

Grand Junction City Council
Minutes of the Regular Meeting
December 3, 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 3rd day of December, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz, Jason Nguyen, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Anna Stout was absent.

Also present were City Manager Mike Bennett, City Attorney John Shaver, Chief Financial Officer Jay Valentine, Deputy City Manager Kimberly Bullen, Communications Engagement Manager Kelsey Coleman, Communications Supervisor Hannah Key, Assistant City Attorney Jeremiah Boies, Community Development Director Tamra Allen, Principal Planner Tim Lehrbach, Utilities Director Randi Kim, 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

2026 Calendar Artist Recognition

Communications Supervisor Hannah Key gave an introduction of the City of Grand Junction 2026 Calendar Artist Recognition program. Council President Kennedy provided comments on the new calendar, and introduced the artists being recognized.

Appointments

To the Mesa County Building Code Board of Appeals

Councilmember Lutz moved and Councilmember Nguyen seconded to ratify the appointment of Burke Martin to the Mesa County Building Code Board of Appeals for a term expiring December 31, 2028. Motion carried by a unanimous voice vote.

To the Urban Trails Committee

Councilmember Nguyen moved and Councilmember Van Dyke seconded to appoint Anna Quach to the Urban Trails Committee for a partial term expiring June 30, 2026. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Henry Brown, Mary Ann Taigman, and Karen Barenger.

City Manager Report

City Manager Mike Bennett acknowledged City Attorney John Shaver's retirement after 35 years, and his service to the City of Grand Junction. Council President Kennedy read a proclamation in honor of Mr. Shaver and presented him with gifts from the City. Comments were heard from all the Councilmembers.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Homeless Informational Meeting, National Vehicle Registry Collective, Business Incubator Christmas Fair, Avalon Foundation, and the Horizon Drive roundabout ribbon-cutting.

Councilmember Van Dyke reported on the Parade of the Lights that will be taking place December 6, 2025, and events that will be happening during that time.

Councilmember Lutz reported on the Grand Junction Housing Authority meeting.

Council President Kennedy reported on the parking meeting with the Downtown Development Authority, Museums of Western Colorado workshop item to be heard on December 15, 2025, Grand Junction Economic Partnership, and Grand Junction Regional Airport runway progress.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of November 17, 2025, Workshop
- b. Minutes of November 19, 2025, Regular Meeting

2. Set Public Hearings

- a. Legislative

- i. Introduction of an Ordinance Authorizing, Approving and Confirming an Agreement Between the United States of America, the Grand Valley Water Users Association, and the City of Grand Junction Concerning Transferring the Open Ditch and Piped Drain Known and Referred to as the Triangle Drain a Part of the Grand Valley Project to the City and Ratifying All Actions Heretofore Taken and in Connection Therewith and Setting a Public Hearing for December 17, 2025
 - ii. Introduction of an Ordinance to Amend the Grand Junction Municipal Code Regarding Term Limits of Members of the Grand Junction Planning Commission and to Ratify the Appointment of Keith Ehlers to the Planning Commission and Setting a Public Hearing on December 17, 2025
 - iii. Introduction of an Ordinance Eliminating the Vendor's Fee Reduction and Setting a Public Hearing for December 17, 2025
- b. Quasi-judicial
 - i. Introduction of an Ordinance Zoning the Messick-Dangler Annexation to Public, Civic, and Institutional Campus (P-2), 27.20 Acres Located at 378 30 Road, and Setting a Public Hearing for December 17, 2025

3. Resolutions

- a. A Resolution to Appoint a Hearing Officer for Liquor and Beer Licensing

Councilmember Van Dyke moved and Councilmember Ballard seconded to adopt Consent Agenda Item #1-3. Motion carried by a unanimous voice vote.

REGULAR AGENDA

- 4.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 - Continued from November 19, 2025**

State legislation signed into law in 2024 and 2025 requires that local governments prohibit the installation of nonfunctional turf in new commercial, institutional, industrial,

or common interest community property, any common interest element of a multi-unit residential property that includes more than twelve dwelling units, and in any street right-of-way, parking lot, median, or transportation corridor no later than January 1, 2026. Staff proposed a text amendment to the Zoning and Development Code to comply with the new laws. There are additional minor changes intended to clarify provisions or achieve greater consistency with other provisions of the Code.

Principal Planner Tim Lehrbach gave a presentation on the Zoning and Development Code amendments and was available to answer questions from Council.

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

The public hearing opened at 6:34 p.m.

No comments were heard.

The public hearing closed at 6:34 p.m.

There were no additional comments heard from Council.

Councilmember Nguyen moved, and Councilmember Beilfuss seconded to adopt Ordinance No. 5283, an ordinance amending Title 21 Zoning and Development Code, regarding Landscaping, Buffering, and Screening and Measurements and Definitions, on final passage and ordered final publication in pamphlet form. The motion carried 4-2 by a roll call vote, Councilmembers Ballard and Van Dyke voted no.

4.a.ii. 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

The City owns property at 2057 South Broadway which New Cingular Wireless PCS, an affiliate of CCATT LLC, has previously leased for a telecommunications facility. The City Information Technology Department has negotiated with MD7, a wireless lease management and services company, to lease the 2057 South Broadway location to NCWPCS as described in the lease. The City and CCATT have agreed to certain terms and conditions for the use of the property and, in accordance with the lease, the City and CCATT desire to enter into the same as a contract.

City Attorney John Shaver provided a presentation of the lease and was available to answer questions.

There were no comments heard from Council.

The public hearing opened at 6:39 p.m.

No comments were heard.

The public hearing closed at 6:39 p.m.

There were no additional comments heard from Council.

Councilmember Ballard moved, and Councilmember Lutz seconded to adopt Ordinance 5287, an ordinance concerning a lease to NCWPCS for use of real property located at 2057 South Broadway Road, Grand Junction, Colorado for communication equipment, on final passage and ordered final publication in pamphlet form. The motion carried 6-0 by a unanimous roll call vote.

4.a.iii. An Ordinance for Supplemental Appropriations

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that begin in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures. This supplemental appropriation is predominantly for the repayment of the short-term loan for the Material Recovery Facility in the solid waste fund and Council authorized use of General Fund Reserve for the Liberty Apartments project (Aspire) and Counseling and Education Center.

Chief Financial Officer Jay Valentine presented information on the supplemental appropriations and was available to answer questions from Council.

There were no comments heard from Council.

The public hearing opened at 6:43 p.m.

No comments were heard.

The public hearing closed at 6:43 p.m.

There were no additional comments heard from Council.

Councilmember Van Dyke moved, and Councilmember Ballard seconded to adopt Ordinance No. 5288, an ordinance making supplemental appropriations to the 2025 Budget of the City of Grand Junction, Colorado for the year beginning January 1, 2025, and ending December 31, 2025, on final passage and ordered final publication in pamphlet form. 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 6:45 p.m.

Selestina Sandoval, MMC
City Clerk

