

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**September 13, 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:** 7:49 p.m.

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

**Staff present:** City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Senior Assistant to the City Manager Greg LeBlanc, City Clerk Wanda Winkelmann, and Deputy City Clerk Selestina Sandoval.

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Mayor McDaniel called the meeting to order.

**Agenda Topic 1. Discussion Topics**

**a. Presentation from State Demographer's Office**

Ms. Allen introduced the topic and tonight's speaker Nancy Gedeon, a Demographer in the State Demographer's office. Ms. Gedeon presented information about state and local demographics as well as notable trends for the Grand Junction Area:

- Population growing at a slowing rate
- Jobs growing but slowing
- Aging impacts everything
- Migration slowing
- Increase racial and ethnic diversity
- Connection to public finance
- COVID impacts

Additionally, she noted that the population of the United States is 331.5 million, a 7.4% growth since 2010. Colorado's population is 5,773,714, a 14.8% growth since 2010. Colorado gained an 8<sup>th</sup> seat in Congress and Mesa County' population increased 6.15%.

Ms. Gedeon presented a population change by County and noted that 78% of the growth in Mesa County between 2010 and 2020 occurred in Grand Junction. Grand Junction is 42% of the County's population. She provided a review of Colorado new jobs and net migration, goods and services, commuting, the impact of age on preferences (housing, shopping). It was stated that Colorado is the

6<sup>th</sup> youngest state and 4<sup>th</sup> fastest growing in the 65+ population, with anticipated 2020-2030 increase of 65+ adults from 850,000 to 1,200,000. Grand Junction has been growing faster and has a younger population than the rest of Mesa County.

Discussion ensued regarding the past oil booms/busts and housing opportunities, the number of jobs in Grand Junction, and remote workers vs. those commuting outside Grand Junction.

## **b. Housing Strategy**

Ms. Allen introduced the topic. Staff began work in late December 2020 with Root Policy Research ("Root"), a Colorado consultancy with extensive experience in the housing field, on the Grand Valley Housing Needs Assessment, which was Phase 1 of the project and completed in May 2021. Phase 2 of the project, a Housing Strategy Report, has been under development since June 2021 and has included workshops with City Council as well as input from City staff and local stakeholders. Since Root last met with City Council, the strategies have been further refined and Root has proposed a final draft Housing Strategy Report.

Mollie Fitzpatrick with Root reviewed the top housing needs in Grand Junction: affordable rentals, starter homes, housing resources for special needs populations, and diverse housing options to accommodate evolving needs.

The recommended strategies include regional collaboration, local housing goals, land use code changes, encouraging development of Accessory Dwelling Units (ADS's), formalizing existing incentives, use city-owned land for affordable and mixed-income housing, a dedicated revenue source, financial support, support acquisition/rehabilitation that creates or preserves affordable housing, inclusionary housing/linkage fee ordinance, explore designation of Urban Renewal Areas (URA), and a volunteer rental registry program.

Discussion ensued regarding the need to identify funding sources, creation of \$1 million trust fund in 2022 for implementing housing strategies, possible use of American Rescue Plan Act (ARPA) funds for the strategies, adopting policies to memorialize expectations for the future appropriation of funds, the intricacies of a trust, and adding to the 2022 budget funding for the strategies.

Ms. Fitzpatrick noted that revenue sources that could be explored by the City include:

- Colorado Division of Housing
- General Obligation Bonds
- Real Estate Transfer Taxes (RETT)
- Commercial and/or Residential Linkage Fees
- Sales Tax
- Property Tax

- Other Types of Taxes
- General Funds
- Cash-in-Lieu from Inclusionary Zoning Buyouts
- City Community Development Block Grant (CDBG) Funds

Support was expressed to change the strategy related to a dedicated revenue source (Strategy 7) as an immediate priority. It was suggested that priorities can be identified through the budget process and included in the Strategic Plan.

Discussion ensued regarding the strategy to provide financial support to service providers and the possibility of additional financial resources being given.

Ms. Allen noted that staff has started work on some of the strategies and stated that the plan will need to be revisited periodically as needs and expectations change. The plan will be brought back to City Council for formal adoption.

### **c. Strategic Plan Update**

City Council attended a strategic planning retreat on August 19 and 20, 2021. The purpose of the retreat was to identify key components of Grand Junction's 2-year strategic plan, including mission, values, and vision for the strategic plan along with designating priority areas for strategic goal development. The information gathered at the retreat will inform Phase 2 of the process, which is crafting the implementation matrix and writing the final strategic plan. The strategic plan will be specifically designed to align with the One Grand Junction Comprehensive Plan.

Mayor McDaniel stated that a core values discussion is forthcoming and he would like to explore what they are trying to achieve with a statement. Is this a part of the strategic plan or a free-standing statement of Council or the organization?

Discussion ensued about the City's values, decorum, and how Council interacts with each other. A facilitated discussion will be scheduled.

### **Agenda Topic 2. City Council Communication**

Mayor McDaniel stated that a proclamation for Constitution Week is scheduled for Wednesday's Council meeting. Councilmember Pe'a volunteered to present the proclamation.

Mayor McDaniel reviewed the request from District 51 for a Council representative to attend their strategic planning meeting to provide citizen input. Councilmember Herman is available.

Mayor McDaniel reported there is a specific procedure identified in the Grand Junction Municipal Code for the Municipal Judge's evaluation. Councilmembers Simpson and Stout volunteered to serve on the Judicial Performance Commission who will provide a recommendation to City Council.

Councilmember Simpson summarized a recent meeting with the Colorado Department of Transportation (CDOT) regarding their vision for next phase of I70B. Mayor McDaniel also attended the meeting. CDOT expressed frustration because the City has not bought into the six-lane concept and they have addressed all of the City's concerns. CDOT is in the business of moving traffic and looking at long range traffic needs.

City Manager Caton stated staff is having positive conversations with the new CDOT Director and suggested having CDOT provide an update on I70B.

### **Agenda Topic 3. Next Workshop Topics**

A special workshop will be held on September 20 to discuss marijuana regulations. Budget workshops are scheduled for October 4, 18, and November 1.

### **Agenda Topic 4. Other Business**

City Council discussed who will serve on interview committees for volunteer board vacancies. Mayor McDaniel and Councilmembers Reitz and Simpson agreed to serve on the interview team for the Historic Preservation Board. Councilmembers Herman, Taggart, and Pe'a volunteered for the Visit Grand Junction interview team.

### **Adjournment**

The workshop adjourned at 7:49 p.m.