deficits, the use of the study from last year for the capital analysis, the impact of delays in implementation, the revenue driven by the rate that residents will pay, the impact of this development to Community Development staffing, and the data reviewed for estimating resident spending.

Douglas Quimby, President and Chief Executive Officer, La Plata Communities, noted that the fees are set at 75% of anticipated costs and the analysis deals with the entire acreage of the property. Mr. Quimby noted that the use tax from the construction materials should be added to revenues and credit should be issued for the metro district, which includes off-site improvements. He also addressed the Gallagher amendment, online tax collected, debt increase, recurring expenses, efficiencies gained from this infill project, and the property tax revenue collected.

Donald B. Gravette, Director of Special Projects, La Plata Communities, discussed the comprehensive plan and the goals for development and growth. He also noted this project calls for the building of 80 houses per year and that growth takes a long time; the total project calls for building over 1600 homes. Mr. Gravette noted La Plata has extensive history of successfully working with local builders and vendors.

Community Development Director Allen stated the applicant is scheduling neighborhood meetings and notices will be sent to individuals living within 500 feet of the project.

Jane Quimby, Project Manager – Redlands 360, La Plata Communities, stated that three neighborhood meetings will be held at Colorado Mesa University to allow for social distancing . She is happy to meet with anyone to address questions and concerns.

Discussion ensued about the impact of residential development on commercial growth and the mill levy.

Agenda Topic 2. City Council Communication

There was none.

Agenda Topic 3. Next Workshop Topics

This item was not discussed.

Agenda Topic 4. Other Business

There was none.

Adjournment

The Workshop adjourned at 12:53 p.m.