

Grand Junction City Council
Minutes of the Regular Meeting
November 19, 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 19th day of November, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Anna Stout attended virtually (at 6:36 p.m.) and Councilmember Jason Nguyen was absent.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Chief Financial Officer Jay Valentine, Engineering & Transportation Director Trent Prall, General Services Director Jerod Timothy, Deputy City Manager Kimberly Bullen, Visit Grand Junction Director Elizabeth Fogarty, Human Resources Director Shelly Caskey, Deputy Information Technology Director Scott Hockins, Communications & Engagement Manager Kelsey Coleman, Assistant City Attorney Jeremiah Boies, Officer Bill Baker, Utilities Director Randi Kim, Engineering Manager Ken Haley, Parks and Recreation Director Ken Sherbenoux, Accountant Analyst II Jennifer Schmalz, Accountant Analyst Nancy McCauley, Brandon Stam, Assistant to the City Manager Johnny McFarland, 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 as National Hospice and Palliative Care Month in the City of Grand Junction

Council President Kennedy read the proclamation.

Jenny Marquez, Vice President of Marketing and Communication for HopeWest, accepted the proclamation.

Proclaiming November 19 - 25, 2025, as Interfaith Awareness Week in the City of Grand Junction

Councilmember Van Dyke read the proclamation.

Sharon Brocious and John Ainslie accepted the proclamation.

Public Comments

Public comments were heard from Douglas Hornok, Mark Buchanan and Nathan Jukes.

City Manager Report

City Manager Bennett reported on the sale of the General Fund Revenue Bonds, which will fund the transportation capacity improvement projects, as well as the sale of the Certificates of Participation, which will partially fund the Materials Recovery Facility.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Business Incubator Christmas Fair taking place on Friday evening, Grand Junction Economic Partnership (GJEP) meeting, Grand Junction Creative Alliance groundbreaking, Outdoor Recreation summit, Rocky Mountain Food Bank event, and Sunshine community resource event.

Councilmember Van Dyke reported on the Downtown Development Authority (DDA) tree lighting, Hilltop's new facility, and the Downtown Development Authority Business Improvement District (DDA/BID).

Councilmember Lutz reported on the Affordable Housing Task Force meeting, Visit Grand Junction, GovCon event, and a letter of conflict of interest related to Habitat for Humanity budget items.

Council President Kennedy reported on improvement projects at the airport, impacts of the government shutdown on the Grand Junction Regional Airport, HomewardBound leadership, Outdoor Recreation Summit, Affordable Housing Task Force, and visiting with local 3rd and 5th graders.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of November 3, 2025, Workshop
- b. Minutes of November 5, 2025, Regular Meeting
- c. Minutes of November 5, 2025, Special Meeting Executive Session

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 Ricciardella Annexation of 7.37 Acres, Located at 2716 B 1/4 Road, and Setting a Public Hearing for January 7, 2026
 - ii. Introduction of an Ordinance Authorizing, Approving and Confirming a Lease to NCWPCS MPL 34 Year Sites Tower Holdings, LLC (NCWPCS), by and through CCATT, LLC, (CCATT) for Use of Real Property Located at 2057 South Broadway Road, Grand Junction, Colorado for Communication Equipment and Ratifying All Actions Heretofore Taken and in Connection Therewith, and Setting a Public Hearing for December 3, 2025
- b. Quasi-judicial
 - i. Introduction of an Ordinance for Supplemental Appropriations and Setting a Public Hearing for December 3, 2025

3. Procurements

- a. Contract Amendment for Design and Engineering Services for the City's Materials Recovery Facility (MRF)

4. Resolutions

- a. A Resolution Amending the Purchase and Sale Agreement Terms for the Sale of Real Property Located In The Dos Rios Subdivision, Grand Junction, Colorado
- b. A Resolution Authorizing the Conveyance of Easement to the Bureau of Reclamation for Relocation and Piping of Lateral 1A
- c. A Resolution Issuing a Revocable Permit Within a Portion of the Sixty Foot Right-of-Way and a Portion of the Twenty Foot Alley Right-of-Way for a Building Encroachment at 410 Hill Avenue
- d. A Resolution Finding that Downtown Redevelopment Projects Support and Promote the Plan of Development

- e. Resolutions Levying Taxes for the Year 2025 in the City of Grand Junction, Colorado and the Downtown Development Authority
- f. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2026
- g. A Resolution Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

5. Other Action Items

- a. Downtown Grand Junction Business Improvement District's 2026 Operating Plan and Budget
- b. Horizon Drive Business Improvement District's 2026 Operating Plan and Budget

Councilmember Ballard moved, and Councilmember Lutz seconded to adopt Consent Agenda Item #1-5. Motion carried by a unanimous voice vote.

REGULAR AGENDA

- 6.a.i. 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**

Councilmember Lutz moved, and Councilmember Van Dyke seconded to continue this item to the December 3, 2025, Regular Meeting. The motion carried 5-0 by a unanimous roll call vote.

- 6.a.ii. 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.**

The City owns property on Grand Mesa and has for many years leased a portion of the land for use as a television and radio transmitting site. The City has had a long-standing lease relationship with Pikes Peak Television Inc. which was transferred to Gray Media Inc. Gray Media has requested that the Lease now be transferred to

Scripps Media Inc. By and with approval of this Ordinance, the City Council acknowledges the Lease and, pursuant to paragraph 14.3 thereof, consents to the assignment of the same to Scripps Media Inc.

City Attorney John Shaver gave a presentation of this item to Council and was available to answer questions.

The public hearing opened at 6:12 p.m.

No comments were heard.

The public hearing closed at 6:12 p.m.

Councilmember Van Dyke moved, and Councilmember Ballard seconded to adopt Ordinance No. 5284, 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., on final passage and ordered final publication in pamphlet form. The motion carried 5-0 by a unanimous roll call vote.

**6.b.i. An Ordinance Amending the Wastewater System Code Section
13.04.090 Connection to Sewer Mandatory**

The current municipal code, 13.04.090 Connection to Sewer Mandatory, requires that the owners of all houses, buildings or properties used for human occupancy, employment, recreation and/or other purposes situated within the City or County and abutting on any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary or combined sewer of the City or County are hereby required at the owner's expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 120 days after date of official notice to do so; provided, that such public sewer is within 400 feet (122 meters) of the property line. Further, the municipal code stipulates that it shall be unlawful to construct, use or maintain and/or repair any privy, privy vault, septic tank, cesspool or other facility intended or used for the disposal of wastewater when the same site is within 400 feet of an existing public sewer with sufficient capacity and official notice disallowing the use of the same shall have been given to the owner of the house, building or property. The revised code will allow property owners the option of maintaining an existing septic system used in connection with a primary building when constructing an accessory dwelling unit (ADU) and connecting the ADUs to the sanitary sewer system.

Utilities Director Randi Kim presented this item, and was available to answer questions from Council.

The public hearing opened at 6:18 p.m.

No comments were heard.

The public hearing closed at 6:18 p.m.

Councilmember Ballard moved, and Councilmember Lutz seconded to adopt Ordinance No. 5285, an ordinance amending Title 13 of the Grand Junction Municipal Code (GJMC) regarding connection to sewer mandatory – construction, use and/or repair of privies and/or septic tanks disallowed in the City of Grand Junction, on final passage and ordered final publication in pamphlet form. The motion carried 5-0 by a unanimous roll call vote.

Council took a short break at 6:20 p.m.

The meeting resumed at 6:30 p.m.

Councilmember Stout joined the council meeting to report on the Colorado Water Conservation board meeting, regarding the Shoshone Water Rights.

6.b.ii. Presentation, Second Reading, and Public Hearing of the Appropriation Ordinance for the 2026 Budget

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. The 2026 Recommended Budget totals \$316.5 million, which is a decrease of \$42.6 million (11.9%) from the 2025 Adopted Budget of \$359.1 million. The reduction primarily results from the completion of Phase 1 of the Persigo Wastewater Treatment Plant expansion and rehabilitation and the major construction phase of the Community Recreation Center in 2025.

City Manager Mike Bennett presented this item to Council and was available to answer questions.

The public hearing opened at 6:42 p.m.

Comments were heard from Judy Dyrud and Porcia Silverberg

The public hearing closed at 6:47 p.m.

Councilmember Van Dyke moved and Councilmember Stout seconded to adopt and approve on final passage and ordered final publication in pamphlet form Ordinance 5286 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. 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. The motion carried 6-0 by a unanimous roll call vote.

7. Non-Scheduled Comments

There were none.

8. Other Business

Comments were heard from Councilmember Beilfuss and Council President Kennedy.

9. Adjournment

The meeting adjourned at 7:06 p.m.

Selestina Sandoval, MMC
City Clerk

