

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

May 5, 2025

Meeting Convened: 5:30 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 Robert Ballard, Scott Beilfuss, Laurel Cole, Cody Kennedy, Jason Nguyen, Anna Stout, and Ben Van Dyke.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Assistant to the City Manager Johnny McFarland, Engineering and Transportation Director Trent Prall, Community Development Director Tamra Allen, Police Chief Matt Smith, Housing Supervisor Ashley Chambers, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. 2025 Community Development Block Grant (CDBG) Funding Recommendations

The City is required to adopt a five-year consolidated plan to continue receiving federal CDBG funds, which are aimed at supporting low and moderate-income households. Before this item was discussed, City Attorney Shaver stated that Councilmember Cole had written a potential conflict letter regarding this item that had been forwarded to Council and will be made part of the record.

Key points included:

- **Funding Overview:** The City receives annual CDBG allocations as an entitlement community, with the 2025 allocation estimated at around \$401,000, including \$3,400 in unspent prior year funds.
- **Funding Priorities:** The 2025-2026 plan prioritizes affordable housing, including \$212,491 for housing incentives, \$50,000 for Parks and Recreation, and up to 15% (\$60,000) for homeless services. Administrative costs are capped at 20% (\$80,000).
- **Affordable Housing Incentive:** The program covers sewer and water tap fees for qualifying developments, targeting households at or below 100% area median income (AMI) for homeownership and 60% AMI for rentals. Long-term affordability requirements of 30-40 years apply.
- **Timeline and Process:** Key dates include public hearings on June 4 and July 16, with final submission to HUD due by July 18. The new program year starts on September 1.
- **Challenges and Considerations:** Council members discussed balancing funds between parks, housing, and homelessness.

b. 4th and 5th Street

The pilot project for the 4th and 5th Street corridor, was discussed, which aims to reduce traffic speeds and improve safety. Key discussion points included:

- **Current Configuration and Feedback:** The pilot, intended to reduce speeds and increase safety, has faced significant community pushback, including concerns from downtown businesses about reduced customer traffic.
- **Proposed Changes (Phase 2.0):** Staff recommended a new configuration with buffered bike lanes and single-lane traffic to address congestion and safety concerns. The estimated cost for these adjustments is approximately \$40,000.
- **Alternative Options:** Council considered reverting to two-lane, one-way streets or converting to two-way traffic as longer-term options, potentially requiring more significant infrastructure changes.
- **Community Engagement:** Council members discussed the need for additional community feedback before making further changes, with some expressing concern about the financial and operational impacts of prolonged piloting.
- **Next Steps:** There was general consensus to move forward with Phase 2.0 and direction was given to staff to come up with a plan for more public engagement in determining a permanent design. A resolution encompassing this will be brought forth for consideration at the May 7, 2025 City Council Regular Meeting.

c. Board and Commission Liaison Assignments

Council reviewed current board and commission liaison assignments, focusing on optimizing representation and communication between the Council and various community groups.

2. Council Communication

There was discussion on rejoining the Associated Governments of Northwest Colorado.

3. Next Workshop Topics

Future workshop topics were not discussed.

4. Other Business

Interview teams were requested for the Parks and Recreation Advisory Board and One Riverfront.

5. Adjournment

There being no further business, the Workshop adjourned at 9:02 p.m.



May 5, 2025

Members of City Council
250 N. 5th Street
Grand Junction, CO 81501

Via Hand Delivery

Members of City Council,

I am writing concerning the Community Development Block Grant (CDBG) item on tonight's work session agenda. With this letter I am informing you of a potential conflict of interest, the existence of which calls into question my participation in the discussion of the allocation of CDBG funds for water and sewer tap fees for affordable housing.

As you are likely aware I am the Executive Director of Habitat for Humanity. If the CDBG funding for sewer and water taps for affordable housing is approved, Habitat may make an application for CDBG funds for the 2025 program year in the amount of \$54,000 to assist with construction of 6 homes. Because my organization would directly benefit from funding I will neither discuss nor vote on an award to Habitat; however, I believe that I could offer valuable perspective to the City Council on the allocation as proposed in the Staff Report and will be discussed tonight by the Council. Notwithstanding my organization possibly applying I am certain, and represent by this letter, that I will fairly consider all possible allocations of CDBG funds.

I have consulted with City Attorney Shaver who has advised that in light of the City Council's customary standard regarding an appearance of conflict that my recusal from consideration of an award to Habitat is proper; however, he further advised that my complete abstention is not legally required if the Council after consideration of this disclosure consents to my further participation in the broader discussion of a possible allocation of CDBG funds for the payment of tap fees. If because of a perception of a conflict due to my organization possibly applying and/or being awarded funding the Council determines it would be best if I do not participate in any aspect of the CDBG discussion I understand. Of course, if the proposed allocation is approved by the Council and Habitat were to apply, notwithstanding whether I participate in the broader discussion I would neither be involved in the Habitat application nor an award, if any, by the City Council to Habitat.

I look forward to discussion and your decision prior to substantive consideration of the allocations this evening. A copy of this letter will be filed with City Clerk Sandoval for inclusion in the minutes/public record pertaining to May 5th and subsequent Council meetings regarding these matters.



Sincerely,

Laurel Cole

Laurel Cole
City Councilmember District D
City of Grand Junction, Colorado

pc: Selestina Sandoval
Mike Bennett
John Shaver

Signature: Laurel Cole

Laurel Cole (May 5, 2025 15:01 MDT)

Email: laurel.cole@gjcity.org





LTR-Cole CDBG Disclosure 20250505

Final Audit Report

2025-05-05

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