

**GRAND JUNCTION  
CITY COUNCIL WORKSHOP SUMMARY  
AND SPECIAL MEETING MINUTES**

**December 1, 2003**

The City Council of the City of Grand Junction, Colorado met on Monday, December 1, 2003 at 7:04 p.m. in the City Hall Auditorium to discuss workshop items. Those present were Harry Butler, Cindy Enos-Martinez, Bruce Hill, Dennis Kirtland, Bill McCurry, Gregg Palmer and President of the Council Jim Spehar.

**Summaries and action on the following topics:**

1. **TRANSPORTATION IMPACT FEE:** Public Works and Utilities Director Mark Relph asked for City Council direction on updating the Transportation Capacity Payment to align the TCP with the proposed valley-wide Transportation Impact Fee (TIF). Raising the municipal fee to \$1500 is being proposed. There are three approaches being suggested: 1 – Hold in reserve a portion of the fee where the City could cost share in improvements to address existing deficiencies, 2 – Accumulate funds over time to provide a more systematic approach to improve a specific corridor, and 3 – Use a portion of the fee for “regional projects”. The Mayor noted that many cooperative efforts are already occurring. He questioned the need for a regional fee when the current system is working. City Manager Arnold responded that a regional fee would allow the smaller municipalities to participate; and the City and the County would have more resources to participate in regional projects. Councilmember Kirtland noted that it is a more regional approach in planning projects and funding them. It is probably a good idea to have the fee be the same amount valley-wide accepted by all the developers. Regarding commercial fees, the development fee of \$1500 is generally been accepted by the development community, the commercial fee is based on a standard formula that is used nationwide. Mr. Relph said that further work will be done with the affected interests and staff will return to Council with a proposal the 1<sup>st</sup> quarter of 2004. City Manager Arnold suggested that the proposal be linked to the Strategic Plan solution regarding Transportation. Mr. Relph displayed a comparison chart of the various transportation fees around the State and Grand Junction and Mesa County were the lowest. Councilmember Kirtland suggested that the fees be adjusted regularly on an index, such as the CPI.

City Manager Arnold concluded by saying the real benefit yet challenge will be the first approach listed where the City can react to deficiencies being affected by development in a timely fashion. Councilmember Palmer inquired if the goal is to divide the fee three ways between the three approaches. Mr. Relph said that has not been decided although the Manager stated that would be his goal.

**Action summary:** The Council approved of the Public Works staff going forward on this project.

2. **STRATEGIC PLAN UPDATE:** City Manager Arnold updated the Council on the Action Step 4B regarding City participation in a county-wide emergency service feasibility study. The first draft of the report has been received by the Fire Chief. Comments will be made on the draft and hopefully by the end of the month a more final document will be ready for review.

**Action summary:** Council accepted the Strategic Plan update.

### **CONVENE INTO SPECIAL SESSION**

Councilmember Kirtland moved to go into Executive session for discussion of personnel matters under C.R.S. 24-6-402(4)(f)(I) relative to City Council employees and will not be returning to open session. Councilmember Enos-Martinez seconded. Motion carried.

The City Council adjourned to executive session in the Administration Conference Room at 8:00 p.m.