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## **HISTORIC PRESERVATION BOARD AGENDA**

**250 NORTH 5<sup>TH</sup> STREET  
CITY HALL AUDITORIUM**

**TUESDAY, SEPTEMBER 2, 2025 - 4:00 PM**

### **Call to Order/Announcements**

### **Approval of Minutes**

1. Approval of Minutes from the July 1, 2025 Regular Hearing

### **Discussion Items**

1. Vote on new By-Laws
2. APA Western Slope Conference - Walking History Tour (10/23-10/24)

### **Updates**

1. Golf Tournament
2. GJ Auto Building Tour

### **Other Business/Public Comment**

### **Adjournment**



**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

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**Meeting Date:** September 2, 2025

**Presented By:**

**Department:** Community Development

**Submitted By:**

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**Information**

**SUBJECT:**

Approval of Minutes from the July 1, 2025 Regular Hearing

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

1. Historic Preservation Board Minutes -2025-July 1

**Historic Preservation Board Regular Hearing**  
Minutes – July 1, 2025

Board Members Present: Dave Fishell, Sidney Wood, Dustin Anzures, Kevin Tinsley, Adam Nikirk, Shannon Power

Others in Attendance: Jessica Johnsen from Community Development

**CALL TO ORDER/ANNOUNCEMENTS**

The meeting was called to order at 4:00 pm by Chair Dave Fishell.

**APPROVAL OF MINUTES**

The Board considered the minutes of the June 10, 2025, regular hearing which were passed 6-0 on a motion by Dustin Anzures and a second motion by Kevin Tinsley.

**DISCUSSION ITEMS**

1. APA Conference - Historic Walking Tour
2. Water Treatment Plant
  - a. Amount of repairs
3. Golf Charity Event - How can we help?
  - a. Can Comms publish a flyer?

**UPDATES**

**ADJOURNMENT**

The meeting was adjourned at 4:57 PM with a motion from Kevin Tinsley and a second by Dustin Anzures.



**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

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**Meeting Date:** September 2, 2025

**Presented By:**

**Department:** Community Development

**Submitted By:**

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**Information**

**SUBJECT:**

Vote on new By-Laws

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

1. HPB Bylaws (final draft before vote) 2025

**Bylaws of the  
GRAND JUNCTION HISTORIC PRESERVATION BOARD**

Article 1. Purpose. Board. Place of Business.

- (a) The purpose of the Board is to promote and enhance the community's architectural, historical and cultural heritage by and through recommending designation on the City's local Register of Historic Sites, Structures and Districts; providing educational opportunities to increase the public appreciation of the local heritage; and generally advising the City Council on matters related to preserving the historic character of the City.
- (b) The business and affairs of the Board shall be managed by its members, comprised of no less than five (5) and no more than seven (7) persons and up to 3 alternates appointed by the Grand Junction City Council all as consistent with the rules and these bylaws adopted by said City Council for the Board.
- (c) The place of business of the Historic Preservation Board ("Board") shall be in Grand Junction, Colorado with a mailing address of 250 N. 5<sup>th</sup> Street, Grand Junction CO 81501.

Article 2. Appointment of Members.

The members of the Board ("Members") shall be appointed by the Grand Junction City Council for individual terms of four (4) years, for no more than two (2) terms.

Article 3. Officers.

- (a) At the first meeting of the Board each calendar year, the Members shall select three officers: a Chairperson ("Chair"), a vice-Chairperson ("Vice Chair") and a City Staff Liaison ("Liaison").
- (b) The Chair shall preside at meetings of the Board and shall be the titular head of the Board but otherwise shall be one of the members. The Chair may sign for the Board and the Liaison shall attest to such signature. The Chair shall perform all duties incidental to such office and such other duties as may be prescribed by the members.
- (c) In the absence of the Chair, or in the event of the inability or refusal of the Chair to act, the Vice-Chair shall perform the duties of the Chair, and when so acting, shall have all the authority and duties of the Chair.
- (d) The Liaison shall record the affairs of the Board, shall see to the correspondence of the Board, and shall perform such other duties as may be assigned by the Chair or the Members.

Article 4. Terms. Conditions.

- (a) Members shall hold office until their successors have been appointed and qualified. A Member may be appointed for no more than two terms. An appointment to fill a partial term shall only be for the remainder of the full term.
- (b) If the City Council has imposed Mesa County residency as a condition of being a Member, the seat shall be immediately vacant upon the Member no longer being a resident of the County.
- (c) Members living outside of the City limits of Grand Junction would be limited to three (3) total members.

- (d) A majority of the total Members of the Board may recommend to the City Council that a Member be removed upon such Member's failure to regularly attend the meetings of the Board unless such absence(s) are excused by the Board, or to participate in the work and mission of the Board.

Article 5. Conflicts. Compensation. Expenses.

No compensation shall be paid to any Member for their services. The Board shall neither enter into any contract with any Member nor pay or authorize any remuneration to any Member. The rules and requirements of the City Charter and state law that apply to members of the City Council regarding conflicts of interest, disclosure, gifts and appearances of impropriety shall likewise apply to each Member of the Board.

In accordance with the rules and requirements of the City, a Member may be reimbursed for reasonable expenses incurred in the performance of duties as a Member, provided however that all such expenses shall be paid only by the City Manager or his/her designee.

Article 6. Meetings. Notice. Open Meetings.

- (a) Regular meetings shall be held at least once each month, as necessary, at the place of business of the Board.
- (b) Any Member may call a special meeting, and it shall then be the duty of the Liaison to cause notice of such meeting to be properly given. Special meetings may be held at any place within the City of Grand Junction.
- (c) Notice of any meeting of the Board, including the purpose thereof, shall be given to each member by mail or e-mail, or in an equivalent manner at least 72 hours before the scheduled meeting. Attendance by a Member at any meeting of the Board shall be a waiver of notice by him/her of the time and place thereof. Any lawful business of the Board may be transacted at any meeting for which proper notice has been given.
- (d) Any meeting may be held by telephone or video conference call.
- (e) The Members shall conduct all affairs of the Board as though the Board is a local government subject to the Colorado Open Meetings law and Open Records Act, as amended.

Article 7. Quorum.

A majority of the authorized number of the Members of the Board shall constitute a quorum for the transaction of business; however, if at any meeting a quorum is no longer present whether due to conflict of interest or otherwise, a majority of those present may adjourn the meeting. The act of the majority of the Members present at a meeting in which a quorum is present shall be the act of the Board. Any Member may vote on an issue at a meeting at which he or she is not present if that Member provides a written proxy to the Chair, Vice Chair or Liaison in writing prior to the meeting as to his or her position on a certain issue.

Article 8. Action of Members without a Meeting.

Any action that could have occurred at a meeting of the Members may also be accomplished without a meeting if all of the Members entitled to vote with respect to the subject matter thereof sign a written consent specifying the action.

Article 9. Contracts. Expenditures.

The Board and its Members ordinarily do not have authority to bind the City, unless the City Council has specifically provided otherwise in writing. Expenditures on behalf of the Board and its work shall be exclusively through the City manager or his/her designee.

Article 11. Notices.

Any notice of claim, demand or other legal process served on or received by the Board or any of its members should be immediately delivered to the City Clerk or the City Attorney.

Article 12. Legal Advice. Finances.

The City Attorney shall serve as the legal advisor for the Board. The City's Finance Director shall serve as the treasurer for the Board.

Article 13. Amendment of the Bylaws. The Board may, by the affirmative vote of a majority of its members, amend or alter the bylaws of the Board provided that no such alteration or amendment by the Board shall increase the powers of the Board or expose the City to any additional liabilities, responsibilities or expenses. The City Staff Liaison of the Board, or any member, shall send a copy of such proposed changes to the City Clerk prior to adoption by the Board.

APPROVED AND ADOPTED by the Historic Preservation Board this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Dave Fishell, Chair

ATTEST:

\_\_\_\_\_  
Jessica Johnsen – Zoning Supervisor  
Staff Liaison to City Historic Preservation Board



**Grand Junction Planning Commission**

**Regular Session**

**Item #2.**

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**Meeting Date:** September 2, 2025  
**Presented By:**  
**Department:** Community Development  
**Submitted By:**

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**Information**

**SUBJECT:**

APA Western Slope Conference - Walking History Tour (10/23-10/24)

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None





**Grand Junction Planning Commission**

**Regular Session**

**Item #1.**

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**Meeting Date:** September 2, 2025  
**Presented By:**  
**Department:** Community Development  
**Submitted By:**

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**Information**

**SUBJECT:**

Golf Tournament

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



**Grand Junction Planning Commission**

**Regular Session**

**Item #2.**

---

**Meeting Date:** September 2, 2025  
**Presented By:**  
**Department:** Community Development  
**Submitted By:**

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**Information**

**SUBJECT:**

GJ Auto Building Tour

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None