

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

November 3, 2025

Meeting Convened: 5:30 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz (formerly Cole), Jason Nguyen, Ben Van Dyke, and Mayor Cody Kennedy. Councilmember Anna Stout was absent.

Staff present: City Manager Mike Bennett, City Attorney John Shaver, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Community Development Director Tamra Allen, Parks and Recreation Director Ken Sherbenou, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Counseling & Education Center 2025 Funding Request

At the October 13, 2025, City Council workshop, Council requested that the Counseling & Education Center (CEC) attend the November 3, 2025, Council workshop to present their request for the City to cover their \$20,985.84 Transportation Capacity Payment (Impact Fee), as well as engineering inspection fees for their project in Orchard Mesa. The City has invested \$996,000 in this project through American Rescue Plan Act (ARPA) funds. The fees were disclosed to the CEC in their initial comments during the development review process, dated November 4, 2024.

Hali Nurnberg, Executive Director of the CEC, presented their request and answered questions from the City Council.

Key points included:

- Originally awarded ~\$996K in ARPA funds from the City in 2023.
- New Orchard Mesa site will serve an additional 300–400 low-income clients annually.
- Construction costs escalated due to change-of-use requirements and infrastructure upgrades (e.g., parking, drainage, ADA compliance).
- Additional contributions received from local foundations and regional grants (including \$450K from the Regional Employment Council).
- CEC has increased private donation revenue by 340% since 2022 and operates internship and workforce development programs.
- Staff were directed to prepare a supplemental appropriation ordinance before year-end to potentially refund fees from the City's reserve fund.

b. Dos Rios Update from Developer May Reigler

With Ordinance 4992, the City Council authorized and confirmed a purchase and sale agreement ("PSA") for the sale of real property located in the Dos Rios Subdivision. The Purchaser (May Riegler) has acquired all of the property that is the subject of the PSA except for Lot 1, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 1") and Lot 5, Riverfront at Dos Rios Filing Three, as shown on the plat thereof recorded in Mesa County land records with Reception #2942736, County of Mesa, State of Colorado ("Lot 5"). The PSA refers to those Lots as Part II Land. The Purchaser is presently contracted to close, in accordance with the amendment to the contract approved with Resolution 81-24, on the remaining Part II land by December 1, 2025; however, for a number of reasons, it has proposed, as provided in the Eleventh Amendment to the PSA to extend the closing on the remaining Part II land to on or before December 31, 2026.

Representative of May Riegler, Kevin Reigler, presented their request and answered questions from the City Council.

Key points included:

- Developer owns ~82% of Dos Rios development land; seeking an extension on the option to purchase the remaining parcels (Part 2) through 2026.
- Project momentum slowed due to macroeconomic issues (e.g., interest rates, construction inflation).
- City supports the extension request to preserve long-term development goals.
- Questions raised about alternative options, financial exposure, and development timeline.
- Consensus formed in favor of a 1-year extension, citing the developer's investment and better positioning to advance the project.
- Staff will bring a formal resolution to the November 19 council meeting.

c. Parks Impact Fee Discussion

The Grand Junction Municipal Code ("Code" or "GJMC") required the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019, which necessitated the need for the city to update its fee study in 2024/2025. The city contracted with TischlerBise to update its fee study, for which a new fee schedule and changes to the GJMC were adopted on April 2, 2025. The process for updating included a city-appointed stakeholder group, numerous workshops with the City Council and Planning Commission, community meetings, and a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study, including all fees, was made available throughout the process on <https://engagegj.org/impact-fees-study>.

Staff received from the Housing and Building Association of Western Colorado a request that the City reconsider the adopted parks fee, including the calculation, collection, and tracking thereof.

Key points included:

- Emphasized that impact fees support maintaining the citywide level of service, not just new park locations.
- Reiterated that fees are tied to a defensible, legally required nexus study.
- Direction given to staff and TischlerBise (consultant) to explore alternative methodologies (e.g., removing outliers, using medians, examining future park planning areas) and bring options back for review.

2. Council Communication

There was a discussion of partners attending a future workshop to discuss a plan for the houseless community.

3. Next Workshop Topics

City Manager Bennett gave a summary of upcoming Workshop topics, which included: Townhall Debrief, Judicial Review Committee, 29 Road Interchange, and Museums of Western Colorado.

4. Other Business

The council requested that the two proclamations that were requested be scheduled for reading at future council meetings: Hospice and Palliative Care Month and Interfaith Awareness Week.

5. Adjournment

There being no further business, the workshop was adjourned at 8:25 p.m.