

To access the Agenda and Backup Materials electronically, go to [the City of Grand Junction Website](#). To participate or watch the meeting virtually register for the [GoToWebinar](#).



**GRAND JUNCTION CITY COUNCIL  
MONDAY, AUGUST 18, 2025  
WORKSHOP, 5:30 PM  
FIRE DEPARTMENT TRAINING ROOM  
625 UTE AVENUE**

**1. Discussion Topics**

- a. Grand Valley Connects Overview
- b. Salt Flats Project
- c. Budget Process Overview
- d. Urban Trails Committee Letter

**2. City Council Communication**

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

**3. Next Workshop Topics**

**4. Other Business**

- a. Interview Committee Volunteers for Forestry Board & Historic Preservation

---

*What is the purpose of a Workshop?*

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)
  2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
  3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during "Public Comments."
-



## Grand Junction City Council

### Workshop Session

Item #1.a.

---

**Meeting Date:** August 18, 2025  
**Presented By:** Mike Bennett, City Manager  
**Department:** City Manager's Office  
**Submitted By:** Kimberly Bullen

---

### Information

#### **SUBJECT:**

Grand Valley Connects Overview

#### **EXECUTIVE SUMMARY:**

Grand Valley Connects is a Mesa County Public Health program that helps residents access essential resources and support services. It has become a critical resource for hundreds of community members as they work to improve their well-being. Representatives of Grand Valley Connects will be present to provide an overview of this program and the resources it provides.

#### **BACKGROUND OR DETAILED INFORMATION:**

The purpose of this item is to introduce and provide an overview to the City Council on Grand Valley Connects, a program through Mesa County Public Health. Grand Valley Connects launched in 2022, and demand has steadily increased. The program offers personalized, one-on-one support to individuals who may be struggling to find help with essential needs. Resource navigators work with community members to assess their situations and connect them to services.

#### **FISCAL IMPACT:**

For Discussion Only

#### **SUGGESTED ACTION:**

For Discussion Only

### Attachments

None



## Grand Junction City Council

### Workshop Session

Item #1.b.

---

**Meeting Date:** August 18, 2025

**Presented By:** Ashley Chambers, Housing Manager, Tamra Allen, Community Development Director

**Department:** Community Development

**Submitted By:** Ashley Chambers, Housing Manager

---

### Information

#### **SUBJECT:**

Salt Flats Landbanking Project Update

#### **EXECUTIVE SUMMARY:**

This item will be for discussion and an update on the Salt Flats Landbanking Project

#### **BACKGROUND OR DETAILED INFORMATION:**

The Salt Flats site, located at 450 28 Road, is a 21.78-acre property in a central mixed-use area along the 28 Road corridor, close to major employers, services, and amenities such as Walmart, restaurants, medical facilities, Colorado Mesa University, and the sports complex. Zoned R-24, the site requires a minimum density of 16 dwelling units per acre, with no maximum, ensuring a minimum of 324 units will be constructed.

**Acquisition.** The City acquired the Salt Flats property in January 2025 for \$3.2 million, using a \$2.2 million Proposition 123 Land Banking Grant from the Colorado Housing and Finance Authority (CHFA) and a \$1 million match from En-Sim QOF, LLC (Enstroms). The agreement with Enstroms also includes a \$1 million contribution toward infrastructure improvements, which the City will coordinate. Proposition 123, approved by voters in 2022, dedicates state funding to support affordable housing production. Under the Land Banking Grant requirements, the site must be developed according to the following:

- A minimum of 324 units must be developed, with site plan approval within 5 years and construction permits secured within 10 years
- At least 70% of the units must be deed-restricted affordable housing (rental ≤60% AMI, ownership ≤100% AMI)
- The remaining 30% may be attainable or market-rate housing aligned with affordable housing goals

- All units must meet State of Colorado environmental sustainability standards

**Infrastructure.** The City successfully secured a \$2 million **More Housing Now** grant from the Colorado Department of Local Affairs in November 2024, with an \$800,000 City match, to fund the first phase of infrastructure at the Salt Flats. This includes:

- New roadway connections to improve site access
- Installation of water, sewer, storm drain, gas, electric, and fiber conduit
- Development of stormwater systems and a retention basin

These improvements are essential to making the site “shovel ready” for private development.

**Development Partnership.** In January 2025, the City issued an RFP for development proposals. Four teams were selected: **Brikwell** (Master Planner and developer of two specific parcels), **Volunteers of America** (in partnership with MGL Partners and the Grand Junction Housing Authority), **Vertikal**, and **Rural Homes**. Together, these developers are projected to deliver between 324 and 475 units, including:

- Affordable rental housing for seniors, veterans, and families at ≤60% AMI
- Affordable homeownership opportunities at ≤100% AMI
- Workforce/Attainable homeownership at ≤120% AMI (including some market-rate units to assist in subsidizing lower AMIs for other units)

**Consistent with Housing Hurdles.** Through ongoing engagement with the development community, two obstacles to affordable and attainable housing production have been consistently identified:

- **Land availability** – securing suitable property at a reasonable cost
- **Infrastructure costs** – providing roads, utilities, and drainage, which can account for 20–40% of total project budgets

The City has been working to address these challenges through the implementation of its adopted Housing Strategies, enabling private and nonprofit partners to bring their projects to fruition without the City taking on the role of developer. In particular:

- Explore new incentives for affordable and attainable housing development — reducing costs and accelerating timelines through fee reductions, infrastructure investments, and streamlined processes.
- Leverage City-owned land and/or strategically acquire land for affordable and mixed-income housing — using City-owned property strategically to enable private-sector-led housing solutions.

By combining strategic land acquisition with targeted infrastructure investment at the Salt Flats, the City is enabling the private and nonprofit development community to do what it does best — build housing.

**Proposition 123 Alignment & Workforce Housing Impact.** The Salt Flats project will assist in meeting the City’s Proposition 123 housing production commitments — not only assisting in meeting the initial three-year goal of 374 units but also positioning the City and its housing partners to meet the subsequent three-year goals over the next 10 years under the program. With a planned build-out of 324 to 475 units, this single site will deliver a substantial share of the required housing production within these commitment periods. Meeting these goals ensures that not only the City, but also *any* development project within the City limits through its private and nonprofit development partners, remains eligible for future state housing funding opportunities. This continued eligibility provides the opportunity to leverage additional resources for infrastructure, site readiness, and project financing, further enabling housing production across the community.

In addition to meeting the Prop 123 goals, The Salt Flats project will meet an urgent need for workforce housing — providing homes for teachers, first responders, healthcare workers, skilled tradespeople, and service industry employees who are essential to the local economy. The Grand Junction Housing Authority consistently reports that their wait list for housing exceeds 2,000 households. By significantly increasing the supply of housing, the project will help reduce upward pressure on housing costs, improve affordability, and strengthen the ability of local employers to recruit and retain employees.

**FISCAL IMPACT:**

This item is for discussion purposes only.

**SUGGESTED ACTION:**

This item is for discussion purposes only.

**Attachments**

None



## Grand Junction City Council

### Workshop Session

Item #1.c.

---

**Meeting Date:** August 18, 2025  
**Presented By:** Mike Bennett, City Manager  
**Department:** Finance  
**Submitted By:** Jay Valentine

---

### Information

#### **SUBJECT:**

Budget Process Overview

#### **EXECUTIVE SUMMARY:**

This report to Council will provide an overview of the City's annual 2026 budget development process.

#### **BACKGROUND OR DETAILED INFORMATION:**

As part of the budget development process, the City's budget team, consisting of certain members of the departments of Human Resources, Finance, and IT, along with the City Manager, Deputy City Manager, Chief Financial Officer, Human Resources Director and former Finance Director Jodi Welch, will meet with each department to review their proposed budgets.

Prior to these meetings, departments were asked to prepare their budgets in alignment with City Council's strategic pillars, developed through the Council's strategic planning process. This year's budget preparation is guided by five key priorities that have been identified by the Council:

- Core Services
- Affordable Housing
- Fiscal Policy and Accountability
- Transparency and Accountability
- Government Efficiency

In addition to the operating budget, a balanced five-year Capital Improvement Plan (CIP) will be developed. This plan will directly support and enhance the City's core services, with a primary focus on public safety, street and transportation infrastructure,

parks, and utilities.

Once the Council finalizes its Strategic Plan, City staff will refine and finalize budget requests to confirm alignment with the Council's goals. The proposed operating budget and CIP will then be presented to the City Council during workshops scheduled for October 6 and October 13. Final adoption will include first and second readings, both public hearings, to be held in November and December.

This approach is meant to ensure that the City's 2026 budget request aligns with the strategic goals set by the City Council and provides the resources necessary to execute that plan.

**FISCAL IMPACT:**

For discussion purposes only.

**SUGGESTED ACTION:**

Informational only

**Attachments**

None



## Grand Junction City Council

### Workshop Session

Item #1.d.

---

**Meeting Date:** August 18, 2025  
**Presented By:** Mike Bennett, City Manager  
**Department:** City Council  
**Submitted By:** Kimberly Bullen

---

### Information

#### **SUBJECT:**

Urban Trails Committee Letter

#### **EXECUTIVE SUMMARY:**

Discuss the purpose and role of the Urban Trails Committee in preparation of a letter coming from City Council

#### **BACKGROUND OR DETAILED INFORMATION:**

The purpose of this discussion is for Council to discuss clarifying the purpose and role of the UTC in a letter to the UTC prior to the Committee's September meeting.

The Grand Junction Trails Board was initially created by Resolution No. 48-94 on June 15, 1994 to serve as the principal coordinating body for the development of a trails and pathway system throughout Grand Junction and connecting to trail systems outside the City. The Board will act to plan, develop and promote such a path system and will help coordinate the implementation of the Multi-Modal Plan. The Board will actively pursue the development of new trails both in the City and in areas which may be annexed. On December 17, 2014, City Council adopted Resolution 48-14 Re-Establishing the Urban Trails Committee and Adoption of Bylaws. Since 1994, the Urban Trails Committee (UTC) has participated in transportation planning through the RTPO, including all modes, and review of development projects, as well as promoting safe and efficient active transportation through a number of programs and projects. With the City's recent focus on Safe Routes to School projects and other bicycle/pedestrian planning efforts, the Council has requested that UTC be a committee of the City rather than a subcommittee of the Riverfront Commission. To that end, UTC has been working on a strategic plan and an active transportation project priority list and is recommending adoption of the proposed bylaws.

The purpose of the Urban Trails Committee is to plan and promote the City Council's

goals for an interconnected network of sidewalks, paths and routes for active transportation and recreation throughout the Grand Junction urbanized area. The Urban Trails Committee will act in an advisory capacity to the Grand Junction City Council on matters pertaining to the safe, convenient and efficient movement of pedestrians and bicyclists of all ages and abilities throughout the community, as well as other forms of transit.

**FISCAL IMPACT:**

Discussion Only

**SUGGESTED ACTION:**

Prepare letter from City Council to the Urban Trails Committee

**Attachments**

None



**Memo**

**To:** Mayor Kennedy and Councilmembers

**From:** Mike Bennett, City Manager  
Selestina Sandoval, City Clerk

**Date:** August 4, 2025

**Subject:** Volunteer Board Vacancies

---

Staff is requesting City Council members discuss who will serve on interview committees for the following vacancies:

Volunteer Board or Commission	Vacancies (E = Eligible to Reapply)	Application Deadline
<b>Forestry Board</b>  <b>Robert Ballard</b>	1. Joseph Chandler (E) (exp. 11/30/2025) 2. Kamie Long (E) (exp. 11/30/2025)	August 1, 2025  Interviews to be in September
<b>Historic Preservation Board</b>  <b>Scott Beilfuss</b>	1. Dave Fishell (exp. 12/31/2025) 2. Adam Nikirk (exp. 12/31/2025) 3. Beth Washburn (exp. 12/31/2025) 4. Sidney Wood (exp. 12/31/2025)	August 31, 2025  Interviews to be in October