

Grand Junction City Council
Minutes of the Regular Meeting
August 20, 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 20th day of August, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Laurel Cole, Jason Nguyen, Ben Van Dyke, Robert Ballard, and Council President Cody Kennedy. Councilmember Anna Stout was present virtually.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Community Development Director Tamra Allen, Director of Engineering and Transportation Trent Prall, 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.

Presentations

Presentation Regarding the River Corridor Initiative Master Plan

The River Corridor Initiative (RCI) is embarking on the development of a River Corridor Master Plan for the Grand Valley in partnership with local jurisdictions and the broader community. RiversEdge West, the fiscal sponsor, was awarded a Colorado Water Conservation Board grant to support this project. The City of Grand Junction and the two other Grand Valley municipalities have all pledged cash and in-kind support for the project, including the involvement of their planning and natural resources staff to help steer the plan. RCI will present the project schedule, discuss potential outcomes of the project, and the role of the City of Grand Junction in the project. River Corridor Initiative representative Joel Sholtes gave a brief presentation to Council on the RCI Master Plan.

Public Comments

Public comments were heard from Karen Fehringer, Ruth Kinnett, and Paul Brennan.

City Manager Report

City Manager Mike Bennett did not have a report.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Homeless Coalition, Grand Valley Transit (GVT), the Energy Summit, and the Home Builders Association (HBA) home tour.

Councilmember Ballard reported on the Forestry Board and the Parks Improvement Advisory Board (PIAB).

Councilmember Van Dyke did not have a report.

Councilmember Cole reported on the Grand Junction Housing Authority, the D51 Absenteeism Committee, and the tour of River Run.

Councilmember Nguyen reported on the Urban Trails Committee.

Councilmember Stout reported on activity with the Colorado Municipal League (CML).

Mayor Kennedy reported on the Chamber of Commerce roundtable, the Energy Summit, the HBA home tour, Grand Junction Economic Partnership (GJEP), the Confluence Center tour, and the Grand Junction Regional Airport Authority (GJRAA).

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of August 4, 2025, Workshop
- b. Minutes of August 6, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance to Repeal and Replace a Land Exchange Between the City of Grand Junction and Robert M. Stubbs and Upland Homes, Inc., and Setting a Public Hearing for September 3, 2025

3. Procurements

- a. Authorize the Contract to Complete Fabrication and Installation of the Community Recreation Center Indoor Climbing Wall

4. Resolutions

- a. A Resolution to Repeal Resolution 44-24 and Replace with a Production Incentive for Affordable and Attainable Housing Units in the City of Grand Junction, CO
- b. A Resolution Authorizing Lease of Click Ranch Property to Dennis, Lora and Brienna Wynn
- c. A Resolution Authorizing the City Manager to Submit a Grant Application for the Accessory Dwelling Unit (ADU) Grant Program
- d. A Resolution Authorizing the City to Approve a Grant Offer in the Amount of \$11,593,096 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 Construction Pavement Subbase Project
- e. A Resolution Authorizing the City to Approve a Grant Offer in the Amount of \$675,458 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 95% Runway Design Grant Offer
- f. A Resolution Authorizing the City to Approve a Grant Offer in the Amount of \$187,920 as a Co-sponsor with the Grand Junction Regional Airport Authority for the Runway 12/30 NAVAID Design RA project
- g. A Resolution Authorizing the GJRRA to Accept FAA AIP Grants Consistent with the Language in the AIP 85, 86, and 87 Grant Agreements as Co-sponsor with the Grand Junction Regional Airport Authority and to Execute the Co-Sponsorship Agreement when Received

5. Other Action Items

- a. Authorize the Mayor to Sign a Letter of Support for Inclusion of Shoshone Water Rights into the State's Instream Flow Program

Councilmember Nguyen moved to adopt Consent Agenda Items 1 through 5, which was seconded by Councilmember Ballard. Motion carried by a unanimous voice vote.

REGULAR AGENDA

***Item 7.c.- A Resolution Directing Certain Actions Regarding the Design and Construction of Improvements to 4th and 5th Streets and Ratifying Actions in Connection Therewith**

was moved to the beginning of the Regular Agenda to allow for Public Comment. On May 29, 2025, Council voted 7-0 to move forward with a two-lane plus bike-lane option for the continuation of the 4th-5th Street Pilot project. In order to provide the additional asphalt width required for improvements into the existing infrastructure, concrete/landscape revisions were necessary at 4th Street & Main Street as well as at 5th Street & Main Street. At the August 4th City Council work session, Council reviewed the necessary concrete/landscaping revisions, project costs, and schedule and requested staff bring back for formal council authorization to revert both corridors between Grand and Ute Ave to the pre-pilot conditions. City traffic staff will complete the striping revisions along both corridors between Grand Ave and Ute Ave in September. Parking meters will be restored as well, as soon as the parking spaces are available. City Manager Mike Bennett introduced the item.

Comments were heard from Councilmembers Nguyen, Councilmember Van Dyke, and Mayor Kennedy. Trent Prall, Director of Engineering and Transportation and Chief of Police Matt Smith were available to answer questions from Council.

A public comment period was opened at 6:26 p.m.

Comments were heard from David Haughman, Carrie Scholties, Amber Martinez, Niki Hunn, Alexandria Specs, Sara Fletcher, Bill Sant, John Leary, Carol Rathbun, Helen Westbrook, Jim Hargis, Lee Chalat, Jack Byron, Brendon Green, Julia Wildman, Debbie Buchele, Raquel Scianna, Ben Herman, Loren Eahins, Brian Oliver, Molly Hickman, Matt Speth, and Connie McDowell.

Council took a short break at 7:29 p.m.

The meeting resumed at 7:39 p.m.

Comments were heard from Karthik Vishwamitra, Craig Droskin, Jenny Nitzkey, Diana Rooney, Ruth Kinnett, Ted Clavonne, Danny Buhr, Donald Hunger, David Lehmann, and Abram Herman.

Once the remainder of the public comments were heard, discussion was continued by Council. Comments were heard from Councilmembers Nguyen, Stout, Beilfuss, Ballard, Cole, and Mayor Kennedy.

Councilmember Van Dyke moved, and Councilmember Ballard seconded to adopt Resolution 53-25, a resolution directing the City Manager to take certain actions regarding the design and construction of improvements to 4th and 5th Streets and ratifying actions in connection therewith. The motion carried by a roll call vote, with 4 votes in favor and 3 votes opposing.

Council took a short break at 8:31 p.m.

The meeting resumed at 8:42 p.m.

**6.a.i. An Ordinance Amending Grand Junction Municipal Code
Pertaining to Liquor License Occupational Tax**

Any establishment that holds a liquor license in the City pays Occupational Tax annually on January 1st and is valid for the calendar year. The purpose of this ordinance is to streamline the collection of the annual liquor license occupational tax by aligning its payment due date with the liquor license renewal date, rather than a fixed calendar date of January 1. This change is intended to minimize confusion among licensees and reduce staff time previously spent issuing separate occupational tax notices and managing off-cycle payments. City Clerk Selestina Sandoval presented this item and was available to answer questions from Council.

The public hearing was opened at 8:47 p.m.

There were no public comments.

The public hearing was closed at 8:47 p.m.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5274, an ordinance amending the Grand Junction Municipal Code pertaining to Liquor License Occupational Tax on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

**6.a.ii. An Ordinance Leasing 4.42 acres of City-Owned Property to
Brikwell, LLC located at 450 28 Rd Grand Junction, Colorado
Pursuant to Voter Approval**

Brikwell (Developer) seeks to lease approximately 4.42 acres of the 21.48- acre property known as "The Salt Flats" for the development of approximately 144 rental housing units. The Ascent at Salt Flats, a 144-unit affordable housing project, will serve households between 30%–70% AMI, with an anticipated average income of 58% AMI. If approved, following a successful application for non-competitive 4% Low Income Housing Tax Credits (LIHTC) funding, completion of this project is anticipated by Winter 2027. This project aligns with the City's housing strategies and Prop 123 goals.

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

Comments were heard from Councilmembers Cole, Van Dyke, Beilfuss, and Mayor Kennedy.

Brikwell, LLC representative Tyler Elick was available to answer questions from Council.

The public hearing was opened at 9:17 p.m.

There were no public comments.

The public hearing was closed at 9:17 p.m.

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Ordinance No. 5275, an ordinance authorizing the City Manager to sign a lease agreement for 4.42 acres of City-Owned property to Brikwell for the development of affordable housing on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by roll call vote.

7.a. A Resolution Authorizing the City Manager to Sign a Letter of Intent to Enter into a Partnership with Brikwell LLC for the Ascent Project located at 450 28 Road

A Letter of Intent (LOI) has been prepared with Brikwell for the development of The Ascent at Salt Flats, a 144-unit mixed-income housing project on 4.42 acres within the City-owned 21.78-acre Salt Flats property. The LOI outlines that the City's equity contribution will be the value of the land based on a per-unit basis of—\$2.52 million—provided as an in-kind asset rather than a cash outlay. In exchange, the City may hold an ownership interest in the project. Brikwell will be responsible for all aspects of the project development, such as securing all project financing, including Low-Income Housing Tax Credits (LIHTC), private debt, and other funding sources, and will assume responsibility for construction and operational risks. Community Development Director Tamra Allen presented this item and was available to answer questions from Council.

Councilmember Ballard moved, and Councilmember Stout seconded to adopt Resolution 51-25 a resolution authorizing the City Manager to sign a Letter of Intent to enter into a joint venture relationship with Brikwell LLC contingent upon Brikwell's receipt of Low-Income Housing Tax Credit (LIHTC) financing, and to take further action consistent with the terms of the Letter of Intent. The motion carried by a unanimous voice vote.

7.b. A Resolution Authorizing the City Manager to Sign a Letter of Intent for Brikwell, LLC to Purchase Lot TBD of Approximately 4.42 acres of property at 450 28 Road for Affordable Housing Development

A Letter of Intent (LOI) has been prepared with Brikwell for the conveyance of approximately 4.42 acres within the City-owned 21.78-acre Salt Flats property for the development of The Ascent at Salt Flats, a 144-unit mixed-income housing project. This LOI represents Step 2 in the process and outlines the City's commitment—contingent on the subdivision of the lot and Brikwell receiving Low-Income Housing Tax Credit (LIHTC) financing—to contribute the land value, estimated at \$2.52 million on a per-unit basis, as an in-kind equity investment rather than a cash contribution. In return, the City may receive an ownership interest in the development. Community Development Director Tamra Allen presented this item and was available to answer questions from Council.

Councilmember Beilfuss moved, and Councilmember Ballard seconded to adopt Resolution 52-25, a resolution authorizing the City Manager to sign a Letter of Intent with Brikwell, LLC for a purchase and sale agreement for the conveyance of Lot TBD of approximately 4.42 acres within the Salt Flats property as an in-kind equity contribution, contingent upon Brikwell's receipt of Low-Income Housing Tax Credit (LIHTC) financing, and to take further action consistent with the terms of the Letter of Intent. The motion carried by a unanimous voice vote.

8. Non-Scheduled Comments

There were none.

9. Other Business

There was none.

10. Adjournment

The meeting adjourned at 9:23 p.m.

Selestina Sandoval, MMC
City Clerk

