

Grand Junction City Council
Minutes of the Regular Meeting
November 5, 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 5th day of November, 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 attended virtually, and Councilmember Laurel Lutz (formerly Cole) was absent.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Chief Financial Officer Jay Valentine, Engineering & Transportation Director Trent Prall, Parks and Recreation Director Ken Sherbenou, Housing Manager Ashley Chambers, Budget Coordinator Matt Martinez, General Services Director Jerod Timothy, Community Development Director Tamra Allen, Deputy City Manager Kimberly Bullen, Visit Grand Junction Director Elizabeth Fogarty, Human Resources Director Shelly Caskey, Deputy Information Technology Director Scott Hockins, Public Safety Director Matt Smith, Communications & Engagement Manager Kelsey Coleman, Assistant City Attorney Jeremiah Boies, Utilities Director Randi Kim, Engineering Manager Ken Haley, 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.

Presentations

Grand Junction Business Incubator Center Update

Business Incubator Center CEO Dalida Bollig presented Council with an update on their programs and projects.

Grand Junction Sports Commission Update

Grand Junction Sports Commission Executive Director Ben Snyder presented Council with an update on their events, programs and future projects.

Appointments

To the Historic Preservation Board

Councilmember Ballard moved and Councilmember Nguyen seconded to appoint Dave Fishell, Adam Nikirk, and Sidney Woods to the Historic Preservation Board for full terms expiring December 31, 2029. Motion carried by a unanimous voice vote.

To the Visit Grand Junction Board

Councilmember Van Dyke moved and Councilmember Nguyen seconded to appoint Christina Schultz and Dora Fang, and to reappoint Julie Shafer to the Visit Grand Junction Board for full terms expiring December 31, 2028. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Seth Williams, Ed Kowalski, and Henry Brown.

City Manager Report

City Manager Mike Bennett reported that the City of Grand Junction had received the AA Rating for both Revenue Bonds and the Certificate of Participation.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Historical Preservation Board, Business Incubator Center (BIC), Riverside Technical Corporation (RTC) meeting, Hilltop meeting, Housing workshop, and the City Council Town Hall Meeting.

Councilmember Ballard reported on the City Council Town Hall Meeting.

Councilmember Van Dyke reported on the City Council Town Hall Meeting and Business Incubator Center (BIC).

Councilmember Stout reported on the CML legislative items and the upcoming Parks and Recreation Advisory Board (PRAB) meeting.

Council President Kennedy reported on the City Council Town Hall meeting, modular housing, Strong Schools/Strong Community event, Museums of Western Colorado, and updates regarding HomewardBound.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of October 6, 2025, Workshop
- b. Summary of October 13, 2025, Workshop
- c. Minutes of October 15, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative
 - 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 December 17, 2025
 - ii. Introduction of an Ordinance Regarding Transferring, Authorizing and Substituting the Lease Agreement for Use of Certain City Land and Ratifying All Actions Heretofore Taken and in Connection Therewith to Assign the Lease from Gray Media Inc. to Scripps Media Inc. and Setting a Public Hearing for November 19, 2025
 - iii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Landscaping, Buffering, and Screening and Measurements and Definitions and Setting a Public Hearing for November 19, 2025
- b. Quasi-judicial
 - i. Introduction of an Ordinance Amending the Wastewater System Code Section 13.04.090 Connection to Sewer Mandatory and Setting a Public Hearing for November 19, 2025

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

REGULAR AGENDA

3.a.i. 2024 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review

Community Development Block Grant (CDBG) funds are a Department of Housing and Urban Development (HUD) entitlement grant to the City of Grand Junction, which became eligible for the funding in 1996. The City received \$388,985 for the 2023 Program Year. The final decision to fund five (5) projects was made by the City Council at its hearing on June 15, 2023. The City's 2022 Program Year began on September 1, 2023, and ended on August 31, 2024.

At the end of each Program Year, a Consolidated Annual Performance and Evaluation Report (CAPER) is required. Per recent HUD guidance, the City is to conduct a public hearing to solicit public comment on the accomplishments achieved, followed by a 15-day public review period during which the report is available for public review. As advertised in the Daily Sentinel, the hearing was conducted and, in addition to being on the City's web page, copies of the report are available at the City Clerk's Office and the Mesa County Public Library. Upon completion of the public review, the CAPER will be submitted to HUD.

Housing Manager Ashley Chambers gave a presentation on the 2024 Community Development Block Grant (CDBG) Program Year Consolidated Annual Performance and Evaluation Report (CAPER) Review and was available to answer questions from Council.

The public hearing opened at 6:35 p.m.

No comments were heard.

Public hearing closed at 6:35 p.m.

There were no comments heard from Council.

No motion was necessary. City Council needed to conduct a public hearing to receive comment on the Consolidated Annual Performance and Evaluation Report.

3.a.ii. Introducing the Appropriation Ordinance for the 2026 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for November 19, 2025

The Budget is the highest expression of City Council policy and decision-making and reflects the City of Grand Junction's continued commitment to aligning financial resources with the strategic vision established by the City Council. Guided by the five

pillars of the Strategic Framework, the Budget emphasizes both operational and capital investments that allow the City to maintain and strengthen its core service infrastructure following several years of significant growth and expansion. The Budget also provides for ongoing investment in public safety personnel and equipment, ensuring the protection of our community remains a top priority. Additionally, the Budget advances the City's efforts to enhance transparency and improve service delivery efficiencies. The five pillars of the Strategic Framework include (1) Core Services, (2) Housing, (3) Fiscal Policy & Position, (4) Government Transparency & Accountability, and (5) Government Efficiency.

City Manager Mike Bennett gave a detailed presentation of the 2026 budget to Council and was available to answer questions.

Council took a short break at 7:28 p.m.

The meeting resumed at 7:38 p.m.

Comments were heard from Councilmember Beilfuss.

The public hearing opened at 7:48 p.m.

Comments were heard from Thomas Copp, Dennis Simpson, Porcia Silverberg, Ramona Windkeller, Cynthia Zates, David Kenworthy, Peter Booth, Heather McKinn, TJ Smith, Jeff Gustofson, and Andrew Price.

The public hearing closed at 8:20 p.m.

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

Councilmember Van Dyke moved, and Councilmember Stout seconded to introduce the proposed ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2026, and ending December 31, 2026, and set a public hearing for November 19, 2025. Together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, including and pursuant to Article VII, Paragraph 57 regarding the setting of the City Manager's salary with Ordinance No. 5235 are incorporated by and made part of this ordinance by this reference as if fully set forth, with the additional \$30,000 for funding to the Commission on Arts & Culture. The motion carried 6-0 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 8:49 p.m.

Selestina Sandoval, MMC
City Clerk

