

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**April 16, 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 16<sup>th</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, Parks and Recreation Director Ken Sherbenou, Engineering and Transportation Director Trent Prall, Utilities Director Randi Kim, Interim Finance Director Jodi Welch, General Services Director Jay Valentine, Senior Planner Thomas Llyod, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Herman called the meeting to order. Stout student Spencer Robeiano led the audience in the Pledge of Allegiance, followed by a moment of silence.

**Proclamations**

**Proclaiming April 26, 2025, as Arbor Day in the City of Grand Junction**

Councilmember Beilfuss read the proclamation, which Kamie Long, Forestry Board Chair, accepted and recognized long time member, the late Vince Urbina, who received a lifetime achievement award from the Colorado Tree Coalition.

**Proclaiming April 23, 2025, as Beverly Lampley Day in the City of Grand Junction**

Councilmember Simpson read the proclamation, which Sr. Karen Bland, Executive Director of Catholic Outreach, accepted.

**Proclaiming April 23, 2025, as Days of Remembrance in the City of Grand Junction**

Council President Herman read the proclamation, which Members of Congregation Ohr Shalom Jake and Domenica Steele, accepted.

**Public Comments**

Public comments were heard from Erik Brinkmann, Debbie Buckley, Ana Elliott, and Mariann Taigman.

## **City Manager Report**

### **Recognition of Outgoing Councilmembers**

City Manager Mike Bennett presented a plaque to Council President Herman in recognition of his dedicated service as Mayor and expressed his appreciation to Council President Pro Tem Reitz and Councilmember Simpson for their commitment and leadership. Parks and Recreation Director Ken Sherbenou also unveiled commemorative community benches in honor of each outgoing councilmember, celebrating their lasting contributions to the city. Councilmember Simpson selected Darla Jean Park as the location for his bench, Council President Pro Tem Reitz chose the new Community Recreation Center, and Council President Herman designated the Lunch Loop Trailhead as the site for his bench.

Council President Herman, Council President Pro Tem Reitz, and Councilmember Simpson shared their gratitude to city staff.

### **Boards and Commission Liaison Reports**

Councilmember Kennedy provided an update on the Grand Junction Economic Partnership, including the new logo and terminal design at the Grand Junction Regional Airport.

Councilmember Nguyen shared that Urban Trails will host several events in May for Bike Month, including bike and pedestrian counts at key locations to support transportation planning.

Councilmember Stout shared that the Air Service Alliance is nearing completion of a new Memorandum of Understanding (MOU) and reporting structure and noted that Colorado Municipal League (CML) has submitted several veto requests to the governor for bills significantly affecting local government.

Council President Pro Tem Reitz shared updates on Visit Grand Junction, Grand Junction Housing Authority “The Current” and One Riverfront.

Councilmember Beilfuss shared that the Homeless Coalition is assisting the Resource Center with transportation. He also encouraged the community to attend the Forestry Board’s Arbor Day event on April 26<sup>th</sup> and the Historical Preservation Board’s bike event on May 9–10<sup>th</sup>.

Council President Herman shared that the Parks and Recreation Advisory Board will be taking a tour of the new community recreation center, and shared the community would be able to take a tour as well, May 1<sup>st</sup> Colorado Creative Industry Conference will be

hosted here in Grand Junction, and lastly shared his visit to The Beacon Campus at Hilltop which has a program support group dedicated to adults with brain injuries.

## **CONSENT AGENDA**

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

- a. Summary of March 26, 2025, Special Workshop
- b. Minutes of March 31, 2025, Special Meeting
- c. Minutes of April 2, 2025, Regular Meeting

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

- a. Legislative
  - i. Introduction of An Ordinance Amending Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions and Setting a Public Hearing for May 7, 2025
- b. Quasi-judicial
  - i. Introduction of an Ordinance for Zoning Approximately 1.91 Acres from PD (Planned Development) to MU-2 (Mixed Use Light Commercial) located at 651 S. Highway 50 and Setting a Public Hearing for May 7, 2025

### **3. Procurements**

- a. Sole Source Purchase with Bypass Pumping Contractor for the Persigo Wastewater Treatment Plant
- b. Authorization of Construction Contract for Street Maintenance - 2025 Partial Reconstruction
- c. Authorize Design and Engineering Contract to Complete Full Design on Whitman Park Revitalization – **MOVED TO REGULAR AGENDA**

#### **4. Resolutions**

- a. A Resolution Expressing City Council's Support for the Terminal Project and that it Supports and Promotes the Downtown Plan of Development
- b. A Resolution Authorizing the City Manager to Execute a Second Amended and Restated Lease for the Property at 261 Ute Avenue
- c. A Resolution Authorizing an Intergovernmental Agreement (IGA) with Colorado Department of Transportation for I-70B Phase 7

Councilmember Simpson moved to adopt Consent Agenda Items 1 through 4, excluding item 3.c. seconded by Councilmember Kennedy. Motion carried by a unanimous voice vote.

Council took a short break at 6:21 p.m.

The meeting resumed at 6:33 p.m.

#### **REGULAR AGENDA**

##### **3.c. Authorize Design and Engineering Contract to Complete Full Design on Whitman Park Revitalization**

The City Purchasing Division, in collaboration with the Parks and Recreation and Transportation and Engineering Department, has completed the selection process for architect and engineering services for the Whitman Park revitalization project. The team selected DTJ Design, the lead architectural firm, and their team of sub-consultants, to work with the City to complete a full design for total contract price of \$231,155.

Parks and Recreation Director Ken Sherbenou was available to answer questions from Council.

Council discussion ensued regarding the scope of work for this contract, which is necessary for future planning of Whitman Park, source of funds, this being brought forward because of direction received from Council, and inclusion of this in the 2025 approved budget. Some Councilmembers were in favor of postponing this for the new council to review.

Councilmember Stout moved to adopt Consent Agenda Item 3.c., seconded by Councilmember Nguyen. The motion carried 4-3 by roll call vote, with Councilmembers Beilfuss, Kennedy, and Simpson voting no.

**5.a.i. A Resolution Authorizing and Approving the President of the City Council to Sign an Agreement Regarding the Construction and Maintenance of a Public Sidewalk and Related Facilities and Structures Over and Across a Portion of the Grand Valley Irrigation Company Independent Ranchmen's Ditch Between 24½ Road and 25½ Road in the City of Grand Junction**

The City has offered and GVIC has accepted the payment of \$400,000 for the grant of easement(s) and the right of way for street crossings to be conveyed by separate instruments from GVIC to the City for the construction and maintenance of an improved public sidewalk and related facilities and structures over and across a portion of the IRD between 24½ Road and 25½ Road. The GVIC Board has approved the project and GVIC has agreed to grant the City an easement for the construction of permanent surface improvements over and across the IRD and to deed to the City those areas of its land where street crossings have been constructed.

City Manager Mike Bennett, City Attorney John Shaver, and Engineering and Transportation Director Trent Prall presented this item and were available to answer questions from Council.

Council stated this is a significant milestone. They emphasized the importance of collaborating with the Grand Valley Irrigation Company to reach this agreement. It was also clarified that this agreement applies only to this specific section of the canal and does not mean other canals are open to the public. Council wanted to ensure this point was clearly communicated to the community.

The public comment period was opened at 6:56 p.m.

Public comments were heard from David Lehmann.

The public comment period closed at 6:56 p.m.

Council congratulated the Grand Valley Irrigation Company and the City for reaching this agreement and highlighted the positive impact it will have on both the city and the community.

Councilmember Stout moved and Councilmember Nguyen seconded to adopt Resolution No. 17-25, a resolution authorizing the President of the City Council and the several officers of the City to take all action necessary or appropriate to sign the agreement(s) necessary or required to purchase the interests in land from GVIC and to otherwise effectuate the Resolution for the purposes set forth and as described therein. Motion carried by a unanimous voice vote.

**5.a.ii. An Ordinance Revising Chapter 13.08.320 Repair and Maintenance of Service Pipes**

The City will be required to replace lead service lines under its control within 10 years starting in 2027 in accordance with the Lead and Copper Rule Improvements (LCRI) Rule issued by the Environmental Protection Agency (EPA) on October 8, 2024. Funding replacement of private lead service lines with Water enterprise funding would allow Staff to expedite replacements over the next 5 years. Utilizing water enterprise funding would require a revision to the City municipal code to allow use of these funds for private service lines. This is an introduction of an ordinance revising Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the Water System.

Utilities Director Randi Kim presented this item and was available to answer questions from Council.

Council noted that no further discussion was necessary, as the matter had already been thoroughly addressed during a previous workshop.

The public hearing was opened at 7:05 p.m.

There were no public comments.

The public hearing closed at 7:05 p.m.

Council President Pro Tem Reitz moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5255, an ordinance amending title 13 of the GJMC Chapter 13.08.320 to allow the Utilities Department to replace at its expense all or a portion of the service line when required to properly manage, operate or maintain the water system on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous roll call vote.

**5.a.iii. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado**

At the City Council workshop on December 2, 2024, Council expressed support for funding the Confluence Center of Colorado for the acquisition of .8 acres within the RiverFront at Dos Rios as well as payment of development fees related to the project. This action will introduce the supplemental appropriation to provide spending authority of \$299,749. The plat of the new lot is underway, and acquisition by May-Riegler will now need to occur.

Interim Finance Director Jodi Welch presented this item and was available to answer questions from Council.

Council stated that the topic had been comprehensively covered in a prior workshop.

The public hearing was opened at 7:08 p.m.

Public comments were heard from Rusty Lloyd.

The public hearing closed at 7:10 p.m.

Council noted that the project represents a significant milestone, highlighting strong collaboration on an outstanding initiative.

Councilmember Stout moved, and Council President Pro Tem Reitz seconded, to adopt 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, on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

#### **5.a.iv. An Ordinance for Supplemental Appropriations**

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that begin in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures. This supplemental appropriation is predominantly for the carry-forward of capital projects. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2025 budget and new expenditures authorized by City Council actions.

Interim Finance Director Jodi Welch presented this item and was available to answer questions from Council.

The public hearing was opened at 7:18 p.m.

There were no public comments.

The public hearing closed at 7:18 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5256, an ordinance making 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, on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

**5.a.v. An Ordinance Authorizing the City Manager to Sign Loan Documents with ANB Bank for Expenses Related to the Material Recovery Facility**

Staff sought City Council approval for the funding necessary to acquire and develop a regional Materials Recovery Facility (MRF) at the Grand Mesa Industrial Park. This facility is essential to advancing the City's recycling operations, improving sustainability, and reducing landfill dependency.

General Services Director Jay Valentine presented this item and was available to answer questions from Council.

Council indicated that this is a great example of how local government can be more effective, impactful, and efficient by partnering with the private sector. It also thanked City staff for all their hard work, as this project and recycling facility will benefit the entire Western Slope.

The public hearing was opened at 7:25 p.m.

Public comments were heard from Ana Elliott.

The public hearing closed at 7:26 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5257, an ordinance authorizing the City Manager to sign loan documents with ANB Bank for expenses related to the Material Recovery Facility on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

**5.a.vi. An Ordinance for Supplemental Appropriation for the Materials Recovery Facility**

The City Council adopts the budget through an appropriation ordinance, which authorizes spending at the fund level based on the line-item budget. Any increases to the adopted budget, such as funding for new projects or expenditures, require a supplemental appropriation, which must also be approved by ordinance.

At its February 19, 2025, meeting, City Council approved a development agreement with Bruin Waste for the assignment of real estate located at 365 32 Road and the development of a regional Materials Recovery Facility (MRF) at this site. On March 7, 2025, City Council approved the purchase of the building and property for the MRF, as well as the first reading of the supplemental appropriation ordinance necessary to authorize spending within the enterprise fund for the total project costs up to \$19 million.

Interim Finance Director Jodi Welch presented this item and was available to answer questions from Council.

The public hearing was opened at 7:29 p.m.

There were no public comments.

The public hearing closed at 7:29 p.m.

Council President Pro Tem Reitz moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5253, an ordinance making 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, on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by roll call vote, with Councilmember Simpson voting no.

**5.b.i. A Resolution Accepting the Petition of 2.89 Acres of Land and Ordinances Annexing and Zoning the Dixon Annexation to RL-4 (Residential Low - 4), Located at 2019 South Broadway**

Darryl and Carri Dixon requested a zone of annexation to RL-4 for their property located at 2019 South Broadway (Property). The approximately 2.89-acre parcel is known and referred to as the Dixon Annexation. The Property is currently single-family residential. Annexation is being sought in anticipation of developing the Property with a future Minor Subdivision. The Property is Annexable Development per the Persigo Agreement. The proposed zone district of RL-4 is consistent with the Residential Low Land Use category of the Comprehensive Plan.

Senior Planner Thomas Lloyd presented this item and was available to answer questions from Council.

Councilmember Kennedy recused himself from the vote due to his long-standing affiliation with Monument Presbyterian Church, located across the street. He has been a member for over 20 years and has actively served on the church board.

The public hearing was opened at 7:46 p.m.

There were no public comments.

The public hearing closed at 7:46 p.m.

Councilmember Nguyen moved, and Councilmember Stout seconded, to adopt Resolution No.18-25, a resolution accepting a petition for the annexation of lands to the City of Grand Junction, Colorado, making certain findings, and determining that property known as the Dixon Annexation, approximately 2.89 Acres, located at 2019 South

Broadway, Grand Junction, Colorado is eligible for annexation. The motion carried 6-0 by roll call vote.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5258, an ordinance annexing territory to the City of Grand Junction, Colorado, Dixon Annexation, located at 2019 South Broadway, Grand Junction, Colorado, approximately 2.89 Acres, on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by roll call vote.

Council President Pro Tem Reitz moved, and Councilmember Stout seconded to adopt Ordinance No. 5259, an ordinance zoning the Dixon Annexation to RL-4 (Residential Low - 4) Zone District, from Mesa County RSF-2 (Residential Single Family - 2 District) on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by roll call vote.

#### **6. Non-Scheduled Comments**

Non-scheduled comments were heard from Stout student Spencer Robeiano.

#### **7. Other Business**

There was none.

#### **8. Adjournment**

The meeting adjourned at 7:51 p.m.

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Selestina Sandoval, MMC  
City Clerk

