

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

June 13, 2022

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

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

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Planning Supervisor Felix Landry, Director of Parks and Recreation Ken Sherbenou, Finance Director Jodi Welch, City Clerk Amy Phillips, and Deputy City Clerk Selestina Sandoval

After calling the meeting to order, Mayor Stout asked to move Item 1d - *Fees, Charges, and Rates Discussion* to the second item under Discussion for staff convenience. There was no objection.

1. Discussion Topics

a. Community Recreation Center Planning

Ken Sherbenou, Director of Parks and Recreation introduced the item. Speakers were William Findlay, Chair of the Parks and Recreation Advisory Board, and representatives Craig Bauck and Jason Jaynes of Barker Rinker Seacat Architecture (BRS).

During the introduction of the item, it was noted that the Parks, Recreation, and Open Space (PROS) Master Plan planning processes conducted in 2014, 2018, and 2020 all garner in-depth community engagement. The City Council adopted the 2020 PROS plan in early 2021.

The 2020 PROS Master Plan identified a Community Recreation Center (CRC) as the highest priority. City Council asked staff to study the option of working with Professors from Colorado Mesa University (CMU) to conduct a statistically valid survey. The results from the survey indicated strong support for a CRC. Council asked staff to bring a CRC to fruition by working with a consultant and through a strong public engagement process. BRS was chosen to facilitate a CRC study using previous studies and plans as well as the new information it receives.

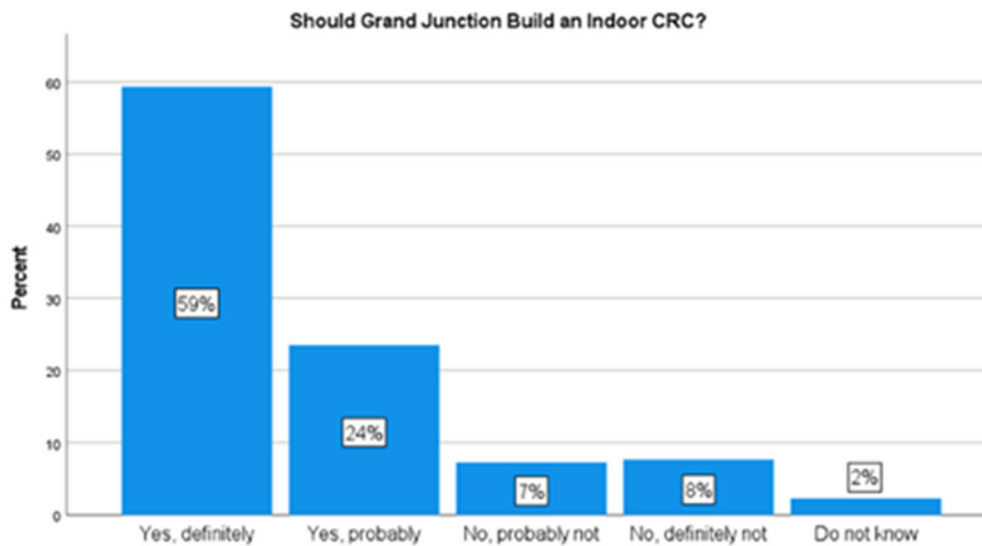
Mr. Findley stated that his committee is very strong and enthused about securing a CRC for the City of Grand Junction. He reported that proponents of a CRC have been working to build a CRC since 1978. He believes this is the year "the project gets over the finish line".

The BRS representatives reported to Council on their workshop schedule to gain additional guidance and recommendations from the Parks and Recreation Advisory Board (PRAB), City Council, project stakeholders, and the community. BRS gave an overview describing study objectives, schedule, process, public engagement plan, location pro and cons for Matchett Park and Lincoln Park, current budgeting impacts, questions that the public will be asked, and funding options.

BRS reported that its main objective for today and tomorrow's workshops and civic engagement opportunities is to provide a clear preference for the location of the CRC. The consultants will be back in July with base numbers for the location as well as CRC options.

Discussion ensued regarding the location for the CRC, with some declaring the survey showed the community much prefers Matchett Park over Lincoln Park. It was noted that both sites can support a CRC, but more information is needed regarding cost, future park expectations and expansions, funding options, and parking issues.

The 2022 statistically valid survey was designed to understand preferences related to the overall need, funding, location, facilities, and fees for the proposed CRC. The results indicated support for a CRC. Below is one take-a-way from the survey:



The timeline and feasibility for a ballot question for the City's April 2023 election were discussed, resulting in a consensus to move forward with the option.

d. Fees, Charges, and Rates Discussion

Finance Director Jodi Welch reported that the City of Grand Junction provides a wide array of services, and many are funded wholly or in part by fees, charges, and rates. Rates that are charged directly to those that use the services such as water, sewer, and

solid waste are set based on rate studies, long-term financial plans, and comparisons to market, and are approved by Council. Fees and charges of the City are established administratively based on a set of philosophies. The philosophies vary based on considerations such as benefit to the overall community, cost recovery models, comparison to the market and other entities, as well as legal considerations.

Currently, the City has over 150 separate types of fees, charges, and rates that are an integral component of Department Operations. Each year, utility rates (water, sewer, solid waste) are reviewed by City Council during the budget process and adopted by resolution concurrent with the adoption of the budget. Each year, fees and charges are reviewed and changed by staff according to established philosophies and the revenue is included in the recommended budget.

The philosophy was demonstrated by a cost recovery pyramid where the cost recovery is the lowest at the base because it provides the most core services and has the widest benefit to the community, with the cost recovery being the highest at the top of the pyramid because it is for more individualized services.

Discussion revealed a request during the 2023 budget process to review the parking fine structure in the downtown area.

b. Zoning & Development Code Update

Community Development Director Tamra Allen introduced Elizabeth Garbin representing Clarion Associates, and Planning Supervisor Felix Landry noting that today's discussion revolves around the next step in the Code update. The City is working with Clarion Associates the Code Committee, Stakeholder groups, and the public to work on updating the Zoning and Development Regulations, Title 21, in the Grand Junction Municipal Code. This effort will work toward three primary goals:

1. Update the City's development regulations to better implement the City's vision and goals as described in the 2020 One Grand Junction Comprehensive Plan.
2. Achieve greater simplicity, efficiency, consistency, and legal effectiveness in the Code language.
3. Identify opportunities to facilitate the development of affordable and attainable housing.

The public engagement and assessment phase of the project began with a series of open houses, stakeholder meetings, discussion groups, and the first gathering of the Code Committee in early April. Staff worked with the consultants to create a project website, post the initial survey, and to advertise the project and meetings through social media and email blasts.

The assessment phase of the project will conclude with the public presentation of the assessment this month. Once finalized, the assessment report will serve as a guide for the second phase of the project, which includes drafting the updated Zoning and Development Code.

Elizabeth Garbin highlighted the key updates to the Code and Housing Strategy Council will receive in August.

1. Fine tune zone districts and allowed uses
2. Support compact growth and efficient land use
3. Regulate Western Slope design priorities and create standards for neighborhood manners
4. Collect and upgrade development standards
5. Discuss the future of mobility and parking
6. Protect important outdoor places and assets
7. Allow residential infill in traditionally single-family districts
8. Consider relaxing minimum lot sizes and maximum densities
9. Adjust parking standards to align with the type and intensity of land use
10. Formalize existing incentives and consider additional incentives for affordable housing development
11. Explore the feasibility of an inclusionary zoning requirement

High level discussion ensued resulting in a very favorable view of the process and its strategies, as well as requests to ensure the Urban Trail committee and seniors are included in discussions, accessibility and good neighborhood standards are included in regulations regarding affordable housing, a review of the sign standards, and that the process has opportunity for anonymous comments.

Next Steps: Code assessment listening sessions, Zone and Development Code drafting and review process, and back before Council in August.

c. Non-profit Funding Process

Councilmember Reitz requested this item for discussion. He noted that the City has many non-profits and that the non-profits are the greatest strength of the community. He stated that looking back at last year he felt that the City awarded the right non-profits, but he would like to review the process to see how it can be improved. He advanced options such as creating a more uniform application submittal through clear guidance as to what Council is looking for, and what types of non-profits Council wants to fund based on its Strategic goals. He stated interest in hearing from fellow Councilmembers on how the process could be more equitable, and would improvements be easier to achieve if it was outsourced.

Discussion ensued, noting that the grant process consumes a lot of Council's time during the budget process. The non-profits' requests and use of funds can vary each year and have included operational support, program/event sponsorships, and

contribution to capital projects. The amounts of requests and funding will also range based on significant requests for capital projects to less for program/event sponsorship. The City has other granting programs that are administered internally by City staff including Community Development Block Grants (CDBG) with funding decisions made by Council, as well as the Grand Junction Arts Commission on Arts and Culture (GJCAC) which is administered by staff with granting decisions made by the commission members.

Staff gave Council options for in-house and outsourcing the granting program. Consensus favored keeping the process in-house, which Council believes will make it more specific to Council goals and more transparent. However, Council directed staff to work with Council to:

- Develop more specific parameters for application and funding like the CDBG program. This could make the process more standard.
- Develop tiers for requests. A lower-tier could continue to have a simpler application process, where a higher tier for major capital contribution requests would require more information and different criteria to qualify for application.
- Develop a scoring matrix and rating.
- Change criteria for application based on the use of funds operations, program/event sponsorship, or capital.

2. City Council Communication

Councilmember Simpson requested to review the Landscaping Ordinance. Councilmember Reitz will miss the next two Council meetings as he will be out of the Country.

3. Next Workshop Topics

City Manager Caton stated that the July 18th Workshop is slated to have a CRC update, and discussions regarding the Landscaping Code and Parking Study.

4. Other Business

Council appointed members to serve on the interview teams for vacancies on the following boards:

- Grand Junction Housing Authority – Councilmember Taggart
- Planning Commission – Mayor Stout and Mayor Pro Tem Herman
- Downtown Development Authority – Mayor Stout

There being no further business, the Workshop adjourned at 7:42 pm.