

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

June 14, 2021

Meeting Convened: 5:30 p.m. Meeting held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

Meeting Adjourned: 8:32 p.m.

City Councilmembers present: Councilmembers Abe Herman, Phil Pe'a, Randall Reitz, Dennis Simpson, Anna Stout, Rick Taggart, and Mayor Chuck McDaniel.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, General Services Director Jay Valentine, Public Works Director Trent Prall, Chief Technology Officer Ben Barrio, IT Supervisor Scott Hockins, Finance Director Jodi Welch, Sr. Assistant to the City Manager Greg LeBlanc, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

Mayor McDaniel called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Broadband Discussion

City Manager Greg Caton noted that this discussion came as result from a request by the providers of Broadband to give an update. In attendance for the discussion included John Lee with Charter, Tim Kunkleman with Lumen (formerly Century Link), and Brock Johansen with Emery Telcom (participated virtually).

The providers discussed the challenges of 2020 and ensuring service to their customers, the federal program that provides funding to bring Broadband to low-income households, how to partner with other entities to provide refurbished devices to get citizens connected, public-private partnerships to help build the infrastructure (such as adding conduit when reconstructing a road), a digital literacy grant program to educate users on devices and services, and an awareness program to provide information on the available programs and services.

b. Housing Strategy/Policy

Community Development Director Tamra Allen introduced the topic and consultant Mollie Fitzpatrick with Root Research Policy, who provided an overview of the housing study. Ms. Fitzpatrick reviewed the housing policy, reasons for affordable housing needs, common

approaches to address affordable housing need, top housing needs, and an overview of existing resources.

Discussion ensued about the impact of short-term rentals (STRs) on the available rental inventory. It was noted that some communities charge a special fee for STRs that funds affordable housing efforts.

Ms. Fitzpatrick reviewed the strategic elements of a toolkit that can be used to address affordable housing needs, including acquiring and repurposing land and property, preservation, financial resources, and regulatory changes and incentives.

Incentives for accessory dwelling units (ADUs) were discussed, as well as the diversity of housing stock in Grand Junction, pre-approved plans for ADUs, costs to build housing, possible incentives, and targeted acquisitions.

Support was expressed by City Council to start by adopting local affordable housing goals, which help set expectations and establish targets for the city to monitor progress.

Mayor McDaniel called for a break 7:20 p.m. The workshop resumed at 7:37 p.m.

c. Mobility Hub Update

Public Works Director Trent Prall noted that with the recent closure of the downtown bus terminal that served both Bustang and Greyhound, the Colorado Department of Transportation (CDOT) commenced a mobility hub analysis for the Grand Junction area to determine where a facility would be located as well as what services would be provided. Mark Rogers with CDOT, Dana Brosig Director with Mesa County RTP, and Brandon Stam with the Downtown Development Authority (DDA) were present for the discussion.

CDOT is working toward a federal grant application (Rebuilding American Infrastructure with Sustainability and Equity (RAISE) program) due in mid-July for the construction of the mobility hub and the Dos Rios to Downtown bicycle/pedestrian facility. Such a hub would serve as a focal point for residents and visitors to access multimodal transportation options in a central location. Services for the hub could include Greyhound, Bustang, Grand Valley Transit, passenger rail, rideshare connections and nonmotorized transportation, such as biking, bike parking, scooters, e-bikes and access for walkers.

CDOT has proposed multiple placemaking elements to create an active space that is welcoming to users. Space for food trucks, pocket park, playscape, and pedestrian plaza are just a few of

those elements. A 5,000 square foot multi-purpose building that could house a café with outdoor seating, other vendors, and/or office space is also currently under evaluation.

Support was expressed by City Council for a resolution in support of CDOT's RAISE grant application at the July 7, 2021 Council meeting.

Agenda Topic 2. City Council Communication

Councilmember Herman asked about the future strategic planning process and Mr. Caton noted a special meeting will be held on June 28 to discuss the consultant recommended by the committee.

Councilmember Reitz discussed the possible letter to the Mesa County Valley School District (D51) for their work through the pandemic and their ability to keep schools open.

Agenda Topic 3. Next Workshop Topics

Mr. Caton stated that the workshop schedule has not been amended since it was emailed to City Council. The June 28 workshop will include an annexation fiscal impact analysis, 4th and 5th Streets, burn ordinance/air quality, and American Rescue Plan (ARP) funds.

Support was expressed by City Council to hold future workshops in the Fire Department Training Room.

Agenda Topic 4. Other Business

There was no other business.

Adjournment

The workshop adjourned at 8:32 p.m.