

**GRAND JUNCTION
CITY COUNCIL ADDITIONAL WORKSHOP
SUMMARY**

MARCH 15, 2004

The City Council of the City of Grand Junction, Colorado met on Monday, March 15, 2004 at 11:41 a.m. in the Administration Conference Room on the 2nd Floor in City Hall to discuss workshop items. Those present were Councilmembers Harry Butler, Bruce Hill, Dennis Kirtland, Bill McCurry, Gregg Palmer and President of the Council Jim Spehar. Councilmember Cindy Enos-Martinez was absent.

Summaries and action on the following topics:

1. **TRANSPORTATION CAPACITY PAYMENT:** A discussion on the proposed modifications to the Transportation Capacity Payment (TCP) and half street policies.

City Manager Kelly Arnold introduced the topic. He stated that Staff is looking to receive direction on going forward with the proposal as well as providing Councilmember Dennis Kirtland with direction for his work with the Regional Transportation Committee which will be meeting on this topic next week. City Manager Arnold advised that each entity – Mesa County, Palisade and Fruita are proposing the same approach. Consistency valley-wide is being supported. The study of Duncan Associates is the basis for the proposal. Each entity's ordinance will be a little different since it is based on what is currently in place, and those are different, however, the end result will be the same. The City of Fruita is moving forward and will have first reading on the ordinance their next meeting.

Public Works & Utilities Director Mark Relph stated that there has been a lot of discussion on this issue and there are really two parts to the proposal. The first is the fee to be assessed and its calculation. That is pretty straight forward. The second part is the implementation and that is where Staff is seeking direction. The question is what the developers will be responsible for constructing. The new approach imposes the fee and then has the local government take the responsibility for the construction of off-site and perimeter improvements. Public Works Manager Moore noted that the new approach will make the developer's responsibilities very clear and will allow for a systematic approach to improvements in an area. Several examples of checkerboard results under the existing system were described. The new method will allow the City to plan improvements in a larger area.

Councilmember Palmer inquired how much the new methodology will cost the City. Staff responded that it will be a balancing act. Although Staff

has a pretty good idea of the cost of improvements, fees will be reviewed annually to keep them current. Council and Staff then discussed such things as whether a developer will object to the perimeter improvements not being constructed immediately, about the monies paid in not being used for improvements adjacent to the development, how some of the fees collected could go toward the capital needs of the larger network versus for specific improvements in the same proximity, and other issues in implementation. Public Works Director Relph suggested that there should be flexibility in the policy so that the City could react to safety needs in the event of a specific development, could respond to opportunities to participate in projects with other entities, and even possibly allowing the developer to build the improvements if timing is an issue. The key to the new proposal is that the developer will know up front what his financial responsibility is in such improvements.

Acting City Attorney John Shaver advised that the fee and the method of calculating the fee will be the premise of the ordinance. The implementation will be laid out in a policy of the City Manager, as directed by City Council.

City Manager Arnold advised that due to the possibility of the new policy requiring the initial outlay for the improvements to be shouldered by the local government, the City of Fruita is going to require payment of the TCP at the time of platting (from the developer) whereas the other entities are considering collecting the fee at the time that a building permit is issued. That way all fees are realized whereas there could be areas already platted where the fees would be missed. Council and Staff discussed a scenario whereby the policy allows collection at either opportunity.

Public Works Manager Moore stated the next step is to bring together a focus group comprised of developers, engineers and contractors to discuss implementation details. City Manager Arnold advised that the anticipated timeline is to complete this along with the adoption of the landscape code and the infill/redevelopment policy by summer and to have a developers' handbook in place by July 1st.

Action summary: Mr. Moore said the focus group will have its first meeting the following week. City Manager Arnold expects to be bringing more information back to the City Council at another workshop in the next 60 days.

The meeting adjourned at 12:40 p.m.