

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 4, 2015 – Noticed Agenda Attached

Meeting Convened: 4:35 p.m. in the City Auditorium

Meeting Adjourned: 8:02 p.m.

City Council Members present: All

Staff present: Englehart, Shaver, Moore, Lanning, Valentine, Rainguet, Tice, Portner, Thornton, Ashbeck, and Tuin

Others: Gary Harmon

Agenda Topic 1. Foreign Trade Zone Boundaries Discussion

Legislative and Management Liaison Elizabeth Tice reviewed a handout which outlined a draft for the expectations for a Foreign Trade Zone (FTZ) analysis. The consultants have seen it and agree that they can provide the aspects they need to. The other aspects will be provided by City Staff; contributions and collaborations will be provided by the Chamber of Commerce, Grand Junction Economic Partnership (GJEP), and the Business Incubator. She asked City Council to review the list and advise if there is anything missing that needs to be on the list. She noted that a significant area on the list is the “Roles and Responsibilities of the Grantee” which the grantee can be any not-for-profit agency. It would require a good understanding of the legal and financial responsibilities and what marketing and business assistance responsibilities fall under the purview of the grantee. She named several areas where case studies will be done of similar sized communities or economies with FTZ’s. The case studies will look at the structure of the grantee, staffing levels, fees that are passed onto businesses, and marketing and promotion efforts. There will be attorney findings for analysis of potential benefits to existing companies, the cost of the application, cost estimates of potential boundary adjustments, time and cost estimates for subzone sites, and the feasibility of the application approval. There will also be an analysis of the potential future benefit, and if Council chooses to move forward, letters of support would be requested from business organizations, economic development organizations, and neighboring counties. Ms. Tice reviewed a map that was provided to City Council and advised that a FTZ allows a 60 mile reach or a 90 minute drive from the port of entry with the possibility of some leniency on the boundaries; however FTZ’s do not cross State boundaries. Montrose was at the Summit meeting and expressed some interest. Ms. Tice said they have not spoken to other communities as they are seeking City Council’s permission first to move forward. It is important to have other communities support. There was some discussion regarding Grand Junction being best for a regional center for a FTZ on the Western Slope, the benefit of presenting it to potential partners carefully, and advising them of what a FTZ is. She noted that letters of support will be useless without the details. Whether or not other Western Slope entities have researched this on their own and the possibility of other

entities looking at applying for a FTZ is not known at this time. Ms. Tice advised that the City is hoping to have a report from the analysis to Council sometime in June. There will be two analyses conducted, one will be just for Mesa County alone and the other would have boundaries that include additional counties. They will talk to companies at the Global Petroleum Show to gauge what interest may be out there. Ms. Tice said it takes approximately eight months for approval of a FTZ. There was discussion about other areas to look at to consider bringing into a FTZ, such as Rangely and Meeker, because they do have manufacturing and mining. City Council directed Ms. Tice to hold off talking to other counties and municipalities until after the analysis has been received.

Agenda Topic 2. Potential Text Amendments to the Zoning and Development Code

City Manager Rich Englehart advised City Council that Staff has taken a strong look at the Zoning and Development Code and is in need of amendments.

Deputy City Manager Tim Moore advised that Staff goes through a very formal process and this is the 9th set of Code amendments that they are bringing to Council for approval. Councilmembers McArthur and Boeschstein have been a part of all of the conversations regarding the two Code amendments that are being presented.

Principal Planner Dave Thornton described the proposed amendments. The first one is a request to amend the Code and Bylaws to modify the membership of the Zoning Board of Appeals. The Board is currently a five member board; the Chair of the Planning Commission serves as the Chair for the Zoning Board of Appeals, two positions serve as Alternates on the Planning Commission, and two positions are At Large positions. They are proposing to reduce it to a three member board, eliminating the two At Large positions. He explained that the purpose of the Zoning Board of Appeals is to look at variances and there have not been many meetings over the last few years. Mr. Thornton gave an example of one of the hearings that was held to increase the size of a sign which required a variance and noted that one criteria for granting a variance is hardship. A Zoning Board of Appeals is required legally by State Statutes and the jurisdiction of the Board is different than that of the Planning Commission. There was lengthy discussion regarding the purpose of the Board, the necessity of reducing the number on the Board, the possibility of having additional members as alternates on the Planning Commission, and the likelihood of the number of hearings the Zoning Board of Appeals hear increasing. A poll was taken and City Council was in favor of leaving it as a five member Board.

Mr. Thornton explained that the second proposed change is to amend minimum setback requirements, building size limitations, and conditional use permit requirements in the Mixed Use and Industrial Zone districts to bring more uniformity among zone districts. He provided some background information for the request. He stated that there will still be height restrictions on the buildings but the amendment would eliminate the maximum size of the buildings. Requests have been made for building size increases which requires a conditional use permit process. The proposed change would eliminate the need for the applicant to go through that process. The required parking for any given property could dictate the size of the

building. A poll was taken and City Council was in favor of having Planning Commission review this proposal and make a recommendation to City Council.

Agenda Topic 3. CDBG 2015 Program Year Funding Requests

Deputy City Manager Tim Moore explained that the Community Development Block Grant (CDBG) Program is a federal grant program that is administered through the City’s Community Development Department each year. There is a calendar of events that has to happen for the administration of the program.

CDBG Administrator Kristen Ashbeck explained that the program administration cannot exceed 20% of the allocation and human services projects cannot exceed 15% of the allocation. The remaining allocation is for capital projects. There was discussion regarding the Housing Authority not receiving CDBG dollars if they get their other funding that was requested. Ms. Ashbeck explained the difference between the grant amount requested and the minimum request; in case the full amount requested cannot be approved, they also can request a minimum amount to just get their project moving forward. She also explained that the difference between services projects and capital is services are what the clients use daily for services that they are receiving and capital is more like appliances that are used for daily life. When asked about the housing needs assessment, which was the first item on the spreadsheet, Ms. Ashbeck advised that the last housing needs assessment was done in 2002 and a housing strategy was done in 2009. A housing impediments analysis is required to be conducted every five years and with data being outdated from the previous reports, it needs to be brought current.

Community Services Manager Kathy Portner further clarified the need for the housing assessment to be current. CDBG requires that the housing impediments analysis and a five year consolidated plan be completed every five years. The data used comes from the housing needs assessment and information from the Comprehensive Plan review that is currently being done. She said that they think they can get some funding from other partners, i.e. Division of Housing, Housing Authority, Colorado Housing and Finance Authority, Palisade, Fruita, STRiVE, Housing Resources of Western Colorado, and Hilltop to help fund the housing needs assessment and they are also waiting to hear from the County on their participation.

Ms. Ashbeck said they still have 2014 funds that they will be able to put towards this.

City Council reviewed the spreadsheet and discussed the allocations. They were in favor of funding the following:

AGENCY	PROJECT TITLE	RECOMMENDED FUNDING
City of Grand Junction	Housing Needs Assessment	\$30,000 from 2014 Funds for Housing Study \$18,000 from 2014 for Administration

City of Grand Junction	Program Administration	\$43,000
AGENCY	PROJECT TITLE	RECOMMENDED FUNDING
STRiVE	Diagnostic Clinic	\$4,500
Mind Springs Health	Outpatient Services Expansion	\$23,910
Western Colorado Suicide Prevention Foundation	Bridges Program	\$8,860
St. Mary's Foundation	Gray Gourmet	\$9,950
St. Mary's Foundation	Foster Grandparent Program	\$8,998
Karis, Inc.	Asset House Improvements	\$10,200
Housing Resources of Western Colorado	Emergency Repair Program	\$22,500
HomewardBound of the Grand Valley, Inc.	Shelter HVAC Energy Improvements	\$28,293
Grand Valley Catholic Outreach	Housing Rehabilitation – Emergency Transitional House	\$4,000
STRiVE	Housing Rehabilitation – Group Home HVAC Replacement	\$27,210
Mesa Youth Services (Partners)	Main Program Office Safety Improvements/New Stairwell	\$27,500
City of Grand Junction Public Works	Orchard Avenue Elementary Safe Routes to School	\$55,551
City of Grand Junction	Westlake Park Neighborhood Pedestrian Improvements	\$103,778

Agenda Topic 4. Other Business

City Manager Rich Englehart passed out the 2014 Current City Council Assignments and asked that they look at it and mark what they would like to serve on or continue serving on and submit it to him prior to Wednesday, May 6th. He will compile the results and bring them to the pre-meeting that evening. There was some discussion regarding what boards to look at for the new Councilmembers and what boards need to be added or removed from the list.

Agenda Topic 5. Board Reports

Councilmember Chazen reported that at the Downtown Development Authority (DDA) meeting, they developed a job description for the advertisement for a new Executive Director. The Board wants to split the roles of the DDA Director and the person in charge of the Business Improvement District (BID) as they are two completely different skill sets needed for those jobs. They are currently working on a job description for the BID person in charge. In the meantime, they have coverage on the DDA and the BID with the help of Deputy City Manager Tim Moore. The Visitor and Convention Bureau is looking at housing an office downtown with the DDA which could be a marketing opportunity for downtown.

There are two Requests for Proposals (RFP's) out for White Hall, one for ideas about what to do with the property, and the other for the demolition of the remaining building.

There are currently two openings on the DDA Board to fill seats currently held by P.J. McGovern (term limited) and Kevin Reimer (resigned).

Councilmember McArthur said he has no new information regarding drainage. The County is taking the lead on that.

Councilmember Traylor Smith advised that, regarding the Housing Authority, the Colorado Housing and Finance Authority (CHFA) application for tax credits for senior housing was due and submitted by May 1st. Results will be in by the first of August.

Councilmember Boeschstein said that he, the Mayor, the City Manager, the City Attorney, and the Airport Attorney will be meeting on May 5th to discuss the construction contract and the Master Plan that shows what future buildings will be used for. Councilmember Boeschstein also reported that the Riverfront Commission met and the new restroom, the new trail head, and trails to Edgewater Brewery are under construction which is the first phase for Las Colonias. Meetings have been held on the planning for the amphitheater for outside concerts for 5,000 to 7,000 people. Councilmember Boeschstein commented on another horrible accident on Horizon Drive and the need to move up the construction of some safety islands and a trail so people stay off of the road. He also went to a Grand Valley Regional Transportation Committee (GVRTC) meeting. Money is being acquired for North Avenue that was originally slated for Orchard Avenue. He participated in a full day workshop for the Mobility Study which indicated that lanes through the middle of Grand Junction do not need to be eight lanes; four lanes with wider sidewalks, crosswalks, and lots of landscaping would be better. The historic train depot also needs to be fixed up.

City Manager Englehart said that the Mobility Study presentation and report are scheduled for the May 18th Workshop.

There was some discussion about broadband and City Manager Englehart advised Council he will have some information for the retreat on May 15th.

With no other business, the meeting was adjourned.

**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 4, 2015**

**WORKSHOP, 4:30 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. **Foreign Trade Zone Boundaries Discussion**
2. **Potential Text Amendments to the Zoning and Development Code:** Staff is seeking direction from Council for 2 potential amendments. These potential amendments include 1) amending the Code and Bylaws to modify membership of the Zoning Board of Appeals, and 2) amending minimum setback requirements, building size limitations and Conditional Use Permit requirements in the Mixed Use and Industrial Districts. **Attachment**
3. **CDBG 2015 Program Year Funding Requests:** City Council will consider which activities and programs to fund for the Community Development Block Grant (CDBG) 2015 Program Year. The City will receive \$374,788 for the 2015 Program Year which begins September 1, 2015. In addition, funds from prior years in the amount of \$51,462 will be allocated with the 2015 funds. **Attachment**
4. **Other Business**
5. **Board Reports**