

Grand Junction City Council
Minutes of the Regular Meeting
February 19, 2025

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 19th day of February, at 5:32 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, Police Chief Matt Smith, Community Development Director Tamra Allen, Mobility Planner Henry Brown, General Services Director Jay Valentine, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming the Month of February 2025 as Black History Month in the City of Grand Junction

Council President Pro Tem Reitz read the proclamation, which David Combs, President of Black Citizens and Friends, accepted.

Appointments

To the Horizon Drive Association Business Improvement District

Councilmember Simpson moved to reappoint Sarah Russell and to appoint Andrew Smith to the Horizon Drive Association Business Improvement District for four-year terms, seconded by Council President Pro Tem Reitz. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Jenny Nitzky, Amy Agapito, Rachel Scutt, Karen Marie Cordova, Carrie Shahbarami, Thad DePuey, Bob Tenney, Lisa Fry, and Leanna DePuey.

City Manager Report

City Manager Mike Bennett discussed recognition from The League of American Bicyclists, which awarded the City of Grand Junction the silver-level Bicycle Friendly Community Award. He also provided an update on the upcoming closure of the Resource Center and the active search for a potential new location. He stated that the staff is conducting due diligence to determine a potential location's suitability before conducting community engagement.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported his attendance at the Housing and Building Association Summit and the Urban Trails Walk.

Council President Pro Tem Reitz gave updates on Grand Junction Housing Authority.

Councilmember Stout stated she was heading to Denver for a Colorado Municipal League (CML) meeting and asked City Manager Bennett to give an update on the Air Service Alliance.

Councilmember Kennedy gave updates on the Grand Junction Economic Partnership and the Grand Junction Regional Airport Authority.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of February 3, 2025, Workshop
- b. Minutes of February 5, 2025, Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Dixon Annexation of 2.89 acres, Located at 2019 South Broadway, and Setting a Public Hearing for April 16, 2025

3. Continue Public Hearings

- a. Legislative
 - i. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado - Continued to March 5, 2025

4. Procurements

- a. 2025 Ferric Chloride Chemical Purchase for the Persigo Wastewater Treatment Plant
- b. Authorize Change Order #6 with Burns & McDonnell Engineering Company, Inc. for the Persigo Wastewater Treatment Plant Phase 1 Expansion Project
- c. Authorization of Construction Contract for Street Maintenance - 2025 Asphalt Overlay Project
- d. 2025 Spending Authorization for On-Call Tree Maintenance Services
- e. Authorization to Purchase a Solid Waste Refuse Truck

5. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Revitalizing Main Streets Grant Program for the Broadway Bridge Sidewalk Widening
- b. A Resolution Authorizing a Lease for a Portion of City Property known as Hallenbeck Ranch to Jeffrey B. Thurston and Sandi L. Thurston for a Horse Corral
- c. A Resolution Authorizing City Manager to Sign a Management Agreement for a Regional Stormwater Detention Basin to be Located at 600 28 ¼ Road with Mesa County, PSBX Cache, LLC, SH1 Aspen Ridge LLC, and VIA Real Estate LLC

Councilmember Nguyen moved to adopt Consent Agenda Items 1 through 5, seconded by Councilmember Stout. Motion carried by a unanimous voice vote.

REGULAR AGENDA

- 6.a.i. An Ordinance to Extend the Prohibition on the Establishment of any New or Relocation of Existing Gaming Arcades or Gaming Uses within the City of Grand Junction**

By and with Ordinance 5199, the City Council adopted a moratorium disallowing the operation of skilled gaming businesses in the City. Since the adoption of that Ordinance,

the Grand Junction Police Department (GJPD) has investigated numerous complaints involving several skilled gaming businesses that were engaged, or alleged to be engaged, in illegal activities while the business(es) contended that they were lawful. The GJPD's investigations resulted in many criminal cases being filed with multiple convictions. The criminal process is not complete with certain matters pending trial and/or appeal, and accordingly, this action will serve to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction.

City Attorney John Shaver and Police Chief Matt Smith presented this item and were available to answer questions from the Council.

The public hearing was opened at 6:33 p.m.

There were no public comments.

The public hearing was closed at 6:33 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5248, an ordinance to extend the prohibition of any new or relocation of existing Gaming Arcades or Gaming Uses within the City of Grand Junction on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

Council took a short break at 6:38 p.m.

The meeting resumed at 6:51 p.m.

6.a.ii. Introduction of an Ordinance Amending Title 21 of the Zoning and Development Code Regarding Impact Fees and Setting a Public Hearing for March 5, 2025

The Grand Junction Municipal Code ("Code" or "GJMC") requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. TischlerBise has completed the Impact Fee Study Update, as well as the Linkage Fee study, both of which were presented to the City Council at the December 16, 2024, workshop and to the stakeholders on December 2, 2024. The City Council met with the Stakeholder group to receive direct feedback at a workshop on January 14, 2025. A staff recommendation was presented to the Stakeholder group on January 30, 2025, and Staff received direction to prepare an ordinance for consideration at the City Council's February 3, 2025, workshop.

Community Development Director Tamra Allen and President of TischlerBise Carson Bise presented this item and were available to answer questions from Council.

Council discussed a tiered or phased-in approach for the impact fees, ways to create incentives, and how to maintain funds at appropriate levels as the city continues to grow. Council thanked staff for the work and time spent on impact fees.

The public hearing was opened at 7:30 p.m.

Public comment was heard from Max Applebot, Jason Biass, Abby Schafer, Kevin Bray, Charlie Gechter, Shawwna Greager, Candice Carnahan, David Hancock, Ruth Kennett, Diane Schwenke, Bill Findlay, Keith Ehlers, Hogan Peterson, Kelly Maves, Chris (no last name), Kevin Cordova, Wendy Gechter, and Symone Massey.

The public hearing closed at 8:17 p.m.

Conversation ensued regarding potential amendments before the second reading of the ordinance.

Councilmember Stout moved, and Councilmember Nguyen seconded, to introduce an ordinance amending sections 21.02 and 21.05 of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) related to and concerning impact fees, fee credits, and dedications and setting a public hearing for March 5, 2025. The motion carried 5-2 by voice vote, with Councilmembers Kennedy and Simpson voting no.

Council took a short break at 9:00 p.m.

The meeting resumed at 9:10 p.m.

Councilmember Stout requested a modification to the agenda, moving the Development Agreement with Bruin Waste as the next item. As a committee member of the Recycling Subcommittee, Councilmember Stout wished to participate in the discussion before leaving for the evening.

7.a. Development Agreement with Bruin Waste (moved up)

At the December 18, 2024 meeting, the City Council authorized staff to negotiate with Bruin Waste regarding the construction and operation of a Materials Recovery Facility (MRF). The anticipated contracts to come before Council include a Development Agreement (this action), a contract to buy real estate at 365 32 Road, and a MRF operating agreement.

This development agreement outlines the partnership between Bruin Waste Management, LLC, and the City of Grand Junction to develop the public MRF at 365 32 Road, Grand Mesa Industrial Park.

General Services Director Jay Valentine presented this item.

Discussion ensued regarding the cost and financing of renovations, and the goal of making this a scalable, single-stream facility to stay compliant with EPR (Extended Producer Responsibility).

The public comment period was opened at 9:34 p.m.

There were no comments.

The public comment period was closed at 9:34 p.m.

City Attorney Shaver clarified for the record that, based on Article 10, Section 20 of the Colorado Constitution (Tabor Amendment), Enterprises are exempt from voter-approved debt issuance. This project would fall under the Solid Waste Enterprise Fund. He noted and read the pertinent parts of the City Charter (paragraph 93(f)) that support the financing methods discussed during this presentation.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded to authorize the City Manager to enter into a development agreement with Bruin Waste Management, LLC. The motion carried by a unanimous roll call vote.

Councilmember Stout left the meeting at 9:40 p.m.

6.a.iii. An Ordinance Amending Title 10.14 Shared Micromobility Devices of the Grand Junction Municipal Code to Support Ending the Shared Micromobility Pilot and Transition to an Enduring Permit Program

A Shared Micromobility Pilot commenced in Q2 of 2023, allowing approved operators to deploy shared devices (e.g., e-scooters, bikes/e-bikes, etc.) in an 18-square mile portion of Grand Junction. After nearly two years of quarterly updates and based on direction from Council at the August 19, 2024, Workshop staff have updated Permitting Documents, including proposed updates to the GJMC to accommodate replacing the pilot with an enduring permitting program.

Mobility Planner Henry Brown presented this item and was available to answer questions from Council.

The council discussed coral zone placements, how low-speed and dismount zones were decided, and the best manner of community engagement on this topic.

The public hearing opened at 10:01 p.m.

There were no comments.

The public hearing closed at 10:01 p.m.

Councilmember Nguyen moved, and Council President Pro Tem Reitz seconded to adopt Ordinance No. 5249, an ordinance Amending Title 10.14 Shared Micromobility Devices of the Grand Junction Municipal Code to support ending the shared micromobility pilot and transitioning to an enduring permit program on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous roll call vote.

6.a.iv. An Ordinance Setting the City Attorney's Salary

At the request of the City Council, the Human Resources Department completed a market analysis to assist in establishing the recommended wage for the City Attorney. This Ordinance sets the compensation of City Attorney John Shaver at \$118.75 per hour (for an assumed 2080 hours for an annual salary of \$247,000) to compensate him for his service to the City of Grand Junction, and if approved, the compensation increase will begin and be effective with 2025 Pay Period 1 with all other terms of employment and benefits being unchanged from 2023 and Ordinance 5240.

The Council discussed how this salary aligns with other cities and thanked City Attorney John Shaver for his hard work and dedicated service over the past 35 years.

The public hearing opened at 10:04 p.m.

There were no comments.

The public hearing closed at 10:04 p.m.

Councilmember Simpson moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5245, an ordinance amending Ordinance 5240 and setting the City Attorney salary as provided in Ordinance No. 5245 on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

7. Procurements

- a. Development Agreement with Bruin Waste - **MOVED UP TO ON THE AGENDA**

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

Councilmember Kennedy stated that McDonald's in Orchard Mesa had terminated their contract for that location due to site plan issues and spoke of his property at 448 Bookcliff.

10. Adjournment

The meeting adjourned at 10:08 pm.

Selestina Sandoval, MMC
City Clerk

