

Grand Junction City Council
Minutes of the Regular Meeting
October 15, 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 15th day of October, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Jason Nguyen, Ben Van Dyke, and Council President Cody Kennedy. Councilmembers Laurel Lutz (formerly Cole) and Anna Stout attended virtually.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Chief Financial Officer Jay Valentine, Transportation Director Trent Prall, Parks and Recreation Director Ken Sherbenou, 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 November 1, 2025, as Sister City / El Espino Day in the City of Grand Junction

Councilmember Stout read the proclamation. Board Members from the Foundation for Cultural Exchange Sara Spaulding and Nick Williams accepted the proclamation.

Proclaiming October 15, 2025, as Support Your Local Chamber of Commerce Day in the City of Grand Junction

Councilmember Van Dyke read the proclamation. Candace Carnahan, President & CEO of the Grand Junction Area Chamber of Commerce accepted the proclamation.

Public Comments

Public comments were heard from Dennis Simpson, David Woodward, John Traylor, Kari Schultese, Carrie Scholteis, Crystal Frost, Thomas McClaskey, Eric Nedekrueger, Ed Kowalski, Lihua La'a, and Thomas Copp.

City Manager Report

City Manager Mike Bennett reported on the budget process, including the discussions had at the prior workshops, and the schedule of documents being presented to Council. He gave a brief overview of the 2026 budget and directed citizens of the City of Grand Junction website for more information regarding budget specifics.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on Colorado Water District Annual Summit, Mountain Town Climate Summit, Historic Preservation Board, and the Junk Town Film Festival.

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

Councilmember VanDyke reported on the Downtown Development Authority (DDA) regarding the Christmas light project, grants available through the DDA to business owners, the Business Incubator Center (BIC).

Councilmember Nguyen reported on the Horizon Drive Business Improvement District (BID) and the Horizon Drive roundabout.

Councilmember Lutz (Cole) reported on the Grand Junction Housing Authority annual meeting, Commission on Arts and Culture, and a presentation from the Governor on energy and housing in Denver.

Council President Kennedy reported on the Grand Junction Housing Authority annual meeting, the Colorado Water District Annual Summit, the Grand Junction Economic Partnership, the Grand Junction Regional Airport Authority meeting. Housing Affordability Code Task Force, Museums of Western Colorado.

City Manager Mike Bennett gave a brief report on the status of Homeward Bound.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of September 29, 2025, Workshop
- b. Minutes of October 1, 2025, Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial

- i. Introduction of an Ordinance Zoning Approximately 27.20 acres to Public, Civic, and Institutional Campus (P-2), Located at 378 30 Road and Setting a Public Hearing for November 5, 2025

Councilmember Nguyen moved and Councilmember Van Dyke seconded to adopt Consent Agenda Item #1-2. Motion carried by a unanimous voice vote.

REGULAR AGENDA

3.a. A Resolution Adopting and Approving the 2025-2027 Grand Junction Strategic Plan

In early 2025, City staff solicited qualified consultants to assist in the facilitation and development of the 2025-2027 City Council Strategic Plan. Everstrive Solutions LLC. was selected after review and interview with staff and designated City Council liaisons. On July 10 and 11, 2025, Everstrive hosted a City Council Strategic Planning Retreat, which resulted in the development of five key pillars that will guide the City's priorities over the next two years. On July 29, 2025, the consultants held an Executive Strategic Planning Retreat to present the City Council's pillars to executive leadership, allowing staff to begin developing goals and action items that would achieve the City Council's strategic vision. Everstrive and City staff jointly developed an initial draft of the Strategic Plan, which was presented to City Council at a Special Meeting on August 12, 2025.

Staff then developed a second draft to incorporate the City Council's thoughts and feedback on the goals and action items after the August 12 meeting, and included recommended metrics to demonstrate achievement of the Plan's goals and pillars. That draft was presented to the City Council at the October 6, 2025, City Council Workshop. Discussion resulting from this meeting led to a few revisions to the draft attached to this staff report.

City Manager Mike Bennett gave a brief introduction to the 2025-2027 Strategic Plan, explaining the process of establishing, reviewing and approving the plan.

Lauren Palmer from Everstrive Solutions presented the 2025-2027 Strategic Plan to Council, and was available to answer questions from Councilmembers.

Comments were heard from Councilmembers Nguyen, Lutz (Cole), Ballard, Beilfuss, and VanDyke, as well as City Manager Bennett.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Resolution No. 67-25, a resolution adopting and approving the 2025-2027 Grand Junction Strategic Plan, with the addition of Metric 9, Pillar 1 - Reduce serious bodily

injuries, accidents and fatalities. Motion passed by a 6-1 split vote, with Councilmember Beilfuss voting no.

Councilmember Stout left the meeting at 7:32 pm.

Council took a short break at 7:32 p.m.

The meeting resumed at 7:42 p.m.

4.a.i. An Ordinance Authorizing the Issuance of General Fund Revenue Bonds

The issuance of General Fund Revenue Bonds was authorized at the November 5, 2019, election for the purposes of street improvement construction projects. At the election, the electors of the City approved the issuance of bonds in an amount not to exceed \$70,000,000. On March 10, 2020, the City issued \$50 million of the authorized \$70 million and this ordinance will authorize the issuance of the remaining par amount of \$20 million.

Chief Financial Officer Jay Valentine clarified the bond transaction for the public, and Transportation Director Prall explained the projects in more detail.

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

Public hearing opened at 7:59 pm

Comments were heard from John Traylor and Carrie Scholteis.

Public hearing closed at 8:02 pm

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5281, an ordinance approving the issuance of General Fund Revenue Bonds in an amount not to exceed a par value of \$20,000,000 on final passage and order final publication in pamphlet form. The motion carried 6-0 by a unanimous roll call vote.

6.a.ii. An Ordinance Authorizing the Refinancing of Certain Short-Term Special Revenue Note, Series 2025

On April 16, 2025, City Council approved the City Manager to enter into a short-term loan with ANB Bank to acquire and begin the development of a regional Materials Recovery Facility (MRF) with the intent of converting to longer-term financing once grant revenues and equipment costs are solidified. This ordinance will authorize the

refinancing of that short-term special revenue note by entering into a lease financing agreement, through the issuance of Certificates of Participation (COP).

Chief Financial Officer Jay Valentine presented this item and was available to answer questions from Council.

Comments were heard from Councilmember Ballard.

Public hearing opened at 8:14 pm

No comments were heard.

Public hearing closed at 8:14 pm.

Councilmember Nguyen moved, and Councilmember Ballard seconded to adopt Ordinance No. 5282, an ordinance authorizing the refinancing of that certain short-term special revenue note, Series 2025; the financing of the acquisition and construction of certain solid waste facilities by expanding its recycling operations, and in connection therewith authorizing the execution and delivery by the City of a site and improvement lease agreement, a lease purchase agreement, and other documents related thereto; and providing other matters related thereto on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by a unanimous roll call vote.

5.a. Authorize Contract Amendment with FCI Constructors on the Community Recreation Center for a First Phase of Outdoor Facilities

As described in recent Council briefs and at the September 15, 2025, City Council workshop, the design for the initial phase of outdoor facilities at Matchett Park has progressed. This phase was entirely contingent on grant funding coming to fruition. Construction Documents are complete and FCI Constructors, the project Construction Manager/General Contractor, collected bids from a variety of subcontractors. Barker Rinker Seacat (BRS), the lead architect, worked with their sub-consultants, including a landscape architect and a civil engineer, to develop and finalize the design. FCI Constructors was centrally involved providing cost estimates at the concept, schematic, 50% and 90% design levels to ensure the project stays on budget. Council was updated on September 15th on the design, the current budget and the plan to approach City Council at the October 15th meeting for contract amendment consideration.

City Council approved Change Order 1 for Bid Packages #1 and #2 on July 17, 2024, and construction on the new Community Recreation Center (CRC) at Matchett Park commenced at the end of July 2024. The total of Bid Packages #1 and #2 was \$46,956,453 and comprised eight different trades. City Council approved Change Order 2 that funded Bid Package #3 of \$25,797,971. Bid Packages #1, #2 and #3 constitute

the Guaranteed Maximum Price (GMP) of \$72,754,424. This has been modified with the addition of \$248,974 into the GMP. This was pulled out of the soft cost budget for data cabling. \$400,000 was pulled out of the GMP to cover needs in the soft cost budget. This makes the updated GMP with FCI \$72,603,398 for construction. Add in the soft cost budget, which consists of architectural and engineering fees, about half of the soft cost budget, along with all other necessary expenses to complete the project, and the total project budget remains at \$82,100,000 as presented during all phases of development: schematic design, design development and construction documents. This first phase of outdoor facilities will add \$3,384,053 to FCI's contract, for a new total of \$75,987,451 for construction. The outdoor phase is funded entirely by grants, donations, the Burkey land sale and interest income. It will be tracked separately to ensure proper grant reporting to contributing foundations.

Parks and Rec Director Ken Sherbenou presented this item.

Representatives from FCI were available to answer questions from Council.

Councilmember Ballard moved, and Councilmember Van Dyke seconded to authorize the City Purchasing Division to execute Prime Contract Change Order #69 with FCI Constructors, Inc., to add in the Phase I of Outdoor Facilities at Matchett Park in the amount of (GMP) of \$3,384,053. The motion carried 6-0 by a unanimous voice 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 8:29 p.m.

Selestina Sandoval, MMC

City Clerk

