

Grand Junction City Council
Minutes of the Regular Meeting
March 5, 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 5th day of March, at 5:30 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, General Services Director Jay Valentine, Engineering and Transportation Director Trent Prall, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Proclamations

Proclaiming the Month of March 2025 as Brain Injury Awareness Month in the City of Grand Junction

Council President Herman read the proclamation. Tena Quillen, Director of Brain Injury Services at Hilltop, accepted the proclamation.

Proclaiming March 2025 as Women's History Month in the City of Grand Junction

Councilmember Stout read the proclamation. Kayla Bowers, Executive Director for Fruita Area Chamber of Commerce, accepted the proclamation.

Public Comments

Public comments were heard from Diane Allinger, Flo Henris, Matt Payne and Laura Hughes.

City Manager Report

City Manager Mike Bennett had nothing to report.

Boards and Commission Liaison Reports

Councilmember Stout gave updates on Legislation items for the Colorado Municipal League (CML) Policy Committee and Executive Committee.

Council President Pro Tem Reitz gave an update on the Grand Junction Housing Authority and their project for the More Housing Now grant which is “The Current”.

Councilmember Beilfuss reported on the Business Incubator Board.

Council President Herman gave a report on the information session about the Resource Center and updates on the Parks and Recreation Advisory Board and the Downtown Development Authority.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of February 19, 2025, Regular Meeting
- b. Minutes of February 24, 2025, Workshop

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Residential Single-Family Attached Dwellings in Mixed-Use Zone Districts, Residential Attached and Multifamily Design Standards, and Definitions Related to Residential Uses, and Setting a Public Hearing for March 19, 2025
 - ii. Introduction of an Ordinance for Supplemental Appropriation for the Materials Recovery Facility and Setting a Public Hearing for March 19, 2025

3. Continue Public Hearings

- a. Legislative
 - i. An Ordinance for Supplemental Appropriations for Confluence Center of Colorado - Continued to March 19, 2025

4. Agreements

- a. An Agreement for Palisade Pool Operations

5. Procurements

- a. Construction Contract with Apeiron Utility Construction for the Internal Fiber Optic Loop Installation Project at the Persigo Wastewater Treatment Plant

6. Other Action Items

- a. A Request for 2025 Fireworks Displays at Suplizio Field

Councilmember Kennedy moved and Councilmember Nguyen seconded to adopt Consent Agenda Items 1 through 6. Motion carried by a unanimous voice vote.

REGULAR AGENDA

7.a.i. An Ordinance Amending Title 21 of the Zoning and Development Code Regarding Impact Fees

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.

Community Development Director Tamra Allen presented this item and was available to answer questions.

In response to input received from the stakeholder group, and in the spirit of collaboration, Staff has recommended several changes to the ordinance since the first reading to further lower costs, including the use of the 2004 Transportation and Engineering Design Standards, institutional use fees for facilities like daycare centers, churches, and hospitals were adjusted to reflect a lower fee structure, and phased timeline options discussed included 3-, 4-, or 5-year schedules with incremental fee adjustments occurring twice per year. For this reason, City Attorney Shaver

recommended this revised ordinance be considered as first reading, setting the public hearing for April 2, 2025.

Council took a short break at 6:51 p.m.

The meeting resumed at 7:04 p.m.

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

Public comment was heard from Dr. George Gatseos, Cindy Ficklin, Ben Herman, Matt Payne, Virginia Brown, Kelly Maves, Donald Hunger, Hogan Peterson, Candace Carnahan, Shawna Greiger, Katie Davis, Chris Getzman, Keith Ehlers, Nancy Strippel, Bill Findlay, Diane Schwenke, Kevin Bray, Dave Hancock, JP Nisley, Ron Abeloe, and Mike Foster.

The public hearing was closed at 8:03 p.m.

Councilmember Stout left the meeting at 8:18 p.m.

Discussion ensued regarding the park's impact fees, real estate evaluations, and clarification between methodology versus policy decisions of the impact fees.

Councilmember Kennedy moved, and Councilmember Simpson seconded to introduce and pass for publication in pamphlet form Ordinance 5250 as amended by direction of City Council on March 5, 2025, and set a public hearing for April 2, 2025, 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 to be phased in over a five-year time period. There was discussion on the motion clarifying that the motion included the changes, including 2004 TEDS and institutional use fee for facilities as described previously. Further discussion ensued regarding the lack of support for the five-year implementation. There was general support for a three-year period of implementation. Councilmember Kennedy amended his motion to be phased in over a three-year period. Councilmember Simpson withdrew his second. Council President Pro Tem Reitz seconded the amended motion. The council asked staff for the impact of phasing in fees for five years versus three years to be shared before the public hearing. The motion carried 5-1 by roll call vote, with Councilmember Simpson voting no.

8.a. Authorization to Purchase Real Estate at 365 32 Road

The City's recycling division is seeking approval for the purchase of property at 365 32 Road for the establishment of a regional Materials Recovery Facility (MRF). A MRF is a plant that can efficiently separate and prepare single-stream recycling materials to be sold to end buyers.

The purchase price for the 58,275-sq.ft. building on 10.5 acres of land is \$5.6 million, with anticipated building modifications and improvements estimated to cost between \$1.7 million and \$2.7 million.

General Service Director Jay Valentine presented this item and was available to answer questions.

Comments were made clarifying this purchase is being made through an enterprise fund.

The public hearing was opened at 8:41 p.m.

There were no public comments.

The public hearing was closed at 8:41 p.m.

Conversation ensued regarding funding and revenue projections.

Councilmember Nguyen moved and Councilmember Kennedy seconded to authorize the City Manager to sign a contract for the purchase of real property at 365 32 Road. The motion carried 5-1 by roll call vote, with Councilmember Simpson voting No.

City Attorney John Shaver stated for the record there was a Resolution that needs to be signed and approved as well.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Resolution No. 11-25, a resolution authorizing the City Manager to sign a contract for the purchase of real property at 365 32 Road. The motion carried 5-1 by voice vote, with Councilmember Simpson voting No.

Council took a short break at 8:54 p.m.

The meeting resumed at 9:04 p.m.

9.a. I-70/29 Rd Interchange Discussion and Possible Direction

This agenda item was to discuss the I-70 Interchange at 29 Road in follow-up to the February 24, 2025, Joint City Council /County Commissioner meeting.

Engineering and Transportation Director Trent Prall Presented this item and was available to answer questions.

Conversation ensued regarding voter sentiment, the City's \$2.4 million in federal congressional spending and allowable uses (potential for 29 Road improvements with future expansion contingent on interchange construction), the agreement with Mesa

County, and the question of the long-term value of continuing with the design with future funding uncertainty.

The Council moved forward with the recommendation to finalize the current environmental and design study but delay decisions on further design work or additional funding until the existing study is completed.

The public comment period was opened at 9:45 p.m.

There were no public comments.

The public comment period was closed at 9:45 p.m.

Council President Pro Tem Reitz moved, and Councilmember Kennedy seconded to authorize staff to continue to work in partnership with Mesa County on the I-70 Interchange at 29 Road through CDOT/FHWA approvals and follow up for additional direction on whether to proceed with the final design. The motion carried 4-2 by roll call vote, with Councilmember Simpson and Councilmember Beilfuss voting No.

9. Non-Scheduled Comments

Comment was heard from Mike Foster.

10. Other Business

Comments were made regarding the workshop presentation on the expedited review process study and how that should remain a priority for staff.

11. Adjournment

The meeting adjourned at 9:53 p.m.

Selestina Sandoval, MMC
City Clerk

