

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**April 2, 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 2<sup>nd</sup> day of April, 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, Community Development Director Tamra Allen, 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.

**Appointments**

**To the Grand Junction Regional Airport Authority**

Councilmember Kennedy moved to appoint Daniel Meyer to the Grand Junction Regional Airport Authority Committee for a four-year term expiring June 30, 2029, seconded by Council President Pro Tem Reitz. Motion carried by a unanimous voice vote.

**Public Comments**

Public comments were heard from Teresa Cambron and Anna Elliott.

Council took a short break at 5:41 p.m. due to technical difficulties.

The meeting resumed at 5:57 p.m.

Public comments resumed and were heard from John Marshall and Jenny Nitzky.

**City Manager Report**

City Manager Mike Bennett had no report.

## **Boards and Commission Liaison Reports**

Councilmember Beilfuss gave updates on the Mesa County Collaborative for the Unhoused, the Commission on Arts and Culture, and the Business Incubator. He also attended the Cesar Chavez Celebration.

Council President Pro Tem Reitz participated in a summit hosted by Mesa County Public Health, which focused on behavioral health challenges and the recent closure of West Springs Hospital.

Councilmember Stout stated that the Colorado Municipal League (CML) had moved the meeting from April to May, and the Air Service Alliance will meet this Friday.

Councilmember Kennedy encouraged the community to attend the Museums of Western Colorado.

Council President Herman gave updates on the Parks and Recreation Advisory Board (PRAB) and also attended the Mav Classic event.

## **CONSENT AGENDA**

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

- a. Summary of March 17, 2025, Workshop
- b. Minutes of March 19, 2025, Regular Meeting

### **2. Set Public Hearings**

- a. Legislative
  - i. Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing for April 16, 2025
  - ii. Introduction of an Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility and Setting a Public Hearing for April 16, 2025
- a. Quasi-judicial
  - i. Introduction of an Ordinance Revising Chapter 13.08.320 Repair, Maintenance of Service Pipes and Setting a Public Hearing for April 16, 2025

### **3. Continue Public Hearings**

- a. Legislative
  - i. An Ordinance for Supplemental Appropriation for the Materials Recovery Facility - Continued to April 16, 2025

### **4. Procurements**

- a. Authorization of Construction Contract for Sewer Replacement - Chuluota Ave & 29 Road Project

### **5. Resolutions**

- a. A Resolution Authorizing the Department of Local Affairs Admin Planning Grant

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 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**

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 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. The first reading of the ordinance was held on February 19. A second first reading incorporating a revised staff recommendation was heard on March 5. The Planning Commission held a workshop on March 6 on the amendments to Title 21 and held a hearing on the amendments on March 25.

City Manager Mike Bennett and Community Development Director Tamra Allen presented this item and were available to answer questions from Council.

There was discussion regarding the methodology used for land valuations and per-person usage for park impact fees.

Council took a short break at 6:45 p.m.

The meeting resumed at 6:55 p.m.

The public hearing was opened at 6:55 p.m.

Public comments were heard from Kevin Bray, Steve Meyer, Bill Findlay, Nancy Strippel, Keith Ehlers, Anna Elliott, and Diane Schwenke.

The public hearing was closed at 7:15 p.m.

Conversation ensued regarding the significant effort invested in developing the impact fees. Impact fees were recognized as essential for supporting growth and the financial sustainability of the community. During their discussion, staff and Council addressed concerns raised in letters and emails, particularly regarding park fees and whether these should be considered separately at a later time. TischlerBise reaffirmed data accuracy and methodology integrity. The discussion also emphasized the importance of ensuring fees keep pace with inflation. The conversation concluded with a commitment to the next Nexus study and a shared determination to maintain public engagement throughout the process.

Councilmember Stout moved, and Councilmember Nguyen seconded, adopt to Ordinance No. 5250, 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 with policy discussion changes every six years and Council consideration of the need of a Nexus Study, and Nexus studies happening at least every eight years and calculating the inflation based on the total fee from the March 5, 2025 study, times inflation, plus the Nexus step, plus the 2025 fee to get to the new fee on each of those steps on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

Council took a short break at 8:27 p.m.

The meeting resumed at 8:35 p.m.

**6.a.ii. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado**

Community Development Director Tamra Allen stated that this item is contingent upon payment of fees and a portion of the land acquisition cost. To date, a plat has not been issued reflecting the real property that would be used for the appropriation, so staff is recommending that this item be continued to the next council meeting.

Councilmember Stout moved, and Councilmember Kennedy seconded, to continue consideration for Ordinance No. 5251, an ordinance making the supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025, and ending December 31, 2025, to the April 16, 2025, regular meeting. Motion carried by a unanimous voice vote.

**6.b.i. An Ordinance for an Agreement Committing City Funding for the Liberty Apartments by Aspire Residential, LLC**

Aspire Residential, LLC ("Developer"), represented by John Gargas, requested the City's assistance in funding a 192-unit apartment complex called Liberty Apartments located at 2651 Stacy Drive. The Developer revised their request in advance of the November 20 meeting to include city participation in Phase 1 of the project, including 72 units and the city's funding for land acquisition, ditch relocation, and fee payments in the amount of \$885,531. The City Council previously discussed funding requests for both phases of the project (Phase 1 and Phase 2) at the August 19 and November 4 workshops. On November 20, 2024, the Council approved resolution 83-24, committing \$885,531 in funding to Phase 1 of the project.

Community Development Director Tamra Allen and Aspire Representative John Gargas presented this item and were available to answer questions from Council.

Council inquired whether the City would reimburse the tap fees and got clarification regarding the supplemental appropriation amount.

The public hearing was opened at 8:53 p.m.

There was no public comment.

The public hearing closed at 8:53 p.m.

Council discussed that securing these affordable units would support the goals of Proposition 123 and potentially strengthen the City's eligibility for future grant funding under the measure.

Council President Pro Tem Reitz moved, and Councilmember Kennedy seconded, adopt to Ordinance No. 5254, an ordinance authorizing and confirming a development

agreement by and Among Aspire Residential, LLC, a Colorado Limited Liability Company, ("Aspire") and the City of Grand Junction, a Colorado Home Rule Municipal Corporation ("City") for the property located at 2651 Stacy Drive, Grand Junction, Colorado and ratifying and approving all actions heretofore taken In connection therewith on final passage and ordered final publication in pamphlet form. The motion carried by unanimous roll call vote.

**8. Non-Scheduled Comments**

Non-scheduled comments were heard from Anna Elliott.

**9. Other Business**

**10. Adjournment**

The meeting adjourned at 8:57 p.m.

---

Selestina Sandoval, MMC  
City Clerk

