

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY **September 16, 2024**

Meeting Convened: 5:35 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Cody Kennedy, Jason Nguyen, Dennis Simpson, and Mayor Abram Herman appeared in person. Councilmembers Scott Beilfuss, Anna Stout and appeared virtually. Mayor Pro Tem Randall Reitz was absent.

Staff present: Interim City Manager Andrea Phillips, City Attorney John Shaver, Chief of Police Matt Smith, Assistant to the City Manager Johnny McFarland, Engineering and Transportation Director Trent Prall, Community Development Director Tamra Allen, Mobility Planner Henry Brown, Housing Manager Ashley Chambers, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Animal Control Services Update

Chief of Police Matt Smith presented an update to Council on the animal control services project.

Beginning January 1, 2025, Mesa County will no longer be providing animal control services. Because of this, the City of Grand Junction will be assuming those responsibilities for the community.

Aside from labor costs and sheltering costs, additional costs in setting up the program and preparing for the January 1, 2025, start date of the program include:

- Ordering a truck and up-fitting it for cage
- Ordering uniforms and supplies
- Training programs
- Software

Chief Smith answered questions from Councilmember Kennedy and Mayor Herman regarding the program, and the estimated time frame expected for completion.

b. Housing Strategy Update

Housing Manager Ashley Chambers and Root Policy Research representative Mollie Fitzpatrick presented an update on the housing strategy to City Council to provide an overview of housing data, and present preliminary recommendations that could help refine the City's Housing Strategies.

Ms. Chambers and Ms. Fitzpatrick discussed the two public forums that were held to determine future steps for the housing strategy. On September 3, 2024, Root Policy and City of Grand Junction staff hosted a public meeting to present an overview of these preliminary recommendations. Another meeting was held on September 4, 2024, to obtain additional information.

Key feedback points from both sessions included:

- Evaluating process improvements and timelines to streamline development approvals.
- Continuing to monitor and adapt innovative best practices in zoning for affordability.
- Enhancing cross-departmental collaboration to assess how decisions in other areas may impact the affordability of existing housing stock and new development.
- Exploring the potential of offering incentives for attainable housing.

Root Policy reviewed the housing data and presented the preliminary recommended Housing Strategies and proposed timelines, seeking City Council's feedback on the next steps.

c. Impact Fee Study Project Update

Interim City Manager Andrea Phillips, Community Development Director Tamra Allen, TischlerBise representatives Carson Bise and Julie Herlands presented an update on the Impact Fee Study project.

The Grand Junction Municipal Code requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. TischlerBise was contracted to update its fee study and create a nexus study for an affordable housing linkage fee. TischlerBise representatives Mr. Bise and Ms. Herlands provided an update on the progress of the impact fee study, including preliminary fees for fire, police, and municipal facilities.

On July 18, 2024, and August 29, 2024, community meetings were held to discuss the impact fees. In addition to those two public meetings, the Stakeholder Group have also met to discuss the project. Calculating impact fees involves determining the cost of development-related capital improvements and allocating those costs equitably to various types of development.

Representatives from TischlerBise were available to answer questions from Council regarding the impact fee study.

d. 7th Street Active Transportation Corridor Facility Discussion

Mobility Planer Henry Brown, Engineering and Transportation Director Trent Prall and Community Development Director Tamra Allen, along with representatives from KLJ Engineering presented information on the 7th Street Active Transportation Corridor study. 7th Street was selected based on several criteria, and completing the corridor would mesh with the Placemaking Category of the City of Grand Junction Strategic Framework, which says "Grand Junction catalyzes projects and investments that emphasize people-centric spaces with inclusive infrastructure that promotes vibrant, multi-use environments to ensure people can comfortably live, recreate, and move throughout our community."

7th Street is the first corridor to be re-evaluated through the lens of the Pedestrian and Bicycle Plan since the plan's adoption in 2023. KLJ Engineering lead the feasibility study and presented on the corridor's existing conditions and their proposed alternatives for various cross-sections from Horizon Drive to the Riverfront Trail at Struthers Avenue. The proposed alternatives aim to balance the Level of Traffic Stress (LTS) for sidewalk users and cyclists, increase modeled vehicular delay,

impact on existing street trees and landscaping, and cost/impact on private property. Public input was provided via EngageGJ surveys, in-person community outreach, and at key project milestones with the 7th Street Steering Committee.

Representatives from KLJ Engineering, as well as Mr. Prall and Mr. Brown answered questions from Council to help clarify the plan and the timing of the project.

3. Next Workshop Topics

Mayor Herman outlined future workshop items, noting that the next three workshops focused on budget.

4. Other Business

There was none.

5. Adjournment

There being no further business, the Workshop adjourned at 9:27 p.m.