

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**July 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 July, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Cole, Jason Nguyen (virtual), Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Housing Programs & CDBG Specialist Keira Auld, Housing Supervisor Ashley Chambers, Planning Manager Niki Galehouse, Interim Fire Chief Gus Hendricks, Fire Marshall Steve Kollar, Mesa County Building Official Darrell Bay, Parks and Recreation Director Ken Sherbenou, 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.

**Proclamations**

**Proclaiming July as Parks and Recreation Month in the City of Grand Junction**

Councilmember Anna Stout read the proclamation.

Parks and Recreation Director Ken Sherbenou accepted the proclamation, as well as introduced the Parks and Recreation Events staff.

**Presentations**

**Recognition of Jody Kole, Grand Junction Housing Authority**

Council President Kennedy gave a brief presentation of Ms. Kole's service and numerous accomplishments over the years with the Grand Junction Housing Authority and then presented her with a token of gratitude from the City of Grand Junction. Ms. Kole spoke about her experiences and expressed her gratitude to Council and the City for their partnership during her tenure.

## **Redlands 360 Development - Updates from Developer**

Developer Cody Humphery provided Council with an update on the progress of the Redlands 360 Development. He shared an updated phasing plan, photos of the progress, and timelines of recent filings. Comments were heard from Council President Kennedy and Councilmember Stout.

## **Public Comments**

Public comments were heard from Andrea Barber, Page Goodall, and Thomas Copp.

## **City Manager Report**

City Manager Mike Bennett requested that Council consider some letters of support during the *Other Business* section of the agenda.

## **Boards and Commission Liaison Reports**

Councilmember Beilfuss reported on a meeting with individuals from Fruita who inquired about the different services offered to the unhoused in the City of Grand Junction. He attended a meeting with Mesa County Valley School District's Chronic Absenteeism Group and met with school board members to discuss housing issues within the district.

Councilmember Ballard reported on the meeting that he attended for the Parks Improvement Advisory Board. He went on to explain a special project that was just completed, in cooperation with Valor, a local veteran group. The project, a bench referred to as the "Chair of Honor", was placed at Suplizio Field, to honor prisoners of war and those missing in action, symbolizing that they will never be forgotten and that seat will always be kept open for them.

Councilmember Van Dyke reported on the Downtown Development Authority (DDA) refresh ideas, the DDA retreat, and the Council Strategic Planning retreat.

Councilmember Cole reported on the Grand Junction Housing Authority meeting and the Visit Grand Junction programs that are offered to the community.

Councilmember Stout reported on Colorado Municipal League (CML) State Conference, and the CML Executive Board retreat.

Council President Kennedy reported on the Colorado Municipal League (CML) State Conference, Grand Junction Economic Partnership (GJEP) meeting, and happenings at the Museums of the West.

## **CONSENT AGENDA**

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

- a. Summary of June 16, 2025, Workshop
- b. Minutes of June 18, 2025, Regular Meeting
- c. Summary of June 30, 2025, Workshop

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

- a. Quasi-judicial
  - i. Introduction of an Ordinance Rezoning One Parcel Totaling 4.33 Acres from RL-4 (Residential Low 4) to RM-12 (Residential Medium 12) Located at 2426 Road, and Setting a Public Hearing for August 6, 2025
  - ii. Introduction of an Ordinance Vacating Approximately 0.09 Acres of an Alley Right-of-way, Located Between Riverside Parkway and West Main Street, and Setting a Public Hearing for August 6, 2025
  - iii. Introduction of an Ordinance Rezoning Approximately 3 Acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus) Zone District Located at 830 Gunnison Ave, and Setting a Public Hearing for August 6, 2025
  - iv. Introduction of an Ordinance Vacating Approximately 7,772 Square Feet of a 20-foot-wide Alley Right-of-Way Located at 830 Gunnison Avenue Between N. 8th Street and the Vacated N. 9th Street Right-of-Way Adjacent to Washington Park, and Setting a Public Hearing for August 6, 2025

### **3. Agreements**

- a. Authorize the City Manager, on Behalf of the City for the Persigo Wastewater Treatment Plant at 2145 River Road, to Enter into a Boundary Line Agreement with Donna and Martin Azcarraga, Owners of the Parcel Abutting on the East of the City Property and Ratify the Actions of Staff to Date in Negotiating the Agreement

- b. Authorize Reimbursement Agreement with Ute Water Conservancy District for Waterline Replacement as Part of Four Canyon Parkway Project

#### **4. Procurements**

- a. Ratify Construction Contract for the Grand View Commons Subdivision Development and Authorize Change Order #1 Adding Scope
- b. Authorize Construction Contract for the Four Canyons Parkway Phase 2B Capacity Improvements
- c. Authorize Construction Management/General Contractor (CM/GC) Contract with Zak Dirt for the Juniata Dam Outlet Replacement
- d. Authorize a Change Order to Add Scope to the Guaranteed Maximum Price for Data Cabling at the New Community Recreation Center at Matchett Park

#### **5. Resolutions**

- a. A Resolution Authorizing the City Manager to Submit a Grant Application for the Colorado Department of Local Affairs Housing Planning Grant Program
- b. A Resolution Approving the Issuance of a Revocable Permit Within 5.5 Square Feet of Patterson Road Right-of-Way for Signage Adjacent to 2648 Patterson Road
- c. A Resolution Authorizing an Incurred Cost Contract with the Colorado Department of Transportation for I-70B Phase 7 Waterline Replacements
- d. A Resolution for Reimbursement from Bond Proceeds for Capital Expenditures Related to Transportation Expansion Projects

Councilmember Cole 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. A Resolution Adopting the 2025 Program Year Annual Action Plan as a Part of the City of Grand Junction 2021, Five-Year Consolidated Plan for the Grand Junction, Colorado Community Development Block Grant (CDBG) Program**

CDBG funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City's 2025 Program Year will begin once the 2025 Annual Action Plan has been completed, and funds have been released by the Department of Housing and Urban Development (HUD). The 2025 Program Year marks the City's 30th year of Eligibility. For each CDBG program year, a new Annual Action Plan is completed and adopted as part of the Five-Year Consolidated Plan. On June 4, 2025, the City Council approved the 2025 CDBG funding requests totaling \$411,100.22 for the following four activities:

- CDBG Administration (Max Allowable - 20%) - \$81,536.80
- Parks & Recreation - Parks Equipment/Improvements - \$50,000.00
- Community Development (Housing) - Affordable Housing Incentive - Sewer & Water Tap Fees - \$218,410.82
- Community Development (Housing) - Homeless Services & Capital (Max Allowable - 15%) - \$61,152.60

The full draft of the Annual Action Plan was included in the meeting's packet, for the Council's review. Housing Programs & CDBG Specialist Keira Auld presented this item and was available to answer any questions from the Council.

Comments were heard from Councilmember Stout.

The public hearing was opened at 6:33 pm.

There were no public comments.

The public hearing was closed at 6:33 pm.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Resolution No. 44-25, a resolution adopting the 2025 Program Year Annual Action Plan as a part of the City of Grand Junction 2021 Five-Year Consolidated Plan for the Grand Junction Community Development Block Grant (CDBG) Program. The motion carried by a unanimous voice vote.

**6.a.ii. 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**

Council President Kennedy recused himself from the discussion of this item and left the auditorium. Council President Pro Tem Cole assumed leadership of the meeting.

In 2024 the State passed HB-24-1007 known as the HOME (Harmonizing Occupancy Measures Equitably) Act, with an effective date of July 1, 2024. The State has declared that the number of people living together in a single dwelling cannot be limited based on a familial relationship. The Act establishes that the matter is of “mixed concern” and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationship. The Act further provides that “Local governments retain the authority to implement residential occupancy limits based only on demonstrated health and safety standards...or affordable housing program guidelines.” There remains some uncertainty around how the HOME Act may affect group living uses. To allow time for further evaluation, this ordinance establishing a moratorium on enforcement of the City’s group living regulations is being presented for City Council consideration.

Planning Manager Niki Galehouse presented this item and was available to answer any questions from the Council. City Attorney John Shaver was also available to provide clarification.

The public hearing was opened at 6:37 pm.

There were no public comments.

The public hearing was closed at 6:37 pm.

Comments were heard from Councilmembers Stout and Beilfuss.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5266, an ordinance enacting a moratorium to suspend all regulation of group living as established in Title 21 of the Grand Junction Municipal Code on final passage and ordered final publication in pamphlet form. The motion carried 6-0 (with one vote abstained) by roll call vote.

Council took a short break at 6:48 p.m.

The meeting resumed at 6:59 p.m.

**6.a.iii. 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**

Council President Kennedy remained recused from the discussion of this item, and the meeting continued to be led by Council President Pro Tem Cole.

In 2024, the State passed HB-24-1007, known as the HOME (Harmonizing Occupancy Measures Equitably) Act with an effective date of July 1, 2024. The State has declared that the number of people living together in a single dwelling cannot be limited based on a familial relationship. The Act establishes that the matter is of “mixed concern” and, as such, the City shall not limit the number of people who may live together in a single dwelling based on familial relationships. The Act further provides that “Local governments retain the authority to implement residential occupancy limits based only on demonstrated health and safety standards...or affordable housing program guidelines.”

While the City has not been enforcing these standards, Ordinance No. 5267 will bring the City's Zoning & Development Code into compliance with State law. The proposed amendments remove the definition of “family” and revise related terminology throughout the Code. This includes renaming “single-family” and “multifamily” dwellings to “single unit” and “multi-unit” dwellings, respectively, with corresponding updates made throughout Title 21.

Planning Manager Niki Galehouse presented this item and was available to answer any questions from the Council. City Attorney John Shaver was also available to provide clarification.

The public hearing was opened at 6:46 p.m.

There were no public comments.

The public hearing was closed at 6:46 p.m.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Ordinance No. 5267, an ordinance amending Title 21 Zoning and Development Code of the Grand Junction Municipal Code regarding definitions and regulations related to household occupancy limits and group living facilities on final passage and ordered final publication in pamphlet form. The motion carried 6-0 (with one vote abstained) by roll call vote.

Council President Kennedy returned to the meeting.

**6.a.iv. An Ordinance to Adopt and Amend 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 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**

This Ordinance would adopt the 2024 International Code Editions of the Building, Mechanical, Existing Building, Residential and the 2021 Edition of the International Energy Conservation Code, all with amendments thereto, along with the 2024 Editions of the International Plumbing Code, the International Fuel Gas Code as adopted by the State of Colorado as The Colorado Plumbing and Fuel Gas Code with amendments, the National Electric Code as adopted by the State of Colorado with amendments, and the Model Electric Ready and Solar Ready Code. Adoption of these more current editions is necessary to keep up with more modern construction methods, materials, techniques, and state requirements.

City Attorney John Shaver presented this item and was available to answer any questions from the Council.

Comments were heard from Councilmember Ballard.

The public hearing was opened at 7:04 p.m.

There were no public comments.

The public hearing was closed at 7:04 p.m.

Councilmember Van Dyke moved, and Councilmember Cole seconded to approve Ordinance No. 5268, 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 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 on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.



**6.a.v. An Ordinance for the 2024 International Fire Code and Amendments Thereto, Repealing All Other Resolutions, Ordinances, and Parts of Ordinances in Conflict Therewith**

Prior to 2000, there were three major codes used in the United States - the BOCA, Southern, and Uniform codes. In 1999, the three code organizations merged to form one family of codes, which are known as the International Codes, to be used throughout the country. City Council adopted the 2000 edition of the International Codes in December 2000; the 2006 edition was adopted by City Council, replacing the 2000 edition in January 2007; the 2012 edition was adopted by City Council in February 2012, replacing the 2006 Edition; the 2012 edition was adopted by City Council in February 2012, replacing the 2006 Edition; the 2018 edition has been revised and updated by the International Code Council ("ICC") with the proposed 2024 edition.

The 2024 edition of the International Fire Code ("IFC 2024") is the updated version of the 2018 edition of the International Fire Code, which is presently part of the Grand Junction Municipal Code ("GJMC") found in Chapter 15.44. The IFC 2024 is part of the 2024 International Code set currently being considered for adoption by the City.

Comments were heard from Councilmember Ballard.

The public hearing was opened at 7:09 p.m.

There were no public comments.

The public hearing was closed at 7:09 p.m.

Councilmember Van Dyke moved, and Councilmember Cole seconded to approve Ordinance No. 5269, an ordinance adopting the 2024 Edition of the International Fire Code prescribing regulations governing conditions hazardous to life and property from fire or explosion; amending certain provisions in the adopted code; amending Chapter 15.44 of the Municipal Code and repealing all ordinances or parts thereof in conflict or inconsistent herewith on final passage and ordered final publication in pamphlet form. The motion carried 6-0 (Councilmember Ballard abstained) by roll call vote.

**7.a. A Resolution Amending Building Code Fees for 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 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**

The City contracts with Mesa County for building permitting, inspection, and contractor licensing services. The contract terms indicate that Mesa County shall retain all fees

collected as compensation for services rendered. Mesa County, as the contractor, is entitled to set the current standard fees. A new fee schedule was adopted with the County's Ordinance adopting the new Building Code set.

The City last adopted building code fees in 2017. In 2016, Mesa County did a major overhaul of the standard fee schedule after much review and deliberation with the building industry in the valley. In general, the building industry supported an increase in fees so long as the total revenue covered but did not exceed the cost to staff and equip the Building Department to meet current needs. The limited changes to the fee schedule have been included to account for the increase in costs.

City Attorney John Shaver presented the resolution and was available to answer questions from Council.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Resolution 43-25, amending the standard Building Code fees for the newly adopted 2024 Editions of the International Building Code, the International Existing Building Code, the International Mechanical Code, the International Residential Code, the International Plumbing and 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 to be effective September 1, 2025. The motion carried by a unanimous voice vote.

**7.b. Resolution Adopting Fire Prevention Fees in Relation to Services Provided in Accordance with the 2024 International Fire Code and Repealing Any Prior Fire Prevention Fees in Conflict Therewith**

The 2024 edition of the International Fire Code ("IFC 2024") is the updated version of the 2018 edition of the International Fire Code, which is presently part of the Grand Junction Municipal Code ("GJMC") found in Chapter 15.44. The IFC 2024 is part of the 2024 International Code set currently being considered for adoption by the City of Grand Junction ("City"). Additional services and nine new permits will be provided by the Grand Junction Fire Department ("GJFC") with some of the changes in the IFC 2024.

The fees set forth in the proposed resolution do not increase any of the permit fees. Instead, there are nine additional permits that may be issued by GJMC, and the fees for those permits and inspections related to those permits are set the same as the various other permits and inspection fees previously approved within Exhibit "A." The new permits are the last nine permits indicated in Exhibit "A," beginning with Additive Manufacturing and ending with Lumber Yard/Woodworking Plants. In addition, permits and services previously treated as a miscellaneous permit or a special permit are now set forth in the fee schedule as a specific permit, e.g. HVAC Installation. Designating the specific permits provides clarity for those needing to comply with the IFC 2024.

City Attorney John Shaver presented the resolution and was available to answer questions from Council.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Resolution 42-25, a resolution adopting Fire Prevention Fees in relation to services provided in accordance with the 2024 International Fire Code and repealing any prior Fire Prevention Fees in conflict therewith and making the resolution effective as of September 1, 2025. The motion carried by a unanimous voice vote.

**7.c. A Resolution Delegating to the Colorado Housing and Finance Authority (CHFA) the Authority to Issue Bonds and Authorizing a Delegation Agreement Using 2023 and 2024 Private Activity Bond Volume Cap in Support of the Ascent Project, an Affordable Housing Development**

Brikwell (Developer) has requested that the City assign its 2023, 2024, and 2025 Private Activity Bond (PAB) allocations to CHFA to support the financing of Ascent at Salt Flats, a 144-unit affordable housing project serving households between 30%–70% AMI, with an average income of 58% AMI. If approved, this allocation will be used by CHFA to finance a portion of the project with tax-exempt bonds, a key tool to access 4% Low Income Housing Tax Credits (LIHTC) funding. This project aligns with the City's housing strategies and Prop 123 goals.

Housing Supervisor Ashley Chambers presented this resolution to Council. Tyler Elick, CDO for Brikwell gave a brief update on the Ascent Salt Flats project. Both were available to answer questions from Council.

Comments were heard from Councilmembers Stout, Cole, and Beilfuss.

Councilmember Stout moved, and Councilmember Cole seconded to adopt Resolution No. 40-25, a resolution delegating to the Colorado Housing and Finance Authority (CHFA) the authority to issue bonds and authorizing a delegation agreement using 2023 and 2024 Private Activity Bond Volume Cap in support of the Ascent at the Salt Flats Project, an Affordable Housing Development. The motion carried by a unanimous voice vote.

**7.d. A Resolution Assigning the 2025 Private Activity Bond Volume Cap to the Colorado Housing and Finance Authority (CHFA) in Support of the Ascent Project, an Affordable Housing Development**

Brikwell (Developer) has requested that the City assign its 2023, 2024, and 2025 Private Activity Bond (PAB) allocations to CHFA to support the financing of Ascent at Salt Flats, a 144-unit affordable housing project serving households between 30%–70% AMI, with an average income of 58% AMI. If approved, this allocation will be used by CHFA to finance a portion of the project with tax-exempt bonds, a key tool to access 4%

Low Income Housing Tax Credits (LIHTC) funding. This project aligns with the City's housing strategies and Prop 123 goals.

Housing Supervisor Ashley Chambers presented this resolution to Council and was available to answer questions from Council.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Resolution 41-25, a resolution assigning the 2025 Private Activity Bond Volume Cap to the Colorado Housing and Finance Authority (CHFA) in support of the Ascent at the Salt Flats Project, an Affordable Housing Development. The motion carried by a unanimous voice vote.

## **8. Non-Scheduled Comments**

There were none.

## **9. Other Business**

City Manager Bennett reviewed the requested letters of support that have been received. Letters requested are for the Liberty Apartments for CHFA funding, the Mesa County Enterprise Zone continuation, and Bruin Waste in relation to Regulation 31, which impacts landfill fees and additional costs.

Councilmember Beilfuss asked for information regarding clean energy/solar at the Community Recreation Center.

## **10. Adjournment**

The meeting adjourned at 7:54 p.m.

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Selestina Sandoval, MMC  
City Clerk

