

Grand Junction City Council
Minutes of the Regular Meeting
December 17, 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 17th day of December, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Cody Kennedy.

Also present were City Manager Mike Bennett, Assistant City Attorney Jeremiah Boies, Chief Financial Officer Jay Valentine, Deputy City Manager Kimberly Bullen, Community Development Zoning Supervisor Jessica Johnsen, 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.

Proclamations

Proclaiming December 17, 2025, as a Day of Recognition for the Persigo Environmental Laboratory Staff

Council President Kennedy read the proclamation. Utilities Director Randi Kim and the Persigo Environmental Lab team were in attendance to accept it.

Public Comments

Public comments were heard from Theresa Cambron and Henry Brown.

City Manager Report

City Manager Mike Bennett did not have a report.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the One Riverfront Committee, the Grand Valley Transit meeting, a police ride-along to homeless encampments, the ribbon cutting for Hilltop's new location and Natural Grocers, visited the Food Bank of the Rockies,

participated in the Meals on Wheels ride-along, and attended the Hilltop meeting and Christmas party.

Councilmember Ballard reported on the Forestry Board meeting.

Councilmember Van Dyke reported on the Parade of Lights, and gave updates regarding the Union Depot grant.

Councilmember Lutz reported on Visit Grand Junction and the Grand Junction Housing Authority.

Councilmember Stout reported on upcoming legislation from the Colorado Municipal League.

Council President Kennedy reported on Grand Junction Regional Airport Authority meeting, Grand Junction Economic Partnership and Museums of the West.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of December 1, 2025, Workshop
- b. Minutes of December 3, 2025, Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. Introduction of an Ordinance to Vacate 0.89 Acres of Public Right-of-way Located Northeast of 30 Road and E Road and South of the Denver and Rio Grande Railroad, and Set a Public Hearing for January 7, 2026
 - ii. 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 Fox Grove Annexation of 4.88 acres, Located at 3071 E 1/2 Road and Setting a Hearing for January 21, 2026
 - iii. 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 Morelli Annexation of 2.56 acres, Located on Unaddressed Property Between 3105 E 1/2 Road and 3112 I-70B, and Setting a Hearing for January 21, 2026

- iv. Introduction of an Ordinance Zoning the Ricciardella Annexation to RM-8 (Residential Medium 8), Located at 2716 B 1/4 Road, and Setting a Hearing for January 7, 2026

3. Continue Public Hearings

- a. Legislative
 - i. 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 - ***Continued to January 7, 2026***

4. Agreements

- a. An Intergovernmental Agreement (IGA) Concerning the Adoption of the Local Match Funding for Grand Valley Metropolitan Planning Organization (GVMPO) for FY 2026
- b. An Intergovernmental Agreement (IGA) Concerning the Adoption of the Local Match Funding for Grand Valley Transit (GVT) Public Transit Services for FY 2026

5. Resolutions

- a. A Resolution Designating the Location for the Posting of the Notice of Meetings, Establishing the 2026 City Council Meeting Schedule, and Establishing the Procedure for Calling of Special Meetings for the City Council
- b. A Resolution Adopting the City of Grand Junction Legislative Policy

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

REGULAR AGENDA

6.a.i. 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

The Triangle Drain is a Bureau of Reclamation (BOR) drainage facility located along the south side of I-70 and serves portions of the Partee Heights, Vista Del Norte, and Applecrest subdivisions east of 27 1/2 Road and north of Cortland Ave. The drain was originally constructed to convey agricultural irrigation return and seep water to downstream drainage facilities. With urban residential development, the drain was relied on to carry urban stormwater. The BOR has concluded that the drain currently carries a majority of its volume as unauthorized stormwater discharges from the adjacent urban development and therefore requires the transfer of the facility to the City.

Engineering and Transportation Director Trent Prall gave a presentation on the agreement for the Triangle Drain and was available to answer questions from Council.

The public hearing opened at 6:02 p.m.

No comments were heard.

The public hearing closed at 6:02 p.m.

Comment was heard from Councilmember Nguyen.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5289, 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 as part of the Grand Valley Project to the City and ratifying all actions heretofore taken and in connection therewith on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

6.a.ii. An Ordinance Eliminating the Vendor's Fee Reduction

As discussed and approved by City Council and incorporated into the Adopted 2026 Budget, this ordinance authorizes the amendment to the City Code eliminating the vendor's fee that retailers are allowed to retain for collecting, reporting, and remitting sales tax. This aligns the City's tax policy with the State of Colorado as well as surrounding municipalities. This action requires an ordinance amending Chapter 3,

Section 3.12.100 and Section 3.08.050 of the Grand Junction Municipal Code concerning the Sales Tax Vendor's Fee and Lodging Vendor's Tax Fee, respectively. This will be effective for returns filed on or after January 1, 2026.

Chief Financial Officer Jay Valentine provided a presentation of the ordinance eliminating the vendor's fee reduction and was available to answer questions.

There were no comments heard from Council.

The public hearing opened at 6:10 p.m.

Comment was heard from Candace Carnahan.

The public hearing closed at 6:13 p.m.

Comments heard from Councilmembers Ballard, Beilfuss, Nguyen, Stout, and Van Dyke.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5290, an ordinance amending Chapter 3, Section 3.12.100 and Section 3.08.050 of the Grand Junction Municipal Code concerning the Sales Tax Vendor's Fee and Lodging Tax Vendor's Fee, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

6.b.i. A Resolution Accepting the Petition for the Annexation of 27.20 Acres of Land and Ordinances Annexing and Zoning the Messick-Dangler Annexation to Public, Civic, and Institutional Campus (P-2), Located at 378 30 Road

The applicants, Carrie Messick, Cory Messick, and Sharon Valarie Dangler, requested annexation of approximately 27.2 acres at 378 30 Road and a zone of annexation to Public, Civic, and Institutional Campus (P-2). The property is Annexable Development per the Persigo Agreement and is eligible for annexation per state statutes. The request for annexation was considered concurrently by the City Council with the zone of annexation request.

Community Development Zoning Supervisor Jessica Johnsen presented information on the Messick-Dangler Annexation and was available to answer questions from Council.

There were no comments heard from Council.

The public hearing opened at 6:31 p.m.

Comment was heard from William Winger.

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

Comment was heard from a representative of the applicant, Kim Kirk, from Kim Kirk Land Development and Consulting. She offered a rebuttal to Mr. Winger's comments.

Comments were heard from Councilmembers Stout and Ballard.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Resolution No. 85-25, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the Messick-Dangler Annexation, approximately 27.20 acres, located at 378 30 Road. The motion carried 7-0 by a unanimous voice vote.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5291, an ordinance annexing territory to the City of Grand Junction, Colorado, the Messick-Dangler Annexation, approximately 27.20 acres, located at 378 30 Road, on final passage and ordered final publication in pamphlet form. The motion carried 7-0 by a unanimous roll call vote.

Councilmember Nguyen moved, and Councilmember Stout seconded to adopt Ordinance No. 5292, an ordinance zoning the Messick-Dangler Annexation to Public, Civic, and Institutional Campus (P-2) zone district, on final passage and ordered final publication in pamphlet form. The motion carried 6-1 by a roll call vote, with Councilmember Ballard voting no.

7. Non-Scheduled Comments

There were none.

8. Other Business

Council President Kennedy spoke about a memorial that is taking place for homeless individuals who passed away in 2025, and an upcoming Menorah Lighting.

9. Adjournment

The meeting adjourned at 6:52 p.m.

Selestina Sandoval, MMC

City Clerk

