

Grand Junction City Council
Minutes of the Regular Meeting
August 6, 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 6th day of August, at 5:30 p.m. Those present were Councilmembers Laurel Cole, Jason Nguyen, Ben Van Dyke, Robert Ballard, and Council President Cody Kennedy. Councilmember Scott Beilfuss was present virtually. Councilmember Anna Stout was absent.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Principal Planner Daniella Acosta Stine, Senior Planner Thomas Lloyd, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Appointments

Councilmember Van Dyke moved, and Councilmember Ballard seconded to appoint Tom Freimann to the One Riverfront Committee for a partial term ending July 30, 2027. Motion carried by unanimous voice vote.

Public Comments

Public comments were heard from Dennis Simpson, Karthik Vishwamita, Sheila Yeager, Tom Keenan, Julia Wildman, Pete Hosburg, Julia Surkis, Patricia Eddy, Donald Hunger, David Lehmann, Lisa Fry, Ruth Kinnett, Tina Peterson, Carol Ruthbun, Thomas Copp, Steve Voytilla, Dan Jones, and Greg Huhn.

City Manager Report

City Manager Mike Bennett reported on the ice cream social community engagement event that was held at the Mesa County Library.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Black Citizens and Friends Group, One Riverfront Committee concert, Mesa County Collaborative for the Unhoused (MCCUH),

and the transportation group.

Councilmember Van Dyke reported on the Downtown Development Authority (DDA) Business Improvement District (BID) meeting and the business incubator.

Councilmember Cole reported on the Commission on Arts and Culture, the community engagement forum, and the tour of the Grand Junction watershed.

Councilmember Nguyen reported on the new Grand Valley Transit (GVT) facility. He also invited council to join in the upcoming Urban Trails Committee walk audit on August 27th.

Mayor Kennedy reported on ARC meeting, the Grand Junction watershed tour, and Grand Valley Transit.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of July 14, 2025, Workshop
- b. Minutes of July 16, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Grand Junction Municipal Code Pertaining to Liquor License Occupational Tax and Setting a Public Hearing for August 20, 2025
 - ii. Introduction of an Ordinance to Lease approximately 4.38 acres of City-Owned Property to Brikwell for Affordable Housing and Authorizing the City Manager to Sign and Setting a Public Hearing for August 20, 2025

3. Resolutions

- a. A Resolution Authorizing an Application to Colorado Parks and Wildlife (CPW) State Trails Program for Completing the Riverfront Trail

4. Other Action Items

- a. Authorize the Mayor to sign a Letter of Support for Liberty Apartments

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

REGULAR AGENDA

5.a.i. An Ordinance Rezoning a 4.33 Acre Property Located at 2426 G Road to RM-12 (Residential Medium 12)

The applicant requested that this matter be continued until the September 17, 2025, City Council meeting.

Councilmember Cole moved, and Councilmember Nguyen seconded to continue an ordinance rezoning a 4.33-acre property located at 2426 G Road to RM-12 (Residential Medium 12) until September 17, 2025. The motion carried by a unanimous voice vote.

5.a.ii. An Ordinance Vacating Approximately 0.09 Acres of an Alley Right-of-way, Located Between Riverside Parkway and West Main Street

The City initiated a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 4,000 square feet (0.09 acres) located directly east of the Dual Immersion Academy between Riverside Parkway and West Main Street while reserving the majority of the area as a public utility easement and a lesser area for a multipurpose easement. The alley vacation is part of the land exchange agreement between the City and Mesa County Valley School District 51 (D51), including the land exchange at Pomona Elementary for the City's Fire Station No. 3. D51 will provide multipurpose easements along the east boundary of the Dual Immersion Academy, and the City will transfer a parcel it owns near the subject alley to D51. Vacating the alley in the area adjacent to the Dual Immersion Academy will support D51's long-term facility planning.

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

The public hearing was opened at 6:42 pm.

Comment was heard from Jim Hargas.

The public hearing was closed at 6:43 pm.

Principal Planner Acosta Stine clarified for Council the question of access for the school district.

Councilmember Ballard moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5271, an ordinance vacating 0.09 acres of a 20-foot-wide alley right-of-way located between Riverside Parkway and West Main Street on final passage and order final publication in pamphlet form. The motion carried 6-0 by roll call vote.

5.a.iii. 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 Avenue

Mesa County Valley School District 51, as the property owner, is requesting a rezone of a total of 3 acres from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue. The requested P-2 zone district would be consistent with the Comprehensive Plan Land Use Map designation of Residential Medium, if approved.

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

Comment was heard from Councilmember Beilfuss.

A representative for the applicant, Mark Austin of Austin Civil Group, introduced himself and was available to answer any questions from Council.

The public hearing was opened at 7:06 p.m.

Comment was heard Sheila Yeager.

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

Mr. Austin clarified the rezoning area details for Council.

Councilmember Nguyen moved, and Councilmember Cole seconded to adopt Ordinance No. 5272, an ordinance rezoning 3 acres of land from RM-8 (Residential Medium 8) to P-2 (Public, Civic, and Institutional Campus), located at 830 Gunnison Avenue, on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by roll call vote.

Council took a short break at 7:10 p.m.

The meeting resumed at 7:20 p.m.

5.a.iv. 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

Mesa County Valley District 51 (District 51) is initiating a request to vacate a 20-foot-wide public alley right-of-way totaling approximately 7,772 square feet located at 830 Gunnison Avenue. The former East Middle School building is constructed above the 20-foot alley, with the alley running through the middle of the school building and gym. It is unclear why District 51, or a former version of the school district, built the school in the City's alley. Vacating the alley will give District 51 ownership of the area and support long-term facility planning.

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

Mark Austin from Austin Civil Group was available to answer any questions from Council.

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

There were no public comments.

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

Councilmember Nguyen moved, and Councilmember Ballard seconded to adopt Ordinance No. 5273, 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 on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by roll call vote.

6.a. A Resolution Appointing Members to a Housing Affordability Code Task Force

The City has received several recent inquiries from members of the Housing and Building Association of Western Colorado to convene a task force focused on "meaningful" reforms within the City's policies and procedures to make housing more attainable. In response, staff developed a recommendation to establish a committee focused on reducing regulatory barriers to increase housing affordability, which was presented to City Council at the June 30, 2025, Council Workshop.

This item was to consider the adoption of a resolution appointing members to a Housing Affordability Code Task Force. Based on City Council direction at the June 30, 2025, Workshop, staff collected individual rankings of all 42 applicants and ranked them using a combined average of scores. The Council expressed interest in appointing 15 members to the HAC, including at least one Planning Commissioner. Accordingly, of the 42 applicants, the top 15 applicants were recommended for appointment.

City Manager Mike Bennett presented this item and was available to answer questions from Council.

Comment was heard from Mayor Kennedy and Councilmember Beilfuss.

Councilmember Cole moved, and Councilmember Nguyen seconded to adopt Resolution No. 47-25, a resolution appointing members to a Housing Affordability Code Task Force, and appoint the following members: Kevin Bray, Ron Abeloe, Jane Quimby, Emilee Powell, Keith Ehlers, Mark Austin, Sandra Weckerly (Planning Commissioner), Kim Kerk, Kelly Maves, Ivan Geer, John Gargas, Christi Reece, Michael Foster, Dillon Foster, and Charlie Gechter. The motion carried by a unanimous voice vote.

7. Non-Scheduled Comments

Comment was heard from one individual (name not given).

8. Other Business

There was none.

9. Adjournment

The meeting adjourned at 7:36 p.m.

Selestina Sandoval, MMC
City Clerk

