

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
May 14, 2018 – Noticed Agenda Attached

Meeting Convened: 5:32 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:37 p.m.

City Councilmembers present: Councilmembers Bennett Boeschstein, Chris Kennedy, Phyllis Norris, Duncan McArthur, Rick Taggart, Duke Wortmann, and Mayor Barbara Traylor Smith.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Assistant to the City Manager Greg LeBlanc, Fire Chief Ken Watkins, Interim Police Chief Mike Nordine, Community and Development Director Tamra Allen, Senior Planner Kris Ashbeck, Utilities Director Randi Kim, Public Works Director Trent Prall, Finance Director Jodi Romero, Deputy Finance Director Jay Valentine, Parks and Recreation Director Rob Schoeber, and City Clerk Wanda Winkelmann.

Mayor Traylor Smith called the meeting to order.

Agenda Topic 1. Discussion Topics

a. **2018 Program Year Community Development Block Grant (CDBG) Allocate Additional Funding**

Mr. Caton stated this conversation first took place at the April 30 Workshop. Ms. Ashbeck noted that the City recently received its 2018 allocation of \$457,189 which is \$32,189 over the estimate used during the funding process. In addition, since the initial workshop, additional unexpended funds are available in the amount of \$1,323.

Council discussed the eligible applications to allocate the additional funds in the amount of \$33,512; Ms. Ashbeck stated that \$6,438 more may be allocated to Administration (20% cap) and \$4,771 more may be allocated to Services Projects (15% cap less outstanding unexpended funds). Of the March applications, there are six projects that were not funded and the majority of the remaining projects were only partially funded.

Discussion ensued about services to teenagers who are homeless, the value of the drop-in center, and mental health services.

Final allocations will be formally adopted at the May 16 Regular Meeting.

b. **Growth Management and Streets Policy, and Impact Fee Discussion**

Growth management is a set of strategies and policies that ensure that there are services available as population grows and development occurs. One of the most direct demands resulting from

growth and development is the impact on the transportation infrastructure. Other impacts include public safety and parks and open space. The City of Grand Junction is beginning to experience growth and development that has not been seen in many years, and that is expected to continue into the future. The State Demography Office projects that Mesa County will grow at an average of 1.3% per year for the next 10 years. At this rate, the City of Grand Junction will grow from 65,000 to 73,000 by 2028.

During the budget process last year, a shortfall of resources was identified when developing the 10-year capital plan. Staff noted the importance of having a discussion about impact fees with Council before the 2019 budget development process began.

In 2004, the City adopted a Growth and Development Related Street Policy as well as a financing mechanism to pay for improvements attributable to development. This changed what is required of development for public access and street safety improvements. The Transportation Capacity Payment (TCP) was adopted at a discounted rate of 52% of the total fee recommended. Over the last 15 years, the increase in the TCP fee has not kept up with the market and cost of improvements; currently the fee of \$2,554 for a single family home is about 35% of what it needs to be. The Mesa County Transportation Planning Region and Grand Valley Metropolitan Planning Organization have a TCP study underway that will be completed this fall that will provide guidance on where the TCP fee should be set.

Mr. Caton reported that next steps include evaluating the results of the TCP study that is currently underway, starting a Nexus study regarding public safety and utility impact fees, and beginning outreach to the development community regarding potential changes to the policy for on-site improvements.

Discussion ensued regarding funding for public safety needs, the comprehensive plan, street standards, village centers, the benefit of the study, and involving surrounding communities in the conversation.

Support was expressed for a study and beginning the conversation about policy changes for on-site improvements.

Agenda Topic 2. Next Workshop Topics

Mr. Caton reviewed the topics for the June 4th Workshop: City Council Rules of Procedures and City Council Minutes.

Councilmember McArthur noted sometimes City Council serves in a quasi-judicial capacity for certain matters and, as such, comments and feedback regarding those matters must be confined to the public hearing.

It was requested that Council liaison assignments to boards and commissions be discussed at the June 4th Workshop.

3. Other Business

Mayor Traylor Smith noted a new seating chart for Councilmembers is in effect for Regular meetings.

Adjournment

The Workshop adjourned at 7:37 p.m.

To access the Agenda and Backup Materials electronically, go to www.gjcity.org



**GRAND JUNCTION CITY COUNCIL
MONDAY, MAY 14, 2018**

**PRE-MEETING (DINNER) 5:00 P.M. ADMINISTRATION CONFERENCE ROOM
WORKSHOP, 5:30 P.M.
CITY HALL AUDITORIUM
250 N. 5TH STREET**

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

1. Discussion Topics

- a. 2018 Program Year Community Development Block Grant (CDBG)
Allocate Additional Funding
- b. Growth Management and Streets Policy, and Impact Fee Discussion

2. Next Workshop Topics

3. Other Business

What is the purpose of a Workshop?

The purpose of a Workshop is for the presenter to provide information to City Council about an item or topic that they may be discussing at a future meeting. The less formal setting of a Workshop is intended to facilitate an interactive discussion among Councilmembers.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here www.gjcity.org/city-government/) or call one or more members of City Council (970-244-1504);
 2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
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3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 6 p.m. at City Hall) and provide comments during “Citizen Comments.”
