

Grand Junction City Council
Minutes of the Regular Meeting
May 20, 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 20th day of May, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout (virtual), Ben Van Dyke, and Council President Laurel Lutz.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Chief Financial Officer Jay Valentine, Principal Planner Tim Lehrbach, Engineering and Transportation Director Trent Prall, Planning Manager Thomas Lloyd, Associate Planner Sam Wuebbles, Interim Utilities Director Ashley Firl, Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Lutz called the meeting to order and led the audience in the Pledge of Allegiance, followed by a moment of silence.

Presentations

Business Incubator Center

Chief Executive Officer of the Business Incubator Center Dalida Sassoon Bollig gave a presentation and was available to answer questions from council.

Proclamations

Proclaiming May 17-23, 2026 as National EMS Week in the City of Grand Junction

Councilmember Nguyen read the proclamation, and EMS Chief, Division Chief Mark McIntire accepted it.

Public Comments

Public comments were heard from Tammy Powers, Crytal Frost, Kristen Seidel, Shayla (no last name), Madeline Mejia, Andy Hamilton, Andrea Hamilton, Stephania Vasconez and Thomas Copp.

City Manager Report

City Manager Mike Bennett reported that sales tax revenue exceeded collections from the same month last year. April collections increased 6.8%, and year-to-date collections

are up 5.7% compared to 2025. Lodging tax collections also showed strong growth, rising 24.2% in April and 10.7% year to date.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Urban Trails Committee, and attended an Enterprise Zone class at Colorado Mesa University,

Councilmember Kennedy also reported on the Enterprise Zone class, updates with the Grand Junction Economic Partnership and the Grand Junction Regional Airport Authority.

Council President Lutz highlighted the celebration of Grand Junction Housing Authority's project "The Current".

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the May 4, 2026, Workshop
- b. Minutes of the May 4, 2026, Special Meeting Executive Session
- c. Minutes of the May 6, 2026, Regular Meeting
- d. Minutes of the May 6, 2026, Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance Amending GJMC 12.04.060 And 12.04.08 Regarding the Prohibition of Enforcement of Camping on Public Property When no Overnight Shelter is Available and Setting a Public Hearing for June 3, 2026 – **MOVED TO REGULAR AGENDA**
 - ii. Introduction of an Ordinance Amending and Renewing Code Related to Rules for the River Front Trail and Adjacent Areas and Setting a Public Hearing for June 3, 2026 – **MOVED TO REGULAR AGENDA**

- b. Quasi-judicial
 - 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 Monument Vistas Annexation of 41.09 Acres, Located at 888 21 Road, and Setting a Public Hearing for July 15, 2026

3. Procurements

- a. Purchase of Rolling Stock Equipment – Front-End Loaders, Skid Loader, and Forklift (C3 Grant Funded) – **MOVED TO REGULAR AGENDA**

4. Resolutions

- a. A Resolution Approving an Intergovernmental Agreement (IGA) Providing for Regional Collaboration for Attribution of Affordable Housing Units For the Purposes of Proposition 123 Unit Credit Between the City of Grand Junction, City of Fruita, Town of Palisade, and Mesa County
- b. A Resolution Assigning the 2026 Private Activity Bond Volume Cap to the Grand Junction Housing Authority (GJHA) in Support of the Haven at the Salt Flats Project, an Affordable Housing Development
- c. A Resolution Assigning the 2026 Private Activity Bond Volume Cap to the Colorado Housing Finance Authority (CHFA) in Support of the 29 Mile Apartments, an Affordable Housing Rehabilitation Project
- d. A Resolution Authorizing the City Manager to Submit a Grant Application for the Safe Streets and Roads for All Grant Program
- e. A Resolution Assigning City Councilmembers to Various Boards, Commissions and Authorities
- f. A Resolution Authorizing the City Manager to Sign an Agreement with the Grand Junction Regional Air Service Alliance

Councilmember Beilfuss moved, and Councilmember Nguyen seconded to adopt Consent Agenda Item #1-4, excluding items 2.a.i, 2.a.ii., and 3.a. Motion carried by a unanimous voice vote.

REGULAR AGENDA

2.a.i. Introduction of an Ordinance Amending GJMC 12.04.060 And 12.04.08 Regarding the Prohibition of Enforcement of Camping on Public Property When no Overnight Shelter is Available and Setting a Public Hearing for June 3, 2026

Ordinance No. 4833 regarding camping on public property/public places was enacted on April 17, 2019. That Ordinance prohibited camping on public property but contained certain exceptions. One exception is when there is no available overnight shelter. That exception was included in the Ordinance to comply with case law that existed at that time under *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019). In 2024, the US Supreme Court overrode the holding from *Martin* in *City of Grant's Pass, Oregon v. Johnson*, 603 U.S. 520 (2024). This Ordinance removes the requirement that there be no overnight shelter available before enforcement of the code.

Interim City Attorney Jeremiah Boies was available to answer questions from council.

Comments were heard from Councilmembers Beilfuss, Kennedy, Van Dyke and Council President Lutz.

Councilmember Beilfuss moved, and Councilmember Nguyen seconded to move the public hearing to the June 17th regular meeting. Motion failed 4-2 with Councilmembers Kennedy, Van Dyke, Ballard, and Council President Lutz voting No (Councilmember Stout did not vote on this due to technical issues during her virtual participation).

Councilmember Stout moved, and Councilmember Van Dyke seconded, to adopt an Ordinance Amending GJMC 12.04.060 And 12.04.08 on first reading regarding the prohibition of enforcement of camping on public property when no overnight shelter is available and set a public hearing for June 3, 2026. Motion carried by a voice vote 5-2 with Councilmembers Nguyen and Beilfuss voting No.

2.a.ii. Introduction of an Ordinance Amending and Renewing Code Related to Rules for the River Front Trail and Adjacent Areas and Setting a Public Hearing for June 3, 2026

Recent research into the Grand Junction Municipal code identified that the rules for the Riverfront Trail and Adjacent areas, codified as 12.08.140, expired in mid 2025.

Therefore, to enable enforcement in these areas and to preserve public safety, health and provide for positive resident experience, this agenda item asks Council to consider renewing the rules. These rules are specific for the Riverfront Trail and adjacent areas. They are compatible and complementary with the park rules that City Council adopted

in 2024. Should these rules for the riverfront trail and adjacent areas be renewed, and staff will update signage.

Interim City Attorney Jeremiah Boies was available to answer questions from council.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt an ordinance to renew and amend the rules and regulations for the riverfront trail and adjacent areas on first reading, authorize publication in pamphlet form, and set a public hearing for June 3, 2026. Motion carried by a voice vote 6-1 with Councilmember Beilfuss voting No.

3.a. Purchase of Rolling Stock Equipment – Front-End Loaders, Skid Loader, and Forklift (C3 Grant Funded)

The City of Grand Junction was seeking approval to procure essential material handling equipment in support of the Material Recovery Facility (MRF) operations. This equipment includes two front-end wheel loaders, one skid steer loader, and one forklift, all competitively sourced through the Sourcewell cooperative purchasing program. This procurement is directly tied to the operational stand-up and expansion of the City's MRF. The equipment will be used for critical daily functions including material movement on the tipping floor, feeding the processing system via the metering drum, managing inbound and outbound recyclable commodities, and supporting bale handling and truck loading operations. The total equipment cost is \$733,084.00, with \$598,670 allocated to two front-end loaders, \$71,110 for the skid steer loader, and \$63,304 for the forklift. The project is funded through a combination of a competitive C3 grant awarded in 2025 and a City match. The grant covers approximately 62% of eligible rolling stock costs, with the City responsible for the remaining 38%. These assets are necessary to support increased throughput as the MRF scales operations. Existing recycling division equipment currently used at the drop-off center will continue in service there and will not be displaced. This new equipment is dedicated specifically to the MRF and is essential to maintaining safe, efficient, and continuous material flow.

Chief Financial Officer Jay Valentine gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmember Beilfuss

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to authorize the City Purchasing Division to procure two front-end loaders, one skid loader, and one forklift through the Sourcewell cooperative purchasing program in the total amount of \$733,084, utilizing C3 grant funding with the required City match for the front-end loaders. Motion carried by a unanimous voice vote.

5.a.i. An Ordinance for Supplemental Appropriation

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 began 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 carry-forward of capital projects and affordable housing initiatives. New spending authorization is required to spend grant funding and other outside revenues not anticipated in the original 2026 budget. A detailed listing per fund is included.

Chief Financial Officer Jay Valentine gave a brief presentation and was available to answer questions from council.

There were no comments from council.

The public hearing opened at 6:44 p.m.

There was no public comment.

The public hearing closed at 6:44 p.m.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5318, an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado, for the year beginning January 1, 2026, and ending December 31, 2026, and on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.a.ii. 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

In the course of regular review of the Zoning and Development Code, staff has identified items that inadvertently conflict with standard practice, pose challenges with implementation, or require correction or clarification. Staff proposes revisions to resolve the issues these items present.

Principal Planner Tim Lehrbach gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmembers Kennedy and Nguyen.

The public hearing opened at 6:56 p.m.

There was no public comment.

The public hearing closed at 6:57 p.m.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5319, 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 on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

Council took a short break at 6:58 p.m.

Council resumed at 7:08 p.m.

5.a.iii. An Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Drive-Through Facilities

Staff received ongoing feedback from members of the development community regarding the difficulty and challenges of meeting a portion of the accessory use specific standards for drive-through facilities in GJMC Section 21.040(e)(2)(i). In response, staff workshopped the code provisions with the Planning Commission on January 22, 2026 and again on March 5, 2026. Staff proposed these revisions based on feedback from the Planning Commission to resolve the practical issues presented by these use specific standards.

Planning Manager Thomas Lloyd gave a presentation and was available to answer questions from council.

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

The public hearing opened at 7:29 p.m.

Public comments were heard from Shayla (no last name), Mark Austin, and Kelsey Heath.

The public hearing closed at 7:37 p.m.

Additional comments from council were heard from Councilmembers Nguyen and Van Dyke.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5320, an ordinance an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities on final passage and order final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.b.i. 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

The proposed ordinance amends the Las Colonias Development Corporation (LCDC) to amend the lease able boundary for Lease Parcel 2 (Pad D/E) to the south.

Engineering and Transportation Director Trent Prall and Interim City Attorney Jeremiah Boies gave a brief presentation and were available to answer questions from council.

There were no comments from council.

The public hearing opened at 7:44 p.m.

There were no public comments.

The public hearing closed at 7:44 p.m.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5321, an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding Drive-Through Facilities on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.b.ii. 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

The property owner, Brookfield Mixed Use 65, LLC requested a Comprehensive Plan Amendment from the Industrial and use designation to the Residential Low designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres.

Planning Manager Thomas Lloyd gave a presentation and was available to answer questions from council.

Applicant Representative Chris Hernandez and Tracy Stetson with River City Consultants gave a short presentation and were available to answer questions from council.

Comments were heard from Councilmember Stout and Council President Lutz.

The public hearing opened at 8:02 p.m.

There was none.

The public hearing closed at 8:02 p.m.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5322, an Ordinance Amending the Comprehensive Plan for approximately 19.83 acres from Industrial to Residential Low, located at 860 21 Road, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.b.iii. 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

The Property Owner, Brookfield Mixed Use 65, LLC requested a rezone from the Industrial Light (I-1) zone district to the Residential Low 5 (RL-5) designation for property located on Lot 2 of the Monument Vistas Subdivision at 860 21 Road on 19.83 acres.

Planning Manager Thomas Lloyd gave a presentation and was available to answer questions from council.

Applicant Representative Chris Hernandez with River City Consultants was available to answer questions from council.

Council had no comments.

The public hearing opened at 8:09 p.m.

There was no public comment.

The public hearing closed at 8:09 p.m.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded to adopt Ordinance No. 5323, 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 on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.b.iv. An Ordinance to Vacate the Eastern 15 Feet of 24 ¼ Road Public Right-of-Way Between Canyon View Park and 2426 G Road

The owner, 2426 G Road, LLC requested a vacation of the east 15' of previously dedicated right-of-way (ROW) for 24 ¼ Road which abuts its property along the western property boundary of 2426 G Road. The City does not intend to extend the road ROW in this location for 24 ¼ Road as a connection road to any other property. The City previously vacated the northern east half of the ROW with the development of Spanish Trails. The request to vacate right-of-way is consistent with the City's Comprehensive Plan and Circulation Plan. Approval of the request is conditioned upon completion of a land exchange between the Applicant and the City. Through this exchange, the Applicant shall obtain the vacated right-of-way, and the City shall obtain right-of-way along G Road.

Associate Planner Sam Wuebbles gave a presentation and was available to answer questions from council.

Applicant Representative Chris Hernandez with River City Consultants was available to answer questions from council.

Council had no comments.

The public hearing opened at 8:16 p.m.

There were no public comments.

The public hearing closed at 8:16 p.m.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Ordinance No. 5324, an Ordinance vacating the eastern 15 Feet of 24 ¼ Road public right-of-way between Canyon View Park and 2426 G Road on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6.a. Authorize Contract: Water Treatment Plant South Tank Interior Recoating

This item is to award a construction contract for the Water Treatment Plant South Tank Interior Recoating project. The scope of work includes furnishing all labor, materials, and equipment necessary to prepare and recoat the interior of the water storage tank, along with two add alternate maintenance items: (1) replacement of the outlet nozzle and (2) sealing of the exterior joint between the wall and floor plates. The project was formally solicited through the City's Invitation for Bids (IFB) process. Staff evaluated the bids received and performed additional due diligence related to project references, and compliance requirements prior to bringing forward a recommendation for award.

Interim Utilities Director Ashley Firl gave a presentation and was available to answer questions from council.

Comments were heard from Councilmember Kennedy.

Councilmember Nguyen moved, and Councilmember Kennedy seconded to authorize the City Purchasing Division to enter into a contract with Mandros Paintng, Inc. of Rock Springs, Wyoming for the WTP South Tank Interior Recoating project in the amount of \$821,300.00. Motion carried by a unanimous voice vote.

7. Non-Scheduled Comments

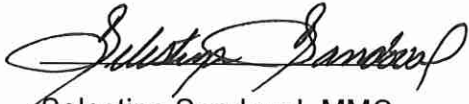
There were none.

8. Other Business

There was none.

9. Adjournment

The meeting adjourned at 8:27 p.m.



Selestina Sandoval, MMC

City Clerk

