

**GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY**  
**March 30, 2015 – Noticed Agenda Attached**

Meeting Convened: 5:05 p.m. in the City Auditorium

Meeting Adjourned: 7:23 p.m.

City Council Members present: All except Councilmember Chazen

Staff present: Englehart, Shaver, Moore, Lanning, Tice, Brinkman, and Tuin

Others: Rick Taggart, Dennis Simpson, Kim Kerk, Jody Kole, Chris Launer, Rich Krohn, and Chuck McDaniel

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Agenda Topic 1. Grand Junction Housing Authority Request

Jody Kole, Executive Director of the Grand Junction Housing Authority, introduced Grand Junction Housing Authority Board Member Chuck McDaniel, Grand Junction Housing Authority Attorney Rich Krohn, and Grand Junction Housing Board Chair Chris Launer. Ms. Kole provided some history of the Grand Junction Housing Authority and said that they currently serve 1,700 to 1,800 people and have a waiting list of 1,812 households. They have financed Linden Pointe, Arbor Vista, and Village Park with low income tax credits. She thanked the City Council for their continuing support.

Attorney Rich Krohn provided some information on the proposed development for which funding is being requested. The address is 805 Bookcliff Avenue and it will be known as The Highlands. The location is near services, neighborhood amenities, and a Grand Valley Transit bus stop. The proposed location has never been developed. He displayed a site plan and some architectural drawings for the proposed development. There will be one and two bedroom housing units available and 15% will be ADA (Americans with Disability Act) accessible. The development will accommodate 3.6% of the 1,800 seniors currently in need. The rents charged will target 30% to 60% of the AMI (Area Median Income) range which would be \$1,000 to \$2,000 in income per person per month. Rent for a one bedroom unit would range from \$285 to \$625 per month and a two bedroom unit would range from \$340 to \$740 per month. The development will make a 50 year affordability commitment which means it will be deed-restricted to remain in that affordability range.

Ms. Kole advised that the development will have a wellness focus. They have committed wellness partners such as HopeWest, Rocky Mountain Health Plans, St. Mary's Hospital, Hilltop, and others to provide services at the facility. There will be spaces for gathering, community gardening, a common core, a grab and go cafe, a library, and a computer center. There will be 154 parking spaces.

There was discussion regarding other partnership opportunities, the current demand for this housing type, how this project will help with drainage in the area, the concept of “aging in place”, and the creation of over 300 jobs for the building construction industry.

Ms. Kole stated that the \$388,000 request is just for Phase 1 of the project. Another request will come forward in 4 to 5 years. They expect to have a tax equity investor which the investors are typically finance institutions and she explained how the investments help the investors. State Grant funding would also be sought out by the Housing Authority. Colorado Housing and Finance Authority (CHFA) will only have one round this year for allocating tax credits. The Housing Authority is expecting between 60 to 75 applications and CHFA will only fund 12 or 13 of those. All CHFA funding requires local contribution. Ms. Kole said that they have submitted an application for Community Development Block Grant (CDBG) funds, but if this request is granted, they are willing to withdraw that application.

Mr. Krohn stated that they are asking for a firm written commitment for funds in 2016 from City Council before May 1<sup>st</sup> which will be part of their application to CHFA. There was some discussion regarding the timing of the fees being requested.

Deputy City Manager Tim Moore reviewed a comparison on how the fees were handled in the Catholic Outreach (St. Martin’s Place) request in 2014. There was a difference because St. Martin’s Place did not have to pay a Transportation Capacity Payment (TCP) because of credit given for a number of houses and apartments that were demolished. The cost per unit for St. Martin’s Place was around \$4,100. The estimated cost per unit for the GJHA request is \$4,200 without including the TCP and \$6,100 per unit with the TCP.

There was more discussion and explanation provided regarding the investor’s part in reference to equity in the property and the comparison to the City’s investment. The City’s investment would be looked at more like a grant. The GJHA is the general partner and the investor would be a limited partner. The economic development portion for the City is the creation of jobs. The project is a benefit for the City as it supports the Comprehensive Plan by providing different housing types and is an infill development.

The majority of City Council was in favor of the request and asked that it be added to Individual Consideration on the Wednesday, April 1<sup>st</sup> City Council Regular Meeting agenda for formal action.

## Agenda Topic 2. Water Supply Forecast

Public Works Director Greg Lanning introduced Water Services Manager Rick Brinkman. Mr. Lanning provided City Council with an overview of the 19 Mesa reservoirs, the diversion structure off of Kannah Creek which does need some work, as well as other structure there. He reviewed the water service area; Ute Water Conservancy District serves 88,000 customers and the water comes from the Colorado River and the Grand Mesa, the City serves 27,000 customers from water which comes from the Grand Mesa, and Clifton Water serves 30,000

customers, and that water comes from almost entirely the Colorado River. The City has a lot of water resources that are not fully developed and there is a lot of water in storage. Data has been collected since 1988 and the snowpack is a little above the minimum which occurred in 2002. There is about 500,000 acre feet of water that goes to the Front Range through diversion structures. He displayed the drought outlook and advised that the drought has been persistent. The western United States has been on the borderline of drought for the last 14 years. Mr. Lanning reviewed the weather predictions which are normal for the western slope and said it is hoped that the western slope gets some Spring rains. He reviewed the effects of the low water levels of the largest reservoirs in the United States which are Lake Meade and Lake Powell.

The Gunnison River Roundtable and the Colorado River Roundtable both talk about a water plan and the biggest issues are Trans-Mountain diversions. There is some stress with the small amount of water in the Yampa and the White Rivers because those rivers are only junior water right resources. The Shoshone call in Glenwood Canyon is a senior water right and when the Public Service power plant calls, a lot of water is put into the river which is beneficial both for the valley here and downstream. The Denver Water Board and conversion projects are in charge of that.

Mr. Lanning said, in conclusion, the western slope is in pretty good shape for the summer of 2015. The water managers for Ute Water, Clifton, and Grand Junction meet monthly. Some want to declare a Stage 1 drought just for awareness, but instead of doing that there are other programs out there, such as DRIP (Drought Response Information Project), which addresses conservation and education of using water wisely. There was some discussion about ways to raise the awareness with the community for water conservation, using irrigation water, and the need to be an active partner with the irrigation companies.

Mr. Lanning said that the Lower Colorado River Tour was March 11<sup>th</sup> through the 13<sup>th</sup> and it was advised that should get on calendars for next year. There is a local Statewide tour June 11<sup>th</sup> and 12<sup>th</sup>.

### Agenda Topic 3. Legislative Update

Legislative and Management Liaison Elizabeth Tice provided Council a legislative update. She advised the letter was mailed regarding the Severance Tax Bill SB 15-255 and the bill was passed out of the committee with a four to three vote. Ms. Tice believes that there is an opportunity to have a more in depth discussion about TABOR, refunds, and the relationship with severance tax. She recommended sending a letter to the Senate and approaching the Governor.

Ms. Tice advised that the bill for the Law Enforcement Use of Body-Worn Cameras which allows grants for the purchase of cameras and creates a task force for best practices was not funded which means there may be unreimbursed requirements.

The Police Chief's Association has been placed in a difficult situation regarding the Police Reform bills. Ms. Tice reviewed some of the bills: HB 15-1286, Police Misconduct Require Prosecution, HB 15-1287, Police Officer Training Improvements, HB 15-1288, Updates to Profiling Prohibition, HB 15-1290 Stop Police Interference Incident Recordings, HB 15-1291, Prohibit Police Office Use off Chokehold, and SB 15-185, Data Collections and Community Policing Best Practices. They support HB 15-1305, Unlawful Manufacture of Marijuana Concentrate. Regarding SB 15-217, Police Shooting Data Collection, and SB 15-218, Disclose Misrepresentations by Police Officers, the Police Department already has procedures in place.

Ms. Tice advised Council that the Chamber of Commerce will host a video conference on March 31<sup>st</sup> and will take position of opposition on HB 15-1264, the Homeless Persons Bill of Rights, which if passed will nullify any local ordinances on panhandling. They will also look at the Workforce Development Programs bill.

In the next couple of weeks, the budget bills will start moving quickly. Ms. Tice stressed the importance of vocalizing the impact of those bills.

Ms. Tice spoke on the Endangered Species Act overreach and stated that plants called the Bladderpod and Twinpod are threatened species. The plants were transplanted to Rio Blanco County in a soil where they grow best. Development on the land with those plants has been stopped now to protect the endangered species. Associated Governments of Northwest Colorado (AGNC) is asking for elected officials to get involved in the hiring of someone to draft a letter to overturn the decision to stop development. The cost is \$10,000 and there are four other entities willing to participate so the cost would only be \$2,000 each. Council was in favor of sponsoring and asked City Manager Englehart to take the money out of contingency.

#### Agenda Topic 4. Other Business

Legislative and Management Liaison Elizabeth Tice advised that North Star will be in Grand Junction the week of April 5<sup>th</sup>. A full week is planned with some great tours which include the Business Incubator, Colorado Mesa University, Palisade, Fruita, and the Lincoln Park Sports Complex. There will be a lunch presentation on their history, bios, their process, expected outcomes, and timeline on April 9<sup>th</sup> at 11:30 a.m. to 1:00 p.m. at the Lincoln Park Hospitality Suite.

April 15<sup>th</sup> is the Manufacturing Summit. GIS and Community Development Staff will have a booth to show people the GIS and to talk to potential companies that are thinking about moving to Grand Junction. Dan Griswold, Executive Director of National Foreign Trade Zones (FTZ), will provide the keynote speech at the Summit at 9:15 a.m. and Council is invited. David Spooner, the City's FTZ consultant, will be here at the same time as Dan Griswold. He will be available to meet one on one with businesses. Mr. Spooner and Mr. Griswold will be meeting with Council prior to the Council Meeting on April 15<sup>th</sup>.

Agenda Topic 5. Board Reports

Councilmember Boeschstein commended Council President Norris for the good job at the Las Colonias groundbreaking.

Council President Norris said that at the Grand Valley Regional Transportation Committee (GVRTC) meeting, they talked about the I-70 B project and scheduling meetings with the City, the County, and citizens to see what everyone would like to see for that corridor.

Councilmember Boeschstein will cover for Council President Norris at that meeting.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL  
MONDAY, MARCH 30, 2015**

**WORKSHOP, 5:00 P.M.  
CITY AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

*To become the most livable community west of the Rockies by 2025*

1. **Grand Junction Housing Authority Request:** A request for consideration to have the City pay certain development fees for the Grand Junction Housing Authority's proposed 64 affordable senior living residential units to be located at 805 Bookcliff Avenue. **Attachment W-1**
2. **Water Supply Forecast**
3. **Legislative Update**
4. **Other Business**
5. **Board Reports**