

**Grand Junction City Council**  
**Minutes of the Regular Meeting**  
**September 3, 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 3rd day of September, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Jason Nguyen, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Anna Stout was present virtually. Councilmember Laurel Cole was absent.

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

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

**Proclamations**

**Proclaiming September 17-23, 2025, as Constitution Week in the City of Grand Junction**

Councilmember Robert Ballard read the proclamation. Annette Raley, Vice Regent, Mount Garfield Chapter, accepted the proclamation.

**Proclaiming September 2-7, 2025, as Grand Junction PRIDE Week**

Councilmember Beilfuss read the proclamation. Jon Michael Nitschke, President of Colorado West PRIDE, accepted the proclamation.

**Proclaiming September 2025, as Competitive Cycling and Tour of the Moon Month**

Councilmember Nguyen read the proclamation. Chandler Smith, Executive Director of Grand Valley Outdoor Recreation Coalition, and State Representative Rick Taggart accepted the proclamation.

**Appointments**

**To the Grand Junction Housing Authority Board**

Councilmember Van Dyke moved and Councilmember Ballard seconded to reappoint Rich Krohn and to appoint Julie Firl to the Grand Junction Housing Authority Board for terms expiring October 31, 2030. Motion carried by a unanimous voice vote.

### **To the Planning Commission Zoning Board of Appeals**

Councilmember Ballard moved and Councilmember Nguyen seconded to appoint Ian Thomas, Keith Ehlers, and Gregg Palmer to full terms expiring October 31, 2029, and to appoint Ken Scissors to a partial term expiring October 31, 2026, as 1st Alternate. Motion carried by a unanimous voice vote.

### **Public Comments**

Public comments were heard from Thomas Copp, Ed Kowalski, Mary Ann Tagueman, Rhonda Bates, Carol Rathburn, Carol Ward, Vera Mulder, and Denise Romero.

### **City Manager Report**

City Manager Mike Bennett reported on the “Bike with Mike” event that will be taking place on September 9, 2025, at 7 am. This event will allow citizens to connect with the City Manager and then participate in a bike ride.

### **Boards and Commission Liaison Reports**

Councilmember Beilfuss reported on Food Truck Friday, the Historic Preservation Board, the Train Depot art exhibit, the Homeless Coalition, the Business Incubator, the Avalon Foundation, and the Asteria Theatre.

Councilmember Ballard reported on the Forestry Board and the Parks Improvement Advisory Board (PIAB), as well as Food Truck Friday.

Councilmember Van Dyke reported on the Downtown Development Authority (DDA)/Business Improvement District (BID) retreat.

Councilmember Nguyen reported on the Urban Trails Committee walk audit and Grand Valley Transit (GVT).

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

Mayor Kennedy reported on the museum strategic plan, the Hilltop Life Adjustment Community Meeting and he introduced Boy Scouts of America Troop #328.

### **CONSENT AGENDA**

## **1. Approval of Minutes**

- a. Summary of August 18, 2025, Workshop
- b. Minutes of August 20, 2025, Regular Meeting

## **2. Set Public Hearings**

- a. Quasi-judicial
  - i. A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Messick-Dangler Annexation of 27.2 Acres, Located at 378 30 Road, and Setting a Public Hearing for October 15, 2025 – **CONTINUED TO THE OCTOBER 1, 2025 REGULAR MEETING**

Councilmember Ballard moved and Councilmember Van Dyke seconded to adopt Consent Agenda Item 1 . Motion carried by a unanimous voice vote.

Councilmember Van Dyke moved and Councilmember Ballard seconded to continue Consent Agenda Item 2.a.i. to the October 1, 2025, Regular Meeting, and set a public hearing for November 5, 2025. Motion carried by a unanimous voice vote.

## **REGULAR AGENDA**

### **3.a.i. An Ordinance Authorizing the Land Exchange Between the City of Grand Junction and Camelback Gardens, LLC and Upland Homes, Inc.**

The Camelback Gardens Planned Development is a proposed residential development in the Ridges to be located at 381 and 409 High Desert Road. The development site is surrounded by approximately 14 acres of City Open Space. A land exchange ordinance for this project was previously approved by City Council on March 15, 2023. This repeal and replace ordinance is necessary for two primary reasons:

Updated Ownership Disclosure: When the exchange was first considered, it was not disclosed that 381 High Desert Road was under the ownership of Upland Homes, Inc. As such, the transaction was not solely between Robert M. Stubbs (now Camelback Gardens, LLC) and the City, but also included Upland Homes, Inc. as a party to the exchange. Correction to Exchange Acreage: The land exchange involves a greater square footage than was presented at the first hearing. This updated ordinance reflects

the correct amounts and corresponding exhibits provided by the applicant. Under the revised exchange, the City will convey a total of approximately 12,782 square feet of existing City-owned Ridges Open Space in two locations (Parcels T58/T59 and E14) to the applicant. In return, the applicant will dedicate and improve approximately 15,079 square feet of public park and trail corridor land (Tracts MM, NN, and Tract 1) within the Camelback Gardens subdivision. The new park will be landscaped and maintained by the Camelback Gardens Homeowners Association, and the trail corridors will provide improved public connectivity to the Ridges open space system.

The updated proposal continues to meet the City's 1976 Resolution policy for disposal of City-owned real estate, ensuring that the land received is of equal or greater value, both actual and potential, to the public and the City.

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

Applicant representative Jeffrey Flemming was also available to answer questions.

Comments were heard from Councilmember Nguyen and Beilfuss.

The public hearing was opened at 6:44 p.m.

There were no public comments.

The public hearing was closed at 6:44 p.m.

Councilmember Van Dyke moved, and Councilmember Beilfuss seconded to adopt Ordinance No. 5276, an ordinance repealing and replacing Ordinance No. 5134, an ordinance authorizing and confirming the exchange of real property located at 381 High Desert Road and for property located at 409 High Desert Road in the City of Grand Junction, Colorado, on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by roll call vote.

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

There were none.

## **9. Other Business**

Councilmember Beilfuss requested that a round-table discussion with water service providers be coordinated to talk about drought conditions, Ute Water, and impact fees.

## **10. Adjournment**

The meeting adjourned at 6:50 p.m.

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Selestina Sandoval, MMC  
City Clerk

