Grand Junction City Council

Minutes of the Regular Meeting

August 5, 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 5th day of August, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Ben Van Dyke, and Council President Laurel Lutz. Councilmember Anna Stout was absent.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Principal Manager Thomas Lloyd, Police Chief Matt Smith, Housing Supervisor Ashley Chambers, Engineering and Transportation Director Trent Prall, Interim Utilities Director Ashley Firl, City 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

Auditor’s Presentation on the 2025 Audit Report

Christina McCloud from Hanie & Company gave a presentation and was available to answer questions from council.

Council had no further discussion.

City Manager Mike Bennett thanked the finance department for all their hard work.

Proclamations

Proclaiming July 25, 2026, as Mesa County Libraries 125th Anniversary

Councilmember Beilfuss read the proclamation, and Mesa County Public Library Executive Director Michelle Boisivenue-Fox accepted it.

Public Comments

Public comments were heard from Rhonda Bates, Diana Tapp, Jesse Miltier, Curtis Como, Steve Clark, Theresa Cambron, Lavetta Minsguard, Ed Kowalski, Mariann Taigman, and Alexa Saindon-Holdorf.

City Manager Report

City Manager Mike Bennett had no formal report but reminded the community that the City posts a comprehensive update on city projects, and other important developments on its website twice each month. Residents are encouraged to visit the website regularly to stay informed about ongoing projects and community updates.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Avalon Theatre Foundation.

Councilmember Kennedy reported on the Museums of The West.

Councilmember Van Dyke provided an update on the Business Incubator Center and the Downtown Development Authority.

Council President Lutz reported on the Commission on Arts and Culture.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the July 13, 2026, Workshop

b. Minutes of the July 15, 2026, Regular Meeting

c. Minutes of the July 15, 2026, Special Meeting Executive Session

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Authorizing the Issuance of Certificates of Participation, Series 2026 and Setting a Public Hearing for August 19, 2026

ii. Introduction of an Ordinance Amending Sections § 21.07.040 and § 21.09.060(a)(1) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Preservation of Significant Trees, and Setting a Public Hearing for September 2, 2026

iii. Introduction of an Ordinance for Supplemental Appropriation for Solid Waste Fund and Setting a Public Hearing for August 19, 2026

3. **Procurements**

a. Approval of Contract Award Recommendation for Emergency Medical Services (EMS) Billing, Claims Processing, and Revenue Cycle Management for the City of Grand Junction's Fire Department to Systems Design West, LLC.

b. Authorize a Construction Contract for the 2026 Sanitary Sewer Replacement Project Phases 1 and 2

4. **Resolutions**

a. A Resolution Supporting the Application for the FY 2026-2027 Peace Officers Behavioral Health Support and Community Partnership Grant (POMH) from the Colorado Department of Local Affairs (DOLA)

b. A Resolution Reinstating and Amending the Infill and Redevelopment Program

c. A Resolution to Increase the Boot Warrant Fee

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

<u>REGULAR AGENDA</u>

5.a.i. An Ordinance to Amend the Redlands 360 Planned Development Outline Development Plan (ODP), Incorporate Approximately 29.08 Acres into the ODP, Including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and Establish Planned Development (PD) Zoning for Newly Added Lands, resulting in a Total ODP Area of Approximately 629.08 acres, and Amend the ODP to Modify Certain Bulk and Lighting Standards for Property Located South of the Redlands Parkway and Highway 340 Intersection

The Redlands 360 PD and associated ODP were approved by City Council in February 2022. The approved ODP established a master-planned community on approximately 600 acres, including a mix of residential land uses, limited commercial development, and open space.

Since approval of the PD ODP, four filings have been approved, three of which have been platted, and portions of the development are under construction. The current request proposes amendments to the PD ODP to incorporate approximately 29.08

additional acres into the PD, increasing the total PD area to approximately 629.08 acres, and establishing updated outdoor and site lighting standards applicable throughout the development.

Planning Manager Thomas Lloyd and applicant representative Jane Quimby gave a brief presentation.

Council had no further discussion.

The public hearing opened at 6:43 p.m.

There were no public comments.

The public hearing closed at 6:43 p.m.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Ordinance No. 5335 an ordinance to amend the Redlands 360 Planned Development Outline Development Plan (ODP), incorporate approximately 29.08 acres into the ODP, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, and establish Planned Development (PD) zoning for newly added lands, resulting in a total ODP area of approximately 629.08 acres, and amend the ODP to modify certain bulk and lighting standards for property located south of the Redlands Parkway and Highway 340 intersection, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.b.i. An Ordinance Repealing and Reenacting Title 6 of the Grand Junction Municipal Code Regarding Animals

After Mesa County ceased providing animal control in mid-2024, the GJPD Animal Control Services Unit began operations on January 1, 2025. The Ordinance repeals and reenacts Title 6 to align the code with City-provided services by centralizing licensing with the City and consolidating Chapters 6.04, 6.08, and 6.12, while preserving existing substantive provisions (including Downtown event rules and People's Ordinance No. 30 (1956)) and penalty practices.

Police Chief Matt Smith gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmember Beilfuss and Kennedy.

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

Public comments were heard from Alyssa Miller-Hurley (virtual).

The public hearing closed at 7:01 p.m.

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

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5336, an ordinance repealing and reenacting Title 6 of the Grand Junction Municipal Code regarding animals, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

Council took a short break at 7:09 p.m.

Council resumed at 7:19 p.m.

5.b.ii. An Ordinance for a Purchase and Sale Agreement for Approximately 3.3 Acres of City-Owned Property to Grand Junction Homes, LLC for Affordable Housing, and Authorizing the City Manager to Sign, Pursuant to Voter Approval (*Public Hearing Continued to August 14, 2026*)

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to continue the public hearing to August 14, 2026. Motion carried by a unanimous voice vote.

6.a. A Resolution Authorizing the City Manager to Make a Proposition 123 Commitment to Increase Affordable Housing Units by 3% for the 2027-2029 Cycle

This item authorizes the City Manager to Make a Proposition 123 Commitment to Increase Affordable Housing Commitment for the 2027-2029 Cycle using the revised methodology established under House Bill 26-1313. Based upon this calculation, the City is required to commit to the production of approximately 348 affordable housing units during the upcoming three-year commitment period.

Housing Manager Ashley Chambers gave a brief presentation and was available to answer questions from council.

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

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Resolution 69-26, a Resolution Authorizing the City Manager to Make a Prop 123 Commitment to Increase Affordable Housing Units for the 2027-2029 Cycle. Motion carried by a unanimous voice vote.

City Manager Mike Bennett thanked Ashley Chambers for her years of dedicated service and hard work, noting that this was her final presentation to the City Council.

7.a. A Resolution Adopting the Housing Action Plan (Public Hearing Continued to September 16, 2026)

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to continue the public hearing to September 16, 2026. Motion carried by a unanimous voice vote.

7.b. A Resolution Adopting the 7th Street Active Transportation Facility Feasibility Study and Associated 9th Street Alignment Memorandum

The City's 2023 Pedestrian and Bicycle Plan identifies the 7th Street corridor as a priority north-south active transportation route. To advance this goal, the City started a feasibility study in 2024 evaluating multimodal improvements along the corridor, including the conversion of existing outside vehicle lanes to buffered bicycle lanes between Grand Avenue and North Avenue. While the study found that the proposed lane reconfiguration could accommodate projected traffic volumes, community feedback raised concerns regarding vehicle capacity and the long-term function of a corridor carrying approximately 15,000 vehicles per day. In response, staff evaluated an alternative north-south bicycle route along 9th Street that would achieve the City's active transportation objectives while minimizing impacts to a higher-volume roadway. The 9th Street alternative is supported by planned Colorado Mesa University improvements, including relocation of the North Avenue traffic signal from 10th Street to 9th Street. This enhancement would improve multimodal crossings and provide direct connectivity to planned campus bicycle and pedestrian facilities, creating a more continuous and connected active transportation network. Staff presented the comprehensive feasibility study findings, proposed corridor cross-sections, and sought Council concurrence for the combined 7th and 9th Street corridors to be advanced into a future, yet to be scheduled, design phase.

Engineering and Transportation Director Trent Prall gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmembers Kennedy, Beilfuss and Nguyen.

The public hearing opened at 8:10 p.m.

Public comments were heard from Randall Reitz and Matt Speth.

The public hearing closed at 8:14 p.m.

Councilmember Kennedy moved, and Councilmember Nguyen seconded, to adopt Resolution No. 71-26, A Resolution adopting the 7th Street Active Transportation Facility Feasibility Study and associated 9th Street Alignment Memorandum. Motion carried by a unanimous voice vote.

8.a. Contract for Professional Engineering Services Consultant for Phase 2 Persigo Wastewater Treatment Plant Expansion Project Design

The City issued a Request for Proposals (RFP) for professional engineering services for the Phase 2 Wastewater Treatment Plant Expansion Project. Following evaluation of proposals and interviews, the selection committee recommended AE2S as the preferred consultant. Following selection, staff worked collaboratively with AE2S to refine its proposed scope of services to align directly with the requirements identified in the City's RFP while preserving several value-added tasks that will improve project development and reduce implementation risk. The revised proposal reflects a scope that is comparable to the competing proposal while allowing the city flexibility to utilize additional services only as needed throughout the project. Staff recommend approval of a contract with AE2S for planning, design, permitting, project management, CM/GC support and construction phase engineering support for the Phase 2 Wastewater Treatment Plant Expansion Project.

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

Comments were heard from Councilmembers Kennedy and Van Dyke.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to approve the City Purchasing Division to enter into a contract with AE2S for professional engineering services associated with the Phase 2 Wastewater Treatment Plant Expansion Project in an amount not-to-exceed $4,343,538.00. Motion carried by a unanimous voice vote.

6. Non-Scheduled Comments

No comments were heard.

7. Other Business

Council President Lutz provided an update on the City Attorney hiring process. The recruitment process is moving forward as planned, and the job posting is expected to be available next week.

8. Adjournment

The meeting adjourned at 8:25 p.m.

Selestina Sandoval, MMC

City Clerk