

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY December 19, 2022

Meeting Convened: 5:55 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 (virtual), Randall Reitz, Dennis Simpson, Mayor Pro Tem Abe Herman (virtual), and Mayor Anna Stout.

Clerk note: Rick Taggart has resigned from City Council to take his new position as Colorado State Representative for District 55.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Housing Specialist Sherry Price, Finance Director Jodi Welch, Parks and Recreation Director Ken Sherbenou, Fire Chief Ken Watkins, Deputy Fire Chiefs Chris Angermuller and Gus Hendricks, City Clerk Amy Phillips, and Deputy Clerk Janet Harrell

1. Discussion Topics

- a. **Discussion of a Resolution Setting the Title and Submitting to the Electorate on April 4, 2023, a Measure to Increase the City Sales and Use Tax from 3.25 percent to 3.40 percent (an Increase of 0.15 Percent to Sunset December 31, 2054) and to Retain and Spend Revenues as a Voter-Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution and to Incur Bonded Indebtedness to Build a Community Recreation Center at Matchett Park**

Parks and Recreation Director Ken Sherbenou and Dr. William Findlay the Chair of the Parks and Recreation Advisory Board gave the following brief overview of the Community Recreation Center (CRC) planning process.

At the July 6, 2022, City Council meeting, Council approved the recommended site for the CRC at Matchett Park. At its August 17, 2022, City Council meeting, Council approved PRAB's recommendation to proceed with a plan to build an 83,000 square foot facility and fund the construction and operations with a combination of the cannabis tax revenue already secured for Parks and Recreation with a small sales tax increase of 0.15 percent.

On September 19 & 20, 2022 work session #3 was held including six focus groups and a community forum. Following those meetings, PRAB again reviewed a significant

amount of public feedback. PRAB held a special meeting on September 26, 2022 and recommended approving the operational plan.

On November 1, the CRC PRAB Subcommittee met to evaluate and discuss the draft report. Changes from members of PRAB were incorporated into the document to accurately capture the full plan. In a letter to Council dated November 1, 2022, Dr. Findlay stated PRAB voted unanimously "to recommend official adoption of the plan by City Council and to direct staff to draft ballot language for the April 4, 2023, election."

On November 16, 2022, the City Council adopted the 2022 Community Recreation Center (CRC) Plan and gave direction to staff to draft a ballot question. City Council further discussed ballot language based on community, Parks and Recreation Advisory Board, and Council at this meeting. The City Council at its December 21, 2022, meeting will consider placing a question on the April ballot asking the City electors to approve a 0.14 percent City sales and use tax rate increase and to incur debt for the construction, furnishing, and equipping of a Community Recreation Center (CRC) at Matchett Park.

With approval of the ballot question, the City will proceed without delay to design, construct, furnish, and equip the CRC with an anticipated completion date of late 2025.

Under TABOR, the City is required to provide an estimate of the first fiscal year of revenues in the ballot question. If the actual revenues earned exceed the estimate, the City would have to either refund the amount over the estimate or return to the voters to receive authorization to spend the additional revenue as intended with the first authorization. When providing the estimate for the purposes of the ballot question, staff projected revenues based on the average growth rate for 2023 and 2024. To avoid a TABOR-required refund, an estimation margin of 25% was added to the total of what is expected. The resulting estimated revenue for the ballot question for 2023 is \$2,300,000 (for second six months of the year with a 7/1/2023 effective date) and for 2024, which is the full fiscal year, is \$4,600,000. The actual revenue expected in 2024 is \$3,700,000.

The proposed debt will be issued for a maximum principal amount of \$70,000,000 with total debt service costs not to exceed \$148,500,000. The \$148.5 million is calculated based on \$70 million par issuance, for 30 years, at 5.75%. Similar to applying a margin on the revenue estimate for the ballot question, a higher interest rate is assumed to ensure total debt service costs do not exceed authorization. This said, based on the current yield curve and other data, staff fully expects to issue debt at or below an interest rate of 4.5%. Also, given the timing of the project construction, staff, with the assistance of professional bond underwriters, will have the opportunity to closely monitor the market and issue debt at a preferred time. Currently (December 20, 2022) the approximate interest rate for AA rated municipal bonds is 3.70%, down from 4.5% on November 14, 2022.

Council requested that the resolution be placed on Wednesday's Agenda for consideration.

**b. Colorado Plastic Pollution Reduction Act (HB21-1162)
Implementation**

Community Development Director Tamra Allen and Sustainability Coordinator Jennifer Nitzky reported that as of January 1, 2023, and in accordance with HB 21-1162 “Management of Plastic Products”, all “Large Stores” in the state of Colorado will be required to collect a 10-cent fee for the distribution of paper and/or plastic bags to customers. “Large Stores” are defined as those with more than three locations and/or that are part of a franchise, corporation, or partnership with a physical location outside of Colorado. Of the 10 cents, 6 cents are required to be remitted to their local jurisdiction on a quarterly basis starting on April 1, 2024. The remaining 4 cents is tax-free income for the store. According to the Colorado Municipal League, a typographical error was published in the bill, stating quarterly remittance of the fee will begin April 1, 2024, instead of April 1, 2023. Staff asked Council to discuss an ordinance requiring remittance of the fee as of April 1, 2023, as the bill originally intended. If the city can start collecting revenue in 2023, funding will be available sooner for projects that will help ease the burden of the transition on consumers and businesses. This could include providing free reusable bags, more outreach and education, and improved waste diversion via the City’s recycling and composting programs.

Discussion resulted in consensus that the City of Grand Junction would consider adoption of an ordinance to update the remittance date from April 2024 to April 2023 to address the typographical error, as described by the Colorado Municipal League.

c. Zoning & Development Code Update

The third module of the revised Code has been drafted and is available for public review and comment. Module 3 focuses on Section 21.06.

The City hired Clarion Associates to work on updating the City’s Zoning and Development Regulations, Title 21 of the Grand Junction Municipal Code. This effort works toward three primary goals:

- 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.
- Achieve greater simplicity, efficiency, consistency, and legal effectiveness in the code language.
- Identify opportunities to facilitate the development of affordable and attainable housing

The project team presented, for City Council discussion, key elements of Module 3.

The team posted Module 3 of the drafting process for review by the public on the Zoning and Development Code Update website. Information pertaining to the update can also

be found on GJSpeaks.org, as well as the project page on the City website. Module 3 includes the following sections:

- 21.14 Measurement and Definitions (as needed for this module).
- 21.06.010 Infrastructure Standards
- 21.06.020 Public and Private Parks and Open Spaces
- 21.06.040 Landscaping, buffering, and screening standards (on a separate adoption schedule)
- 21.06.050 Off-Street parking, loading and bicycle storage
- 21.06.060 Subdivision Standards
- 21.06.080 Outdoor Lighting
- 21.06.090 Site Circulation
- 21.06.100 Private streets, shared driveways, and loop lanes

The project team posted a Module 3 Overview Memo outlining the changes to these sections and providing insight into the major topics discussed at the ZDC Update Committee. The Zoning & Development Code Committee will discuss Module 3 at their December 20 meeting and the Planning Commission will discuss Module 3 at their December 22 workshop.

Discussion ensued regarding, landscaping, buffering, and screening standards, off-street parking, and infrastructure standards.

Council took a 15-minute break and resumed the workshop at 7:40 p.m.

d. Pedestrian and Bike Plan Existing Conditions Report & TEDS Assessment Report

David Thornton, Principal Planner and Dani Acosta, Senior Planner and representative from Fehr and Peers, a transportation engineering consulting firm contracted by the City to develop a Pedestrian and Bicycle Plan and update the City's Transportation and Engineering Design Standards (TEDS) manual, gave a brief presentation to City Council on the planning process, including presenting a summary of the Existing Conditions and Needs Assessment Report, a compilation of hundreds of public comments received over the past few months, and a look at existing pedestrian and bicycle conditions and assessing the infrastructure needs of Grand Junction.

2. City Council Communication

None

3. Adjournment

There being no Council Communication or further business, the Workshop adjourned at 8:12 p.m.