

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

May 2, 2022

Meeting Convened: 5:30 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and live streamed via GoToWebinar.

City Councilmembers Present: Councilmembers Dennis Simpson, Rick Taggart, Abe Herman, Anna Stout, and Mayor Chuck McDaniel

City Councilmembers Virtual: Councilmember Pe'a

City Councilmembers Absent: Councilmember Reitz

Staff present: City Manager Greg Caton, City Attorney John Shaver, Interim City Clerk Laura Bauer, Deputy City Clerk Selestina Sandoval, Public Works Director Trenton Prall

1. Discussion Topics

a. Affordable Housing Goal Development

Root Policy Research Managing Director Mollie Fitzpatrick presented. The Affordable Housing Goal Development was identified as Strategy #2 in the recently adopted 2021 Grand Junction Housing Strategy. The recommended action step identified in the Housing Strategy was working with the housing coalition and non-profit partners to look at what their targets are over the next five years. Root Policy Research continued conversations with that group and supports this action step. They also recommend Council consider committing to a goal related to annual production of affordable housing units, defining affordable and attainable housing and tracking annual production to measure progress. As Council looks at how to define affordable housing, Area Median Income (AMI) is what pegs income level to income qualifications for programs. On the rental side the gap range is between 30% and 60% AMI and on the ownership side the gap range is between 50% and 150% AMI. Grand Junction has more rental inventory than in the deed or income restricted inventory. The Root Policy Research Group recommends defining affordable housing as a unit that has a contractual requirement to keep the cost of rent and mortgages affordable at 80% AMI or less. They recommend defining attainable at 80% to 120% AMI. The recommended production goal is to increase the affordable housing stock by 227 units over the next five years. Root Policy Research believes this goal is aspirational, yet attainable.

In response to Council questions, Ms. Fitzpatrick stated the City's AMI are specific to Mesa County and HUD is the entity who sets AMI. She said that HUD generally considers what income is needed to support various household sizes. Council will need to prioritize resources

as focusing on the 30% AMI could cost more. They discussed various funding sources such as dedicated funding sources, inclusionary zoning, fee waivers, forgivable loans and land donations.

b. Truck Routes and Compression Brakes

Public Works Director Trenton Prall presented the item. Currently the City has only “recommended” truck routes, and staff is proposing an ordinance designating primary and secondary truck routes for Class 6 and higher trucks. Those making local deliveries would be exempt, however, the driver would need to have evidence of local delivery. Primary routes would include I-70, I-70B, Highway 50, Highway 141. Secondary routes would include Patterson, Horizon Drive, 12th Street, North Avenue, and G Road. The routes will need to be posted and police would be able to ticket non-compliant trucks.

Compression Brakes are often used on I-70 exiting Horizon Drive or Eastbound on I-70. Many communities have prohibited their use within municipal limits. The Colorado Moto Carriers Association didn’t express concern over the City prohibiting their use and just asked for advance notice when an ordinance becomes effective.

c. Union Pacific Railroad Downtown Quiet Zone

The Downtown Development Authority (DDA) has been interested in the implementation of quiet zones for some time. The railroad crossings at 7th Street and 9th Street would have additional safety measures that would enable the railroad using those lines to not have to blow their horns at those intersections. The improvement could include adding additional gates, wayside horns and an extension of the medians. Circuitry would need to be installed, but 7th Street already has the upgrade. This year’s budget includes \$100k toward this project.

2. City Council Communication

Councilmember Stout stated there are significant delays in obtaining the pay study from Employers Council; however, she believes Council should move forward with the executive sessions scheduled for Wednesday night.

3. Next Workshop Topics

City Manager Caton reviewed upcoming topics

4. Other Business

There being no further business, the Workshop adjourned at 7:43 pm.