

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**December 18, 2024**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 18<sup>th</sup> day of December 2024, at 6:35 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Dennis Simpson, Anna Stout, Council President Pro Tem Randall Reitz and Council President Abram Herman.

Also present were City Manager Mike Bennett, City Attorney John Shaver, General Services Director Jay Valentine, Principal Planner David Thornton, Deputy City Clerk Krystle Koehler, and Deputy City Clerk Misty Williams.

Council President Herman called the meeting to order. Council President Pro Tem Reitz led the audience in the Pledge of Allegiance, followed by a moment of silence.

**Proclamations**

**Proclaiming December 18, 2024, as International Day of the Migrant in the City of Grand Junction**

Councilmember Stout read the proclamation declaring December 18, 2024, as International Day of the Migrant in the City of Grand Junction.

Iriana Medina and Ruben Pacheco were in attendance to accept the proclamation.

**Public Comments**

Public comments were heard from Tom Aker and Shane Burnant.

**City Manager Report**

City Manager Mike Bennett reported on attending a meeting with members of the downtown business community as well as staff from the City of Grand Junction Police Department at the Elks Lodge to discuss the Resource Center.

He also recognized the career and retirement of Principal Planner David Thornton, and the newly awarded role of Deputy Fire Chief to Gus Hendricks.

## **Boards and Commission Liaison Reports**

Councilmember Beilfuss reported on the Business Incubator Board and its Holiday Expo event, the Historic Preservation Board attended an open house and appreciation event at the train station to recognize the AmeriCorps workers efforts there, the Chamber Economic Outlook luncheon, and his participation in a ride along with Officer Naik and Trevor Hawkins for the Homeless Coalition.

Council President Pro Tem Reitz reported on a week full of upcoming events being put on by the Black Citizens and Friends Committee, in honor of Martin Luther King, Jr. Day.

Councilmember Stout gave an update on the Air Service Alliance Memorandum of Understanding (MOU), Colorado Municipal League (CML) Executive Board Meeting, and a legislation update on bills that CML has been monitoring. They include the following bills that have been opposed by CML: Economic Development Inclusion of Agricultural Land in Urban Renewal Areas bill, as well as Land Use for Manufactured Housing bill and the Land Use for YIGBY (Yes in God's Back Yard) bill. CML's opposition of these bills pertains primarily to local control. The following bills have been supported by CML: Housing Construction Defects bill, Public Safety/Criminal Justice Local Authorities Enforce Vehicle Registration bill, the Wildfire Support to Increase Prescribed Burns bill, and Amend Position for the Building Codes Accessible Building Codes.

Councilmember Nguyen gave an update on the Urban Trails committee. They conducted a walk audit of the West Transfer area in October 2024 and are planning to schedule another walk in January or February 2025.

Councilmember Kennedy reported on the Grand Junction Economic Partnership meeting, as well as provided updates on a meeting at the airport for the airport board, the redesign of the Grand Junction airport and the Chamber Economic Outlook meeting.

Council President Herman gave an update on the Business Incubator Holiday Event, as well as the City of Grand Junction Volunteer Appreciation dinner. The Downtown Development Authority Board talked about a request for proposal (RFP) process for the White Hall property, and grants that have been awarded to various businesses.

## **CONSENT AGENDA**

### **1. Approval of Minutes**

- a. Minutes of the November 20, 2024, Regular Meeting

- b. Minutes of the November 25, 2024, Special Meeting
- c. Summary of the December 2, 2024, Workshop
- d. Minutes of the December 4, 2024, Regular Meeting

## **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance Amending Title 21 Zoning and Development Code to Create Provisions to Regulate Natural Medicine

## **3. Procurements**

- a. Authorize Change Order #6 with Garney Construction to Add Construction Year 2025 Funds to the Guaranteed Maximum Price (GMP) Contract for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project – MOVED TO REGULAR AGENDA

## **4. Resolutions**

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2025 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. A Resolution Authorizing the City Manager to Sign the Colorado Housing and Finance Authority (CHFA) Grant Contract for the Land Acquisition of 21.45 Acres for the Future Development of Affordable and Attainable Housing
- c. A Resolution Authorizing an Application to the Bureau of Reclamation (BOR) to Fund Irrigation Improvements at Whitman Park

Councilmember Kennedy requested that Consent Agenda Item 3a be moved to the Regular Agenda.

Councilmember Stout moved to adopt Consent Agenda Items 1, 2 and 4, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

## **REGULAR AGENDA**

### **3a. Authorize Change Order #6 with Garney Construction to Add Construction Year 2025 Funds to the Guaranteed Maximum Price (GMP) Contract for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project – MOVED FROM CONSENT**

Councilmember Kennedy requested more information regarding the price as well as the timeline involved. City Manager Mike Bennett provided clarification on the change order, explaining that due to the size and expected duration of the project, that the City originally authorized only the initial anticipated amount for 2024. Because the project is on budget and moving forward on schedule to be completed in April 2026, Change Order #6 is necessary to allocate the remainder of the project budget.

Councilmember Stout moved to adopt Consent Agenda Item 3, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

## **5. Procurements**

### **a. Discussion and Consideration of an Agreement for Construction of a Materials Recovery Facility**

The City's dual-stream recycling program currently serves approximately 35 percent of residential customers but is unable to expand due to significant capacity constraints. To address this, the City issued a Request for Proposal (RFP) to identify a partner to enhance and expand waste diversion services. This process resulted in responses from three companies: Bruin Waste, Republic Services, and WM (Waste Management). After staff interviewed both Bruin Waste and WM, they recommended Bruin Waste as the preferred partner, citing its alignment with the City's goals and the findings of the Materials Recovery Facility (MRF) feasibility study.

At the City Council Workshop on October 21, however, the Council discussed the desire for a public discussion to review the distinct solutions presented in the RFP responses. To facilitate this process, a subcommittee comprising Councilmembers Stout, Beilfuss, and Simpson was formed. The subcommittee held three public meetings: on November 15, November 25, and December 9. During these meetings, the committee heard presentations and engaged in discussions with each of the three proposers. Based on their evaluation, the subcommittee recommended advancing Bruin Waste's proposal for further consideration by the full Council.

The contemplated public-private partnership involves the construction and operation of a MRF capable of processing recyclables not only for the City but also for surrounding communities. Currently, the City processes approximately 1,600 tons of recyclable material annually. However, a new MRF will be designed and constructed to be scalable

to meet future local and regional demand. That demand includes expanded curbside, commercial, and public recycling collections.

The MRF will include a 58,450 sq. ft. building on 9.58 acres of industrial-zoned land. Utilizing an existing site reduces costs significantly, with the building cost estimated at \$5.5 million, which equates to \$94.10 per sq. ft., inclusive of land. For comparison, the new 19,000 sq. ft. fleet GVT maintenance building is being constructed at a cost of \$8.01 million, or \$384 per sq. ft. (excluding land). Equipment costs are estimated between \$8 million and \$10 million.

From an operational standpoint, the project is expected to benefit from Extended Producer Responsibility (EPR) funding, which will cover 100 percent of operational costs, including debt service, by 2026. This financial support will help minimize rate increases for residents and allow debt payments to be deferred until the facility is operational.

The MRF project remains in the planning phase, with many variables to be finalized, but it represents a critical step toward addressing capacity challenges, increasing recycling rates, and supporting the City's broader sustainability goals. By partnering with Bruin Waste, the City is positioned to deliver an efficient and cost-effective solution that will serve the community and surrounding region for years to come.

Bruin Waste CEO Jeff Kendall provided a presentation to Council on the MRF project. Following the presentation, Council discussed Swiffer grant's deadline of Friday 12/20/24, as well as tip fee costs, customer service, prices for customers staying consistent, and terms of the debt service. Questions from Council included what will the role of the current city recycling building play in the future, will glass be accepted, can the automated system handle glass, how much could the facility handle, and what if the demand is exceeded. Bruin Waste CEO Jeff Kendall and General Services Director Jay Valentine were available to answer questions fielded by Council.

The public comment hearing opened at 8:41 pm.

No comments were heard.

The public comment period closed at 8:41 pm.

No further comments were heard from Council.

Councilmember Stout moved to authorize City staff to negotiate a contract for a Materials Recovery Facility with Bruin Waste to bring back for Council consideration, seconded by Councilmember Nguyen.

The motion carried by voice vote 6-1, with Councilmember Simpson voting no.

## 6. Public Hearings

### a. Quasi-Judicial

#### i. **An Ordinance Amending Title 31 One Grand Junction Comprehensive Plan (Comprehensive Plan) including Chapter 31.04 Comprehensive Plan and Establish a Land Use Designation of Residential Low and Assignment of Tier 2 for Two Properties consisting of Approximately 9.5 Acres Located on the East Side of 30 Road just North of the Colorado River**

The Persigo Board, comprised of all the members of the Grand Junction City Council and Mesa County Board of County Commissioners, recently approved changes to the Persigo 201 Sewer Service Boundary in April and July 2024, respectively. The change was part of the Second Amendment to the Persigo Agreement, which states that the “Agreement expresses the Parties’ joint desire that the Urban Development Boundary (UDB) and the 201 boundaries align.” The 201 Sewer Service boundary change removed areas from the 201 Service area boundary.

The following amendments to Chapter 31.04.010 have been recommended:

- Change the Urban Development Boundary (UDB) to align with the Persigo 201 Boundary as established by the Persigo Board in 2024.
- Update the UDB and 201 boundaries on the Land Use Map, Repeal and Replace the Land Use Map (pg. 59).
- Update the UDB and 201 boundaries on the Intensification and Growth Tiers Map, Repeal and Replace the Intensification and Growth Tiers Map (pg. 57).
- Update the UDB and 201 boundaries on the Service Area and Development Map, Repeal and Replace the Service Area and Development Map (pg. 52).
- Establish the Residential Low Land Use designation on two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Land Use Map in Chapter 3 of the Comprehensive Plan (pg. 59).
- Establish the Tier 2 designation on the Intensification and Growth Tiers Map for two properties (Tax parcels 2943-213-00-064 and 2943-213-00-065), including them on the Intensification and Growth Tiers Map in Chapter 3 of the Comprehensive Plan (pg. 57).

The proposed amendments to the Comprehensive Plan satisfy the review criteria for an administrative application provided in Section 21.02.050(e)(4)(iii) of the Zoning and Development Code.

Principal Planner David Thornton presented this item and was available to answer questions from Council.

The public hearing opened at 9:03 pm.

No public comment was heard.

The public hearing closed at 9:03 pm.

Comments were heard from Councilmembers Stout, Kennedy, and Council President Pro Tem Reitz.

Councilmember Stout moved and Councilmember Nguyen seconded to adopt Ordinance No. 5243 approving the request to amend Title 31 One Grand Junction Comprehensive Plan including Chapter 31.04, on final passage and ordered final publication in pamphlet form.

Motion carried by unanimous roll call vote.

#### **7. Non-Scheduled Comments**

No comments were heard.

#### **8. Other Business**

No other business was discussed.

#### **9. Adjournment**

The meeting adjourned at 9:05 pm.

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Misty Williams  
Deputy City Clerk

