

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

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Police Chief Matt Smith, Fire Chief Peter Skeris, Principal Planner Daniella Acosta, 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.

Election of Mayor/Mayor Pro Tem

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to nominate Councilmember Laurel Lutz as Council President/ Ex-Officio Mayor.

Councilmember Nguyen moved, to close the nominations for Council President/Ex-Officio Mayor.

The nomination for Councilmember Lutz as Council President/Ex-Officio Mayor carried by unanimous roll call vote.

Councilmember Stout moved, and Councilmember Beilfuss seconded to nominate Councilmember Nguyen as Council President Pro Tem/Ex-Officio Mayor Pro Tem.

Newly elected Council President Lutz moved, and Councilmember Ballard seconded to nominate Councilmember Van Dyke as Council President Pro Tem/Ex-Officio Mayor Pro Tem.

Comments were heard from Councilmembers Stout, Kennedy, Nguyen, Van Dyke, Ballard and Council President Lutz.

Councilmember Kennedy closed nominations for Council President Pro Tem/Ex-Officio Mayor Pro Tem.

The nomination for Councilmember Nguyen as Council President Pro Tem/Ex-Officio Mayor Pro Tem failed 3-4 by roll call vote, with Council President Lutz, Councilmembers Van Dyke, Ballard and Kennedy voting No.

The nomination for Councilmember Van Dyke as Council President Pro Tem/Ex- Officio Mayor Pro Tem carried by roll call vote 4-3, with Councilmembers Nguyen, Stout and Beilfuss voting No.

City Clerk Selestina Sandoval administered the oaths of office to Council President Lutz and Council President Pro Tem Van Dyke.

Council took a short break at 5:48 p.m.

Council resumed at 6:04 p.m.

Presentations

Grand Junction Housing Authority Annual Report

Chief Executive Officer of the Grand Junction Housing Authority Scott Aker and Board Chair Krista Ubersox gave a presentation and were available to answer questions from council.

Proclamations

Proclaiming May 4–8, 2026 as Teacher Appreciation Week in the City of Grand Junction

Councilmember Kennedy read the proclamation, and District 51 Foundation Executive Director Angela Christensen accepted it.

Proclaiming May 11- 16, 2026 as National Police Week in the City of Grand Junction

Councilmember Van Dyke read the proclamation, and Police Chief Matt Smith accepted it.

Public Comments

Public comments were heard from Theresa Cambron, Ryan Serod, Joan Bradley, Brian Luoma, Dennis Simpson, Ed Kowalski, Kristen Seidel, Stephania Vasconez, Kia Young and Crystal Frost.

City Manager Report

City Manager Mike Bennett reminded the community about the Town Hall event on Monday, May 11, at the Grand Junction High School auditorium from 5:30 p.m. to 7:30 p.m., and invited residents to attend.

Boards and Commission Liaison Reports

Councilmember Beiffuss reported on the Economic Summit held at Colorado Mesa University and provided an update from the Business Incubator Center.

Councilmember Kennedy reported on the Grand Junction Regional Airport and Museums of the West.

Councilmember Van Dyke provided an update on the Downtown Development Authority Board's Terminal project and reminded the community about the Rides & Vibes event on May 8th and 9th, which will take place downtown.

Councilmember Stout updated on the Parks and Recreation Advisory Board and Colorado Municipal League (CML).

Council President Lutz highlighted the Boards and Commission Appreciation Dinner and provided an update on the Commission on Arts and Culture.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the April 13, 2026, Workshop
- b. Minutes of the April 15, 2026, Regular Meeting
- c. Minutes of the April 15, 2026, Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance for Supplemental Appropriation and Setting Public Hearing for May 20, 2026
 - ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Final Plat Recordation, Accessory Dwelling Units, Design Standards for Multi-unit Residential Redevelopment, Landscape Substitutions, Subdivision Natural Hazards and Significant Natural Features, Signs in Public, Parks, and Open Space Districts, and Outdoor Lighting, and Setting a Public Hearing for May 20, 2026
 - iii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code)

Regarding Drive-Through Facilities and Setting a Public Hearing for
May 20, 2026

b. Quasi-judicial

- i. Introduction of an Ordinance Amending the Comprehensive Plan for Approximately 19.83 Acres from Industrial to Residential Low Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026
- ii. Introduction of an Ordinance Rezoning Approximately 19.83 Acres from Industrial Light (I-1) to Residential Low 5 (RL-5) Located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road and Setting a Public Hearing for May 20, 2026
- iii. Introduction of an Ordinance to Vacate the Eastern 15 Feet of 24 ¼ Road Public Right-of-Way Between Canyon View Park and 2426 G Road, and Setting a Public Hearing for May 20, 2026
- iv. Introduction of an Ordinance Amending Ordinance 4991 Concerning the City - Las Colonias Development Corporation Master Lease and the Third Amendment thereto for Purposes of Amending the Description of Lease Parcel 2 for the Purpose of Facilitating the Development of Monument Business Park on Site D/E at the Las Colonias Business Park and Setting a Public Hearing for May 20, 2026
- v. 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 Colorado Infill LTD Annexation of 1.59 Acres, Located at 3009 D 5/8 Road, and Setting a Public Hearing for June 17, 2026

3. Continue Public Hearings

a. Legislative

- i. An Ordinance Amending Section 21.02.070 of the Zoning and Development Code Related to And Concerning Development Impact Fees and Authorization to Issue Refunds of New Fee

Schedule Differences Between January 1, 2026 and the Effective
Date of this Ordinance - Continued to June 3, 2026

4. Procurements

- a. Contract to Resurface of 12 Canyon View Tennis Courts
- b. Contract to Complete Final Phase of LED Lighting Conversion in City Buildings
- c. Authorization of Construction Contract for Street Maintenance —
Riverside Parkway Repair

5. Resolutions

- a. A Resolution to Ban the Sale or Trade of Fireworks – **MOVED TO
REGULAR AGENDA**

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Consent Agenda Item #1-5, excluding item 5.a. Motion carried by a unanimous voice vote.

REGULAR AGENDA

5.a. A Resolution to Ban the Sale or Trade of Fireworks

Pursuant to the Grand Junction Municipal Code, the Fire Chief has the authority to declare by emergency order any temporary restriction on fire, burning, or other activities that endanger the health, safety, and welfare of the residents of the City. Typically, this order is in response to an emergency condition; however, because of the pervasive drought conditions, it is the recommendation of the City Manager and the Fire Chief that City Council enact a resolution imposing a ban on the sale, exchange, barter or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction. This resolution is to be effective upon Council adoption and continuing until restrictions are lifted by order of the Chief.

City Manager Mike Bennett and Fire Chief Peter Skeris gave a brief presentation and were available to answer questions from council.

Comments were heard from Councilmembers Kennedy, Stout and Beilfuss.

The public comments period opened at 7:24 p.m.

Public comments were heard from Britton Cottrell, Cameron (no last name), and George Gatseos.

The public comment period closed at 7:33 p.m.

Additional comments were heard from Councilmembers Kennedy, Ballard, Stout, Nguyen, Beilfuss, Council President Lutz and Councilmember Van Dyke.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to table the discussion until the second meeting in June. Councilmember Ballard expressed concern that the delay was too long and proposed amending the motion to set the return date for June 3. Councilmember Kennedy accepted the amendment. The amended motion was put to a voice vote and failed, 3-4, with Councilmembers Stout, Nguyen, Beilfuss and Council President Lutz voting No.

Councilmember Stout moved, and Councilmember Nguyen seconded to adopt Resolution No. 39-26, a resolution imposing a ban on the sale, exchange, barter or trade of or in fireworks and issuance of temporary permits for the same in the City of Grand Junction. Motion carried 4-3 by a voice vote, with Councilmembers Kennedy, Ballard and Van Dyke voting No.

Council took a short break at 7:57 p.m.

Council resumed at 8:07 p.m.

6.a. Reconsideration of A Resolution Authorizing City-Owned Land to be Incorporated into the Proposed Camelback Gardens Planned Development and Outline Development Plan

The Camelback Gardens Planned Development (PD) and related Outline Development Plan (ODP) has been evaluated with the inclusion of approximately 15 acres of adjacent, now City-owned open space, previously dedicated by the applicants, as part of the overall planned development framework. With this open space included in the calculation, the project can achieve an overall density of approximately 3.6 dwelling units per acre, consistent with the Residential Low designation in the 2020 Comprehensive Plan. The proposed resolution provides city authorization to include the city-owned property within the boundary of the Planned Development. Absent this authorization, the project would need to reduce the proposed unit count by 34 units, from 90 to 56 units, to comply with density requirements. Incorporation of the city-owned land in the Planned Development would not affect the ownership, use, or function of the City's open space property. At the March 4, 2026 City Council meeting, Council voted (6-1) to approve Resolution No. 13-26. At the March 18, City Council meeting council

directed staff to schedule the approved resolution for a workshop discussion. The resolution was discussed at the April 13 City Council workshop and council provided direction to place the resolution on a forthcoming agenda for reconsideration.

Principal Planner Daniella Acosta Stine gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmember Stout, Kennedy, Van Dyke and Nguyen.

The public hearing opened at 8:28 p.m.

Public comments were heard from Rich Beauheim, George Gatseos, Chris Macanany, Thersea Edwards and Mike Stubbs.

The public hearing closed at 8:44 p.m.

Additional comments were heard from Councilmembers Stout, Council President Lutz and Councilmember Beilfuss.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded to repeal Resolution No.13-26, a resolution approving the inclusion of approximately 15 acres of adjacent City-owned open space within the Camelback Gardens Planned Development and Outline Development Plan boundary. Motion carried by a voice vote 5-2 with Councilmember Nguyen and Beilfuss voting No.

7. Non-Scheduled Comments

There were none.

8. Other Business

Councilmember Stout requested more information on the Japanese Beetle efforts whether in form of a memo or workshop.

9. Adjournment

The meeting adjourned at 8:53 p.m.


Selestina Sandoval, MMC

City Clerk

