

Grand Junction City Council
Minutes of the Regular Meeting
June 18, 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 18th day of June, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Laurel Cole, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Robert Ballard was absent.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Housing Supervisor Ashley Chambers, Planning Manager Niki Galehouse, Principal Planner Daniella Acosta-Stine, Chief Financial Officer Jay Valentine, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Presentations

Auditor's Report to City Council Regarding the 2024 Audit - Greg Ingalls, Haynie & Company

City Manager Mike Bennett introduced this item and thanked staff for their work on the budget. Greg Ingalls, Audit Manager from Haynie & Company, presented the Auditor's Report for the 2024 Audit. The presentation provided highlights of the City of Grand Junction's budget, including total assets, liabilities, revenues, and expenses. Mr. Ingalls detailed the governmental fund financial balance sheet, noting changes in debt, expenditures, and revenue. He covered changes in accounting policies and noted that they had no disagreements with management and that no difficulties were encountered. There were also no material weaknesses or significant deficiencies for the current year.

Councilmember Nguyen moved and Councilmember Van Dyke seconded to accept the Auditors Report and Financial Statements for the City of Grand Junction, Colorado for the year ended December 31, 2024. Motion carried by unanimous voice vote.

Appointments

Councilmember Beilfuss moved, and Councilmember Nguyen seconded to ratify Loreta Silverio, Randall Reitz, Kelsay Heath and Scott Riise to the One Riverfront

Committee for full terms ending July 31, 2028. Motion carried by unanimous voice vote.

Councilmember Stout moved, and Councilmember Nguyen seconded to appoint Lisa Whalin, Kyle Gardner, Josh Travers and Cindy Enos-Martinez to the Parks and Recreation Advisory Board for full terms ending June 30, 2028. Motion carried by unanimous voice vote.

Public Comments

Public comments were heard from Connie McDowell, Jim Hargis, Carol Rathbun, Kirby Richardson, Philip Carlton, Amber Martinez, Donald Hunger, Ruth Kinnett, Lisa Fry, Thomas Kopp, Greg Heitz, and Lincoln Folkers.

City Manager Report

City Manager Mike Bennett reported on hosting the Department of Local Affairs (DOLA) Energy Impact Advisory Board hearing, the closure of City offices for Juneteenth, and the agenda items to be discussed at the upcoming workshops on June 30, 2025, and July 14, 2025. He stated that per the City Council's direction, staff were requested to gather more information from other municipalities that are facing the same challenges with the HOME (Harmonizing Occupancy Measures Equitably) Act. The results of their findings will be discussed at the upcoming July 14, 2025, workshop.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the One Riverfront Committee, a tour of Homeward Bound at Pathways North Avenue and the service facility on North Avenue, United Way's Day of Volunteering, the Colorado Homes for All conference in Denver, and the Homeless Coalition transition after the closing of the Resource Center. He also attended the Juneteenth Celebration and the Hilltop Brain Injury Community meeting.

Councilmember Cole reported on the Visit Grand Junction board and on work being done through the Grand Junction Housing Authority at the Walnut Park Apartments.

Councilmember Nguyen provided an update on the Urban Trails and Grand Valley Regional Transit Committees.

Councilmember Stout reported on the upcoming Colorado Municipal League (CML) conference.

Council President Kennedy reported on the Grand Junction Economic Partnership meeting, on business development at Las Colonias park, Grand Junction Regional Air

Service Alliance, the Colorado Department of Transportation (CDOT) virtual town hall, the Juneteenth Celebration, and the Army's 250th birthday event.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of June 2, 2025, Workshop
- b. Minutes of May 29, 2025, Special Meeting
- c. Minutes of June 4, 2025, Regular Meeting

2. Set Public Hearings

- i. Introduction of an Ordinance Enacting a Moratorium With Findings, Intent, and Purpose to Suspend All Regulations related to Group Living within Title 21 of the Grand Junction Zoning and Development Code; Providing that the Moratorium Shall be in Effect for a Period Which Shall Terminate at the Earliest of the City's Adoption of Further Amendment(s) to title 21 of the Grand Junction Zoning and Development Code Regarding Group Living or the Expiration of 365 Days from the Effective Date of this Ordinance and Setting a Public Hearing for July 16, 2025
- ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Definitions and Regulations Related to Household Occupancy Limits and Group Living Facilities, and Setting a Public Hearing for July 16, 2025
- iii. Introduction of an Ordinance Adopting and Amending the 2024 Editions, of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and International Fuel Gas Code as adopted by the State of Colorado, the National Electric Code as adopted by the State of Colorado, The Model Electric Ready and Solar Ready Code as adopted by the State of Colorado, and the 2021 International Energy Conservation Code with Certain Amendments; and Repealing all Other Ordinances and Parts of Ordinances in Conflict Therewith and Setting a Public Hearing for July 16, 2025

- iv. Introduction of an Ordinance Adopting the 2024 International Fire Code and Amendments Thereto, Repealing All Other Resolutions, Ordinances, and Parts of Ordinances in Conflict Therewith, and Setting a Public Hearing for July 16, 2025

3. Procurements

- a. Materials Purchase for Ouray Avenue Waterline Project
- b. Authorize a Construction Contract for 2025 Concrete Curb, Gutter, and Sidewalk Replacement Project
- c. Authorize a Contract for Professional Architect and Engineering Design Services for the New Administration and Maintenance Building at the Persigo Wastewater Treatment Plant
- d. Authorize a Construction Contract for Sanitary Sewer Cure-In-Place-Pipe Project
- e. Authorize a Change Order to Add Design Consulting Scope for the Outdoor Amenities at the New Recreation Center at Matchett Park

4. Resolutions

- a. A Resolution Authorizing the Sale of Real Property Located at/near 300 S. 4th Street adjacent to Whitman Park to the Colorado Department of Transportation
- b. A Resolution Vacating Drainage, Landscape, and Utility Easements on a 17.54-Acre Parcel Located at 2980 Highway 50
- c. A Resolution Authorizing the City Manager to Submit a Grant Application for the Safe Streets and Roads for All Grant Program
- d. A Resolution Adopting Council Meeting Procedures
- e. A Resolution Amending Resolution 34-22 Concerning the Composition of the Audit Committee Charter and Amending the Audit Committee Charter
- f. A Resolution Authorizing a Second Extension of up to Six-months of the Travel and Tourism Memorandum of Understanding Concerning the 2018 Voter Approved Three Percent Lodgers Tax Increase

- g. Resolution Authorizing Two Leases for Dry Grazing of Sheep and/or Goats on portions of City Property to Zane Baldwin

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

REGULAR AGENDA

5.a.i. An Ordinance to Lease 2.91 acres of City-Owned Property to the Volunteers of America for Affordable Housing and Authorizing the City Manager to Sign

Volunteers of America (VOA), in partnership with the Grand Junction Housing Authority as a special limited partner and with MGL serving as the developer, seeks to lease approximately 2.91 acres at the northwest corner of the 21.78-acre property known as “The Salt Flats” for the development of approximately 110 affordable rental housing units in two phases. Phase 1 will include 62 units for older adults aged 55 and older, with a preference for veterans. Eight of these units will be supported by project-based VASH vouchers to house formerly homeless veterans who meet the age requirement. Following a successful 4% Low Income Housing Tax Credit application, completion of Phase 1 is anticipated by May 2028. Phase 2 is expected to include 48 additional units, with details on population, timeline, and program specifics to be shared in the coming months.

Housing Supervisor Ashley Chambers presented the item and was available to answer any questions from the Council.

Discussion ensued regarding the location of the property and its relationship with the Housing Authority property discussed at a previous Council meeting.

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

There were no public comments.

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

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5262 authorizing the City Manager to Sign a Lease Agreement for 2.91 acres of City-Owned Property for the Volunteers of America for affordable housing development on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

5.a.ii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 Of the Grand Junction Municipal Code) Regarding

Transitional Provisions, Administration and Procedures, Use-Specific Standards for Community Assembly, Short-Term Rentals, and Mini-Warehouse Uses, Accessory Dwelling Unit Use-Specific Standards, Multi-Modal Transportation System Standards, Bicycle Parking and Storage, Public Right-Of-Way Landscaping, and Lighting Height Standards

When the Zoning & Development Code was repealed and replaced on December 20, 2023, it was anticipated that there would be necessary revisions to provide clarity and alleviate practical issues with implementation. Staff have identified several items that were amended, which inadvertently conflict with standard practice or could use additional clarification. The proposed amendments address various sections of the Code and add applicable definitions as needed. In addition, the amendments address items of a similar nature and scope as those associated with the adoption of the 2023 Zoning & Development Code that have arisen in the general course of usage, as well as a set of revisions based on compliance with HB24-1152.

Planning Manager Niki Galehouse presented this item and was available to answer any questions from the Council.

Discussion ensued regarding Accessory Dwelling Unit requirements.

The public hearing was opened at 7:12 p.m.

There were no public comments.

The public hearing was closed at 7:12 p.m.

Councilmember Cole moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5263 amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code, on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

Council took a short break at 7:13 p.m.

The meeting resumed at 7:23 p.m.

5.b.i. A Resolution Accepting the Petition for the Annexation of 5.58 Acres of Land and Ordinances Annexing and Zoning the Wendi Gechter IRA Annexation to I-1 (Light Commercial) Located at 377 28 Road

Equity Trust Company Custodian FBO Wendi Gechter IRA, requested annexation of approximately 5.58 acres consisting of one parcel of land located at 377 28 Road. The

property is Annexable Development per the Persigo Agreement. Annexation is being sought in anticipation of developing the vacant land on the property. The proposed zone district of I-1 is consistent with the Industrial Use Land Use category of the Comprehensive Plan. The request for annexation is being considered concurrently with the zone of annexation request.

Principal Planner Daniella Acosta-Stein presented the item and was available to answer any questions from the Council.

River City Consultants representative Tracy States was available to answer questions on behalf of the applicant.

The public hearing was opened at 7:31 p.m.

There were no public comments.

The public hearing was closed at 7:31 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Resolution No. 27-25, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Wendi Gechter IRA Annexation, approximately 5.58 acres, located at 377 28 Road. The motion carried by a unanimous voice vote.

Councilmember Stout moved, and Councilmember Cole seconded to adopt Ordinance No. 5264, an ordinance annexing territory to the City of Grand Junction, Colorado, Wendi Gechter IRA Annexation, approximately 5.58 acres, located at 377 28 Road, on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5265, an ordinance zoning the Wendi Gechter IRA Annexation to I-1 (Light Industrial) zone district, from Mesa County I-2 (General Industrial District) on final passage and ordered final publication in pamphlet form. The motion carried by a unanimous voice vote.

6.a. Design Build Optical Sorting Equipment

The City has prioritized the development of a Materials Recovery Facility (MRF) to enhance regional recycling capabilities and meet sustainability objectives. Following a comprehensive feasibility study and City Council deliberations, the City acquired a suitable facility for MRF operations and subsequently issued a Request for Proposal (RFP) to design-build the sorting equipment that is essential to the MRF.

Chief Financial Officer Jay Valentine, as well as Interim General Services Director Jerod Timothy, were available to answer any questions from the Council. Mr. Timothy gave a brief overview of the design build.

Comments were heard from Councilmember Nguyen, Council President Kennedy, and Councilmember Beilfuss.

Councilmember Stout moved, and Councilmember Nguyen seconded to authorize the City Manager to negotiate and sign a contract not to exceed \$11,348,511 with Bulk Handling Systems for the design-build services for optical and advanced materials sorting equipment. The motion carried by a unanimous voice vote.

7. Non-Scheduled Comments

There were none.

8. Other Business

There was discussion on the potential sale of public lands in Grand Junction. Direction was provided to staff to research this.

Request to Cancel July 2, 2025, Regular City Council Meeting

Councilmember Stout moved, and Councilmember Van Dyke seconded to cancel the July 2, 2025, Regular City Council meeting. The motion carried by a unanimous voice vote.

9. Adjournment

The meeting adjourned at 8:03 p.m.

Selestina Sandoval, MMC
City Clerk

