

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

June 28, 2021

Meeting Convened: 6:15 p.m. Meeting held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

Meeting Adjourned: 8:35 p.m.

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

City Councilmembers absent: Councilmember Rick Taggart

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Principal Planner David Thornton, Planning Supervisor Felix Landry, Senior Planner Jace Hochwalt, Public Works Director Trent Prall, Deputy Finance Director Scott Rust, Fire Chief Kenneth Watkins, Fire Marshall Steve Kollar, 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. Annexation Fiscal Impact Analysis

Ms. Allen reported that, in 2020, the City of Grand Junction retained BBC Research & Consulting (BBC) to analyze the fiscal impact of the Redlands 360 development. BBC has since then expanded the fiscal impact model to allow the City to analyze the fiscal impacts of any proposed annexation. To that end, the City and BBC have identified three prototypical annexations to achieve two goals: 1) to delineate the overall and comparative fiscal impacts of recent developments through a concise snapshot of annually recurring and one-time fiscal changes; and 2) build a comprehensive generalized model that can be used to evaluate the fiscal impacts of future proposed annexations close to City limits.

Project Consultant Kevin Williams described typical annexations such as small outlying developments, large fringe developments, and infill subdivisions. Mr. Williams reviewed the costs for the three types of annexations and noted the model can be used for comparative analysis. Nearly all residential expansions have negative fiscal impacts and annexations with substantial rights-of-way have the largest impacts.

Discussion ensued regarding the fiscal impact for different types of family units, the Persigo Agreement as it relates to infill, how the numbers used in the modeling might change from a

specific annexation to a generic annexation, impact fees, capital needs, inflation, and the Gallagher Amendment's impact on future iterations of the model.

b. 4th-5th Street One-way to Two-way Feasibility Study Update

The Downtown Development Authority (DDA) has hired the consulting engineering firm of Bohannon Huston to conduct a Feasibility Study on the one-way to two-way conversion of 4th and 5th Streets in conjunction with City staff. A technical team comprised of Colorado Department of Transportation (CDOT) staff, City and County staff and a project advisory committee (made up of various downtown business and residential interests) met several times and a public open house was held May 4. Based on this public engagement, project goals and priorities have been developed.

DDA Director Brandon Stam and consultant Denise Aten, Sr. Vice President of Bohannon Huston provided an update on the study. The goals of this project are to enhance safety, improve walkability and bike-ability, activate economic development, and optimize traffic circulation. Both the one-way and the two-way alternatives are still being studied.

Ms. Aten described the next steps: analyze alternatives and create summary of pros and cons; develop recommended alternatives; join DDA/City Council meeting August 12; and hold a second public meeting in late summer or early fall and share recommended alternatives for 4th and 5th Street.

Mr. Prall described the modeling that is being used to develop alternatives and the makeup of the project team.

Conversation was held about the impact of narrower streets on speeds, decreased visibility when vehicles parked in diagonal parking spaces are backing out, widening sidewalks and adding bike lanes, wrong way turns onto one-way streets, noise associated with higher speeds, the request to see the raw data collected from public sessions, and the impact of traffic circles on speed.

c. Outdoor Burning Ordinance/Air Quality

Citizens for Clean Air requested an opportunity to discuss with City Council topics related to the City's outdoor burning ordinance, enforcement, and air quality.

Fire Chief Watkins stated that City Council adopted Ordinance 4733 regulating outdoor burning within city limits on January 18, 2017. The intent of the ordinance is to regulate fire hazards

related to outdoor burning, not air quality as a result of outdoor burning. These regulations are also included in Ordinance 4830, adoption of the International Fire Code (2018 edition). Fire Marshall Kollar reviewed the specifics of open burning, including the limit of burning ten acres or less per day, limits and locations of pile sizes, and the requirement of an extinguishing source for immediate use. Recreational fires, or fire pits, are allowed, as are chimineas and burn bowls. A permanent outdoor fire pit or fireplace above ground is also allowed. A permit is required for bon fires, which are limited in size and utilized for ceremonial purposes. Burning wood is prohibited during times of sustained or prevailing winds, no burn days, and red flag warnings.

Mr. Kollar reviewed the types of enforcement, which includes education, enforcement, and cost recovery fees. Over 400 burn permits were issued three years ago and over 100 were issued this year.

Representatives from Citizens for Clean Air were present: Karen Sjoberg, Kristin Winn, and Jerry Nelson. They would like consideration for the following alternatives: 1) prohibit open burning within city limits (still allow gas or charcoal grills, managed burns of open ditches, and ceremonial fires); 2) suggest a change of one-acre limit to five-acres; 3) include a safety or buffer zone around schools, hospitals, and nursing homes/elderly housing as HVAC systems draw in smoke; 4) reducing spring time burning to one month; 5) explore lining irrigation ditches and partner with the County on this effort; 5) offer a composting facility for organic waste.

Kristin Wynn discussed illegal burns and the impacts of poor air quality on health and work/school absenteeism. Jerry Nelson discussed the federal source of funding for the lining of canals, benefits of biochar, and suggested a cooperative discussion held with the City and County.

d. American Rescue Plan Funds Committee

The \$1.9 trillion-dollar American Rescue Plan (ARP) is the latest iteration of federal spending legislation designed to address the impacts of COVID-19 in the U.S. Included in this bill is a significant investment in state and local government. Federal aid to state and local governments totals \$350 billion dollars, including \$195.3 billion to states and \$130.2 billion directly to cities and counties. According to Treasury data, the City of Grand Junction's allocation from the local fiscal recovery funds was set at \$10,484,608. On May 10, 2021, the Treasury adopted and released additional guidance via the Interim Final Rule.

The City has received \$5,242,304 in the initial disbursement of funds. Among the allowed uses for these funds is replacing the loss of revenue due to the pandemic. The amount of lost

revenue for the City in 2020 is calculated as \$3,967,323. The agenda materials included a memo dated June 16, 2021 that outlines requirements and eligible uses regarding ARP funds.

Mayor McDaniel stated this discussion is to give feedback to staff about the next steps to form the committee. Ms. Allen described the process used to select members of the Comp Plan Advisory Committee.

Conversation was held about the expected outcomes, the number of Councilmembers on the committee, the qualifications of committee members and community areas represented, and how to partner with the County on projects of mutual interest.

Support was expressed for staff to request letters of interest.

Agenda Topic 2. City Council Communication

Councilmember Herman discussed the action (at this evening's special meeting) regarding a possible Charter amendment for the lease terms for Colorado Discover Ability. What is the timing for the lease terms to be amended and can it wait for an April election? Staff will provide this information in the July 7 packet materials.

Councilmembers Herman and Simpson discussed the costs of development, how impact fees do not cover all the expenses, and asking taxpayers to pay for impacts. What measures could be taken to fill the gap without revisiting impact fees? It was suggested a future workshop be held to explore this topic further.

Agenda Topic 3. Next Workshop Topics

City Manager Caton stated that the topics for the July 19 workshop include marijuana business regulations and an update on the Community Center.

Agenda Topic 4. Other Business

There was no other business.

Adjournment

The workshop adjourned at 8:35 p.m.