

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY October 31, 2022

Meeting Convened: 4:00 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 Randall Reitz, Dennis Simpson, Rick Taggart and Mayor Anna Stout. Councilmember Chuck McDaniel and Mayor Pro Tem Abe Herman attended virtually.

Councilmember Phil Pe'a joined the meeting at 4:45 p.m.

Mayor Pro Tem Herman left the meeting at 4:54 p.m.

Councilmember Taggart left the meeting at 5:47 p.m.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Community Development Director Tamra Allen, Planning Supervisor Felix Landry, Human Resources Director Shelley Caskey (virtual), Finance Director Jodi Welch, Deputy Finance Director Ashley McGowen, Financial Analyst Matt Martinez, Budget Coordinator Linda Longenecker, General Services Director Jay Valentine, Parks and Recreation Director Ken Sherbenou, Fire Chief Ken Watkins, Deputy Police Chief Gary Marak, Visit Grand Junction Director Elizabeth Fogarty, City Clerk Amy Phillips, and Deputy City Clerk Selestina Sandoval.

1. Discussion Topics

a. Economic Development Partner Discussion - Greater Grand Junction Sports Commission

Ben Snyder, Executive Director of the Greater Grand Junction Sports Commission discussed City funding and its budget requests.

He reported 2022 was a good year for the Sports Commission but noted the pandemic had a lasting effect on sports tourism. In 2022 they were able to produce over 40 events in Mesa County with the majority of the events taking place in Grand Junction. He stated the 2022 projected total economic impact from sports tourism to the community is \$18M, with the primary driver being Cameo Shooting and Education Complex.

He stated that the Sports Commission is really excited about producing new events in 2023 lauding the area's outdoor recreation such as running and cycling. He reported that a youth baseball tournament was launched last year, and in collaboration with a number of local baseball coaches, they have a youth softball event coming online in 2023. He added that they are working with local partners to establish more events to continue the growth.

Discussion ensued regarding the area's top regional, state and nationally recognized races, JUCO, partnerships with CMU, indoor sports events, the need for additional facilities, the loss of a very large Cameo event which would have had a tremendous economic impact not only for Grand Junction but the state as well, and how economic impact is calculated.

The Sports Commission receives 0.75 percent of the 3 percent lodging tax passed in 2019. For 2023, that is currently projected to be \$603,242.

b. 2023 Recommended Budget Follow Up Discussion

Mr. Caton gave a quick overview of the budget process, and how it begins with the Comprehensive Plan, or the "people's document" followed by Council's Strategic Plan developed to carry out the community's interests. Staff then prepares a budget that aligns with both plans. He explained over the last two workshops, staff has presented projected revenues, general operations, capital projects and the funding and potential partnerships with non-profits and outside agencies. He noted that staff recognizes the local economy, and particularly the broader economy and how it continues to be uncertain. He stated that the proposed budget is a plan and sometimes plans need to change. He has full confidence that given what the City has achieved the last couple of years through the pandemic, that should the economy start to soften over the next 6 to 9 months, staff will adapt accordingly. Staff will diligently be monitoring sales tax and other economic indicators during the first 60 to 90 days of 2023, before engaging fully into all projects, staff expansion and expenditures approved in the 2023 budget.

Discussion regarding two items allocated to the City Council budget ensued resulting in consensus to move economic infill and non-profit funding to the City Manager's budget and to capture both revenues coming in and expenditures going out.

Other discussion included, generally accepted accounting principles (GAAP) regarding creating funds, whether Orchard Mesa Pool is in the proposed budget, and if it is, would the improvements be funded by capital funding or the general fund, and questions regarding health insurance and its fund balance, overall policies regarding fund balances, capital outlays, carryovers, parking enforcement, employee increases and fee structures and the building inspection contract with the county.

Staff will poll Council to see if a meeting could be arranged to review impact fees.

The agenda documentation noted that, since the presentations on October 3 and October 17 there has only been one change to the 2023 Recommended Budget. The Halandras Development Drainage Replacement and Upgrades project was originally anticipated to cost \$1.5 million, however that estimate has been revised to \$1.8 million with the extra \$300,000 funded by the Grand Valley Drainage District. This change will be reflected in the budget documents provided.

c. Zoning & Development Code Update

Planning Supervisor Felix Landry introduced the item and reported this is the second module of the revised Code. Information pertaining to the update can be found on GJSpeaks.org, as well as the project website. Module 2 includes sections: 21.03 Zone Districts and Dimensional Standards, 21.04 Use Standards, 21.14 Measurement and Definitions as needed for this module.

Elizabeth Garvin with Clarion Associates presented a quick review of the key sections of Module 2 beginning with the projected timeline and project goals.

She spoke to the following Z&DC updates made in Module 2:
Zone Districts and Uses.

- Fine tune the zone districts and allowed uses
- Support compact growth and efficient land use
- Regulate for infill and redevelopment
- Protect important outdoor places and assets

To achieve the goals of Module 2 the revisions concentrate on:

- Zone for housing
- Reduce reliance on planned development
- Getting creative with manufactured housing
- Account for nonconformities and variances
- Reorganize the use tables for easier reading
- Refine the use categorization
- Aligned zone districts with One Grand Junction Future Land Use Plan
- Simplify the use-specific regulations
- Increase housing options
- Retire R-E and R-1 zone districts
- Split CSR into a “green” district and a civic/institutional district
- Expand mixed – use zone districts
- Adding graphics to zone district content and format
- Clean up of Chapter 21.04 – Use regulations and specific standards

Concluding her presentation, Ms. Garvin reviewed next steps.

Discussion included effects of retiring districts and how community resilience standards will be incorporated in the Code.

2. Adjournment

There being no Council Communication or further business, the Workshop adjourned at 6:01 p.m.