

Grand Junction City Council
Minutes of the Regular Meeting
February 18, 2026

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 18th day of February, at 5:30 p.m. Those present were Councilmembers Robert Ballard, Scott Beilfuss (virtual), Laurel Lutz (virtual), Jason Nguyen, Ben Van Dyke, and Council President Cody Kennedy. Councilmember Anna Stout was absent.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Planning Manager Thomas Lloyd, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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 February as Black History Month in the City of Grand Junction

Council President Kennedy read the proclamation, and David Combs with Black Citizens and Friends accepted it.

Appointments

To the Horizon Drive Association Business Improvement District

Councilmember Nguyen moved, and Councilmember Ballard seconded to reappoint Cameron Reece and to appoint Kelly Favale to the Grand Junction Housing Authority Board for full terms expiring April 30, 2030. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Ed Kowalski, Thomas Copp and Alexa Sanador.

City Manager Report

City Manager Mike Bennett invited the community to attend Community Conversations on Tuesday, February 24th, from 2 to 3:30 p.m. at the Art Center of Western Colorado, located at 1803 N. 7th Street.

He also shared that the 2026 Annual Budget and Budget Development information is now available online. In addition, the community is invited to attend the Fire Chief Swearing-In and Badge Pinning Ceremony tomorrow, February 19th, at 4 p.m.

Boards and Commission Liaison Reports

Councilmember Lutz gave an update regarding Visit Grand Junction and said the Grand Junction Housing Authority Board wanted to thank the City for their collaborative efforts on projects.

Council President Kennedy reported on Grand Junction Economic Partnership and the Grand Junction Regional Airport Authority Board.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the February 2, 2026 Workshop
- b. Minutes of the February 4, 2026 Regular Meeting
- c. Minutes of the February 4, 2026 Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Right-of-way Dedication, Acceptable Plant Material, and Street Frontage Landscape and Setting a Public Hearing for March 4, 2026
 - ii. Introduction of an Ordinance Regarding Water Enterprise Loan and Setting a Public Hearing for March 4, 2026
 - iii. Introduction of an Ordinance Amending Section 21.05.020 of the Zoning and Development Code Regarding Pedestrian Access and Setting a Public Hearing for March 4, 2026
- b. Quasi-judicial
 - i. Introduction of an Ordinance for a Planned Development (PD) Outline Development Plan (ODP) for the Camelback Gardens

Development Proposed on a 10.29 Acre Parcels Located a 381 and 409 High Desert Road over a 17-Year Timeframe and Setting a Public Hearing for March 4, 2026

3. Procurements

- a. Authorize Change Order #8 with Burns & McDonnell Engineering Company, Inc. for the Persigo Wastewater Plant Phase 1 Expansion Project
- b. 2026 Liquid Polymer Chemical Purchase for the Persigo WWTP
- c. HVAC Roof Top Unit Replacement at the Grand Junction Convention Center

4. Resolutions

- a. A Resolution Supporting a Grant Application for Highway Safety Improvement Funds for 28 Road & Orchard Avenue Intersection Improvements Project
- b. A Resolution Authorizing the Grand Junction Regional Airport Authority Grant
- c. Resolution Authorizing the City Manager to Sign a Purchase and Sale Agreement with Public Service Company of Colorado for the Acquisition of Real Property for the Four Canyons Parkway Project

Councilmember Ballard moved, and Councilmember Nguyen seconded to adopt Consent Agenda Item #1-4. Motion carried by a unanimous voice vote.

REGULAR AGENDA

5.a.i. An Ordinance Rezoning Approximately 3.60 Acres from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial), Located at the Northeast Corner of the Intersection of Patterson Road and 29 Road

Lucky Me Premises, LLC requested a rezone of a total of 3.60 acres from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed-Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road. The requested MU-2 zone district would be consistent with the Comprehensive Land Use Map designation of Commercial, if approved.

Planning Manager Thomas Lloyd gave a brief presentation and noted a title error on the agenda for this item. It was incorrectly listed as RM-12 (Residential Medium 12) and should have read RM-8 (Residential Medium 8). He then opened the floor for questions from Council.

City Manager Mike Bennett clarified that the ordinance and all supporting documents included in the packet correctly reflected RM-8 (Residential Medium 8); the error appeared only in the agenda title.

The public hearing opened at 6:07 p.m.

Comments were heard from Stephanie Deadwong.

The public hearing closed at 6:09 p.m.

Comments were heard from Councilmember Nguyen, Ballard and Council President Kennedy.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Ordinance No.5309, an ordinance rezoning a total of 3.60 Acres from MU-1 (Mixed-Use Neighborhood) and RM-8 (Residential Medium 8) to MU-2 (Mixed -Use Light Commercial), located at the northeast corner of the intersection of Patterson Road and 29 Road, City file number RZN-2025-293. Motion carried by a unanimous roll call vote.

7. Non-Scheduled Comments

There was none.

8. Other Business

Councilmember Lutz shared that she is attending Denver Chamber Legislative Days on Thursday, February 19th, and again on Friday, March 4th. Council President Kennedy added that Councilmember Stout is also in Denver attending the Colorado Municipal League (CML) conference.

9. Adjournment

The meeting adjourned at 6:16 p.m.

Selestina Sandoval, MMC

City Clerk

