

Grand Junction City Council
Minutes of the Regular Meeting
October 1, 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 1st day of October, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz (formerly Cole), Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Housing Manager Ashley Chambers, Community Development Director Tamra Allen, Planning Manager Niki Galehouse, Principal Planner Daniella Acosta Stine, Principal Planner Tim Lehrbach, 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 October 2025 as Arts and Humanities Month in the City of Grand Junction

Councilmember Lutz read the proclamation. Commission on Arts and Culture Chair Robbie Breaux, accepted the proclamation.

Proclaiming October 5-11, 2025, as Fire Prevention Week in the City of Grand Junction

Councilmember Van Dyke read the proclamation. Public Safety Director Matt Smith and Deputy Fire Chief Gus Hendricks accepted the proclamation.

Public Comments

Public comments were heard from Regan Long, Thomas Copp, Theresa Cambron, and Ed Kowalski.

City Manager Report

City Manager Mike Bennett did not have a report.

Boards and Commission Liaison Reports

Councilmember Stout reported on the Colorado Municipal League (CML) policy committee, which will start meeting October 17, 2025.

Councilmember Lutz reported on Commission on Arts and Culture.

Councilmember Ballard reported on the Parks Improvement Advisory Board (PIAB), the “Drop in for Donuts” public engagement event with Councilmembers, and visiting the Colorado State University (CSU) Western Campus to learn about research that is being done to help the agriculture of local vineyards, orchards and fields adapt to Grand Junction’s unique climate. They are also conducting research on the damaging effects of hail.

Councilmember Beilfuss reported on the Business Incubator Center program (BIC), the Regional Center, Karis Youth Home, police ride along, “Drop in for Donuts” public engagement event with Councilmembers, and the Chamber of Commerce.

Councilmember Van Dyke reported on the Business Incubator Center program (BIC) and available tax credits, and their upcoming holiday expo.

Council President Kennedy reported on the upcoming Oktoberfest event hosted by the Museums of Western Colorado, and the Grand Junction Regional Airport Authority.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the September 8, 2025, Special Meeting Executive Session
- b. Summary of the September 15, 2025, Workshop
- c. Minutes of the September 17, 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 November 5, 2025

b. Legislative

- i. An Ordinance Authorizing the Issuance of General Fund Revenue Bonds - **MOVED TO THE REGULAR AGENDA**
- ii. An Ordinance Authorizing the Refinancing of Certain Short-Term Special Revenue Note, Series 2025

3. Procurements

- a. Authorization of Construction Contract for Street Maintenance - Neighborhood Mill and Overlay
- b. Sole Source Contract with Flexi-Liner to Line Bleach Storage Tanks at Water Treatment Plant

4. Resolutions

- a. A Resolution Authorizing the City Manager to Submit a Grant Request to the National Archives and Records Administration (NARA) for the Archival Projects Grant
- b. A Resolution Approving the First Amendment to the Cooperative Planning Agreement Between the Town of Palisade, County of Mesa, and City of Grand Junction to Provide Consent to Extending a Sanitary Sewer Line Within the Cooperative Planning Area
- c. A Resolution Amending Resolution 81-24 And Affirming the Sale of Real Property Located in the Dos Rios Subdivision, Grand Junction, Colorado

5. Other Action Items

- a. Grand Valley Outdoor Recreation Coalition (GVORC) Master Plan Letter of Support

Councilmember Ballard moved and Councilmember Van Dyke seconded to adopt Consent Agenda Item #1-5, excluding Item #2.b.i. Motion carried by a unanimous voice vote.

REGULAR AGENDA

2.b.i. An Ordinance Authorizing the Issuance of General Fund Revenue Bonds – MOVED FROM THE CONSENT AGENDA

An introduction was made by City Manager Mike Bennett. Chief Financial Officer Jay Valentine and Engineering & Transportation Director Trent Prall provided clarification on the ordinance authorizing the issuance of General Fund Revenue Bonds, as well as projects affected by this ordinance and were available to answer questions from Council. Comments were heard from Councilmembers Nguyen and Council Preseident Kennedy.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to approve Consent Agenda Item 2.b.i. Motion carried by a unanimous voice vote of 7-0.

6.a.i. An Ordinance Authorizing the City Manager to Sign a Lease Agreement for approximately 3 acres of City-Owned Property to Rural Homes for Affordable Housing

Rural Homes sought to lease approximately 3 acres at the northeast corner of the 21.78-acre property known as “The Salt Flats” for the development of for the conveyance of two lots totaling +/- 3 acres within the City-owned Salt Flats property for development of approximately 48 deed-restricted, for-sale homes serving households at or below 100% AMI. This lease agreement represents establishes site control and terms for Rural Homes’ for securing Proposition 123/other financing; the project utilizes a volumetric metric partnership with Fading West and will further split lots and utilize a fee-simple homeownership model with deed restrictions (no HOA) to reduce monthly costs and support long-term affordability.

Housing Manager Ashley Chambers presented this item, and was available to answer questions from Council.

Public comment opened at 6:19 pm.

There were no comments heard.

Public comment closed at 6:19 pm.

Councilmember Lutz moved, and Councilmember Stout seconded to adopt Ordinance No. 5277, an ordinance authorizing the City Manager to sign a Lease Agreement for approximately 3 acres of City-Owned property to Rural Homes for affordable housing development on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

6.a.ii. An Ordinance Concerning the Reinstatement and Extension of the Corridor Infill Incentive for the Landing on Horizon Project by APR Grand Junction 3, LLC

On September 7, 2022, the City Council adopted Resolution 74-22, creating a new Corridor Infill Incentive and formula for calculating the incentive. The resolution included specific corridors in and near downtown, as well as in the Horizon Drive Overlay. The City received on November 4, a request by APR Grand Junction 3, LLC to utilize the Level 4 - Corridor Infill Incentive for a 168-unit multifamily apartment project called Landing on Horizon on 8.3 acres located at 2805 Printers Way, 768 Hilaria Avenue, and 773 Horizon Drive. The City Council, by Ordinance No. 5119, approved a corridor incentive in the amount of \$1,529,974 for the Landing on Horizon project. The associated agreement provided that the incentive would be provided so long as the developer completed the project by June 28, 2025. The developer has not fully met the timeline, and the agreement has expired. However, the developer, when provided notice, is now requesting an extension of the agreement until December 1, 2025.

Community Development Director Tamra Allen, along with Niki Galehouse, presented this item and were available to answer questions from Council.

A representative from APR Grand Junction 3, LLC gave an update on the project to Council, and was available to answer any questions from Council.

Comments were heard from Councilmembers Stout, Ballard, Nguyen, Van Dyke and Council President Kennedy.

Public comment opened at 6:28 pm.

There were no comments heard.

Public comment closed at 6:28 pm.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5278, an ordinance reinstating and extending the Corridor Infill Incentive agreement with APR Grand Junction 3, LLC with an amendment of the date from December 1, 2025 to November 1, 2025, for the property located at 2805 Printers Way, 768 Hilaria Avenue, and 773 Horizon Drive (Parcel 2705-312-03-002), Grand Junction, Colorado, and approving all actions heretofore taken in connection therewith on final passage and ordered final publication in pamphlet form. A roll call vote was conducted, and the motion failed 4-3 by a roll call vote with Councilmembers Beilfuss, VanDyke, Ballard and Council President Kennedy voting no.

Councilmember Ballard moved, and Councilmember Beilfuss seconded to adopt Ordinance No. 5278, an ordinance reinstating and extending the Corridor Infill Incentive agreement with APR Grand Junction 3, LLC for the property located at 2805 Printers Way, 768 Hilaria Avenue, and 773 Horizon Drive (Parcel 2705-312-03-002), Grand

Junction, Colorado, and approving all actions heretofore taken in connection therewith on final passage and ordered final publication in pamphlet form. A roll call vote was conducted, and the motion passed 6-1 by a roll call vote against with Councilmember Stout voting no.

6.a.iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Zone Districts and Dimensional Standards, Use Standards, Off-Street Parking, and Measurements and Definitions

And

An Ordinance Amending Sections of the Transportation Engineering Design Standards (Title 29 of the Grand Junction Municipal Code) Regarding Alternative Street Sections and Standard Street Sections

The proposed text amendment to the Zoning and Development Code will achieve greater flexibility in allowed residential uses and to preserve and promote context-sensitive design across development types, specifically by expanding the range of housing types allowed in medium- and high-density residential zone districts, introducing new design standards for certain housing forms in these districts, and modifying dimensional standards including minimum setback requirements. There is also a proposed text amendment to the Transportation Engineering Design Standards to introduce language allowing standard and alternative street sections to be adapted to the new setback standards proposed by the Zoning and Development Code text amendment.

Principal Planners Daniella Acosta Stine and Tim Lehrbach presented these items and were available to answer questions from Council. Planning Manager Niki Galehouse was also available to clarify changes to the Zoning and Development Code.

Comments were heard from Councilmembers Nguyen, Beilfuss, Ballard, and Council President Kennedy.

Public comment opened at 7:21 pm.

There were no comments heard.

Public comment closed at 7:21 pm.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5279, an ordinance amending sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding zone districts and dimensional standards, use standards, off-street parking, measurements and

definitions, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5280, an ordinance amending sections of the Transportation Engineering Design Standards (Title 29 of the Grand Junction Municipal Code) regarding multi-purpose easements and sight zone in standard and alternate street sections, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

7. Non-Scheduled Comments

There were none.

8. Other Business

There was no other business to be discussed.

9. Adjournment

The meeting adjourned at 7:29 p.m.

Selestina Sandoval, MMC
City Clerk

