

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY JUNE 1, 2026

Meeting Convened: 5:30 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Robert Ballard (virtual), Scott Beilfuss, Laurel Lutz, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Cody Kennedy.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Parks and Recreation Director Ken Sherbenou, Assistant to the City Manager Johnny McFarland, Communications and Engagement Manager Kelsey Coleman, Deputy City Clerk Krystle Koehler, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. 2026 Community Survey Draft Review

Staff presented the draft 2026 Community Survey, which is conducted every two years and is designed to maintain consistency with previous surveys while allowing limited updates. The primary focus of the discussion was proposed survey questions related to the future of the Orchard Mesa Pool.

Community Survey Methodology

Representatives from the survey consultant confirmed:

- The survey will remain statistically valid.
- Consistency with prior surveys is important for trend analysis.
- Minor wording adjustments can be made without compromising comparability.
- Survey length should be kept as short as possible to avoid survey fatigue.

Council also discussed several existing survey.

Orchard Mesa Pool Questions

Council reviewed four proposed pool-related questions and worked through revisions.

Key outcomes included:

- Separating questions about support for funding from questions about placing a measure on the ballot.
- Clarifying that ballot-placement questions should be answered independently of how respondents would personally vote.
- Revising language related to tax increases and debt financing.

- Removing references to forming a special district due to concerns about confusion and jurisdictional limitations.
- Eliminating a proposed question regarding future use of the site if the pool were demolished, as Council felt that decision could be addressed later if necessary.

Council ultimately reached consensus to reduce the proposed Orchard Mesa Pool section from four questions to three and directed staff to revise the wording before finalizing the survey.

b. Housing Affordability Code Task Force Request for Consultant

Staff and Housing Affordability Code Task Force representatives requested Council direction on hiring a consultant to assist with review and recommendations related to portions of the Development and Engineering Design Standards (TEDS) and portions of the land development code.

Reason for Consultant Support

Staff explained that:

- The workload associated with reviewing code changes has become significant.
- Current staffing shortages have limited the department's capacity.
- The consultant would help evaluate code barriers, draft recommendations, and accelerate progress.

The consultant would not be conducting a complete code rewrite but would focus on specific sections identified by staff and the task force.

Task Force Progress Report

Staff provided an update on completed work, including:

- ADA digital compliance revisions.
- Making pre-application meetings voluntary.
- Checklist improvements.
- Pedestrian access and connection updates.
- Clarification of code citation requirements.
- Ongoing discussions regarding irrigation easements and subdivision standards.

Several additional recommendations are expected to come forward in future Council meetings.

Consultant Selection and Funding

Council discussed:

- The consultant's role as a neutral facilitator and technical resource.
- The importance of managing project scope and costs.

- Returning to Council for approval of any consultant contract because the expense is not currently budgeted.

Council supported moving forward with the consultant procurement process and agreed that two Council representatives from the Housing Affordability Code Task Force would participate in consultant selection activities as needed.

c. Real Estate Committee Review

Council revisited the purpose and necessity of the standing Real Estate Committee.

Discussion focused on:

- Whether real estate matters could instead be handled through workshops, regular meetings, or executive sessions when legally appropriate.
- The value of having broader Council participation in significant property decisions.
- Concerns that decisions made by a smaller committee may not always benefit from the full range of Council perspectives.

Council generally supported discontinuing the standing Real Estate Committee and handling future real estate matters through existing Council meeting processes, with executive sessions used when negotiations or legal considerations require confidentiality.

2. Council Communication

- City Attorney Recruitment Update
- UTC Letter Draft will be circulated

3. Next Workshop Topics

City Manager Bennett summarized list of next workshop topics.

- Grand Valley River Corridor Initiative presentation.
- Redevelopment area discussion, including Dos Rios.
- 7th and 9th Street multimodal corridor concepts.
- Potential update regarding America 250 / Colorado 150 celebration planning.

4. Other Business

Additional discussion included:

- Requests for restroom facilities, water stations, and dumpsters near river encampments. Staff indicated no changes are planned at this time pending further Council discussion.

- Proclamation requests related to the 250th Anniversary of the Declaration of Independence. Council supported preparing a single proclamation that could be shared with multiple organizations.
- Council support for moving forward with revisions to Title VI (Animal Code) through the regular Council process.

5. Adjournment

There being no further business, the workshop was adjourned at 7:40 p.m.