Grand Junction City Council

Minutes of the Regular Meeting

August 19, 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 19th day of August, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, 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, General Services Director Jerod Timothy, Interim Utilities Director Ashley Firl, Parks and Recreation Director Ken Sherbenou, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Public Comments

Public comments were heard from Theresa Cambron, David Poling, Leon Stigen, Jesse Miltier, Hannah Prunty, Nathan Schwapper, Jason Jolley, Kevin Kne, Raquel Sienna, and Tim.

City Manager Report

City Manager Mike Bennett gave an update on the Strategic Plan and demonstrated how the public can access the information on the City of Grand Junction website. He also introduced Thomas Lloyd as Interim Community Development Director.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Homeless Coalition regarding Emergency Medical Services (EMS) response concerns and the solutions that are being put in place, and the Avalon Foundation fundraiser.

Councilmember Kennedy reported on Grand Junction Economic Partnership (GJEP) meeting, and the Grand Junction Regional Airport Authority improvement grant agreements to help with improvement projects.

Councilmember Van Dyke provided an update on APEX Day at the Business Incubator Center.

Councilmember Stout provided an update on Colorado Municipal League (CML) and being named the CML Policy Committee Chair, as well as updates on the Parks and Recreation Advisory Board and the Forestry Board.

Council President Lutz reported on the Grand Junction Housing Authority's work on the rural homes deed restrictions with the City of Grand Junction, as well as the new housing project, The Current.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the August 3, 2026, Workshop

b. Minutes of the August 5, 2026, Regular Meeting

c. Minutes of the August 14, 2026, Special Meeting

2. Resolutions

a. A Resolution Issuing a Revocable Permit within 19.1 Square Feet of the Colorado Avenue Right of Way for an Existing Historic Encroachment at 251 Colorado Avenue

b. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-091-2026 and Authorizing the City Manager to Sign

c. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-092-2026 and Authorizing the City Manager and City Attorney to Sign

d. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-093-2026 and Authorizing the City Manager and City Attorney to Sign

e. A Resolution Approving the Acceptance of FAA Airport Improvement Program Grant Offer No. 3-08-0027-094-2026 and Authorizing the City Manager and City Attorney to Sign

f. A Resolution of Council Support for the Airport Authority Acceptance of Future 2026 FAA AIP Grants Consistent with AIP Grant Language 92 and 93

g. A Resolution Approving Amendment(s) to AIP Grant 3-08-0027-089-2025 and Authorizing the City Manager and City Attorney to Sign

Councilmember Van Dyke moved, and Councilmember Stout seconded to adopt Consent Agenda Items #1-2. Motion carried by a unanimous voice vote.

REGULAR AGENDA

3.a.i. An Ordinance Authorizing the Issuance of Certificates of Participation, Series 2026

The proposed ordinance authorizes the issuance of an additional $9,312,127 in Certificates of Participation (COPs) to continue financing the City's Materials Recovery Facility (MRF) project. This second issuance will fund the remaining acquisition-related costs associated with the facility, including building and site improvements necessary to prepare the facility for installation and operation of the recycling processing equipment.

Chief Financial Officer Jay Valentine gave a brief presentation, followed by project updates from General Services Director Jerod Timothy. They were available to answer questions from Council.

Comments were heard from Councilmembers Kennedy and Stout.

The public hearing opened at 6:35 p.m.

There were no public comments.

The public hearing closed at 6:35 p.m.

Councilmember Stout moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5338, an ordinance authorizing additional certificates under the 2025 lease purchase financing for additional funding for the acquisition, construction, and equipping of certain solid waste facilities, and in connection there with authorizing the execution and delivery by the City of a first amendment to a previously executed site and improvement lease agreement, a first amendment to a previously executed lease purchase agreement; and providing for other matters related thereto on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

3.a.ii. An Ordinance for Supplemental Appropriation for Solid Waste Fund

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 begin 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 required to complete the Materials Recovery Facility (MRF) project using Certificates of Participation (COPs), State grant funds, and interest earnings. It also provides spending authority for 2026 single-stream recycling phase-in costs, reimbursable by Extended Producer Responsibility (EPR) funding. Fund balance will be used to make the 2026 interest payment on the first tranche of COPs issued in December 2025.

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

No comments were heard from Council.

The public hearing opened at 6:38 p.m.

There were no public comments.

The public hearing closed at 6:38 p.m.

Councilmember Stout moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5339, 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, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

4.a. Emergency Replacement of Aeration Basin Influent Piping at the Persigo WWTP)

During construction associated with the Persigo Phase 1 Expansion Project, multiple active leaks and severe deterioration were identified in the existing A-Basin influent process piping at the Persigo Wastewater Treatment Plant (WWTP). Temporary repairs stabilized the piping. However, the piping is critical to wastewater treatment operations, and its continued deterioration presents an immediate operational risk.

The City Manager approved emergency procurement of construction services from Garney Construction in the amount of $1,094,157.00 to permanently replace the deteriorated piping. Garney is currently performing the Persigo Phase 1 Expansion Project and is fully mobilized on-site. Because the expenditure exceeds the City Manager's purchasing authority, this staff report presents the circumstances necessitating the emergency procurement and requests ratification by City Council.

Interim Utilities Director Ashley Firl gave a presentation to Council, explaining the necessity of the request, and was available to answer questions from Council.

Comments were heard from Councilmembers Beilfuss and Kennedy.

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to ratify and approve the City Manager's emergency purchase of construction services from Garney Construction in the amount of $1,094,157.00 for replacement of the A-Basin influent process piping at the Persigo Wastewater Treatment Plant. Motion carried by a unanimous voice vote.

Council took a short break at 6:48 p.m.

Council resumed at 6:58 p.m.

5.a. A Resolution Calling a Special Election in the City of Grand Junction, Colorado Concerning the Repair of the Orchard Mesa Pool, the Creation of Debt and an Increase in Taxes to Pay for the Same and for the Ongoing Costs of Operating and Maintaining the Pool, and Providing Other Details Relating Thereto

The City Council has determined that an election shall be held on November 3, 2026, at which time there shall be submitted to the registered electors a question concerning raising sales tax and incurring debt. The question is described in detail in a separate resolution which has been duly considered by the Council and, with the approval of this resolution, the City Council authorizes the City Clerk to enter into an agreement with the Mesa County Elections Department for the City to participate in a coordinated election being conducted by the County on November 3, 2026 (Election).

Interim City Attorney Jeremiah Boies gave a presentation of this resolution and was available to answer questions from Council.

Comment was heard from Councilmember Kennedy.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Resolution No. 76-26, a resolution calling for a special election in the City of Grand

Junction, Colorado, concerning the repair of the Orchard Mesa pool, the creation of debt, and an increase in taxes to pay for the same and for the ongoing costs of operating and maintaining the pool, and providing other details relating thereto. Motion carried by a unanimous voice vote.

5.b. A Resolution Setting the Title for and Submitting to the Electorate on November 3, 2026, a Measure to Increase the City Sales and Use Tax from 3.39% to 3.46%, to Reduce that Rate by 0.04% Following Payment in Full of the Debt Authorized, and to Retain and Spend Revenues as a Voter Approved Revenue Change as Defined by Article X, Section 20 of the Colorado Constitution, and to Incur Bonded Indebtedness to Repair, Renovate, and Equip the Orchard Mesa Swimming Pool

City Council has considered numerous options to repair and fund the aging Orchard Mesa Pool. After a survey was conducted which asked a statistically valid sample if they would favor sending a ballot question to voters regarding the Orchard Mesa Pool, to which a majority favored, City Council at the August 3, 2026, workshop, directed staff to create a ballot proposal for the City to incur debt and a small sales tax increase to pay for the debt and ongoing operations cost of the pool. This Resolution proposes and sets the ballot title language for that ballot question to the electorate.

Interim City Attorney Jeremiah Boies gave a presentation of this resolution. He and Parks and Recreation Director Ken Sherbenou were available to answer questions from Council.

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

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Resolution No.77-26, a resolution setting the title for and submitting to the electorate on November 3, 2026, a measure to increase the City sales and use tax from 3.39% to 3.46%, to reduce that rate by 0.04% following payment in full of the debt authorized, and to retain and spend revenues as a voter approved revenue change as defined by Article X, Section 20 of the Colorado Constitution, and to incur bonded indebtedness to repair, renovate, and equip the Orchard Mesa Swimming Pool. Motion carried by a unanimous voice vote.

6. Non-Scheduled Comments

Comments were heard from Lee Stigen, Jesse Miltier, Rhonda Bates and Carol Ward.

7. Other Business

a. Request for Interview Teams for the Downtown Development Authority/Business Improvement District and Visit Grand Junction

After discussion between Council, the following interview teams were established:

Downtown Development Authority/Business Improvement District – Council President Lutz and Liaison Van Dyke.

Visit Grand Junction – Councilmember Stout and Liaison Lutz

b. Request for Representation of the Mesa County Regional Opioid Abatement Council (MCROAC)

Discussion was had between Council and City Manager Bennett regarding the benefit of having a City staff member represent the City on the MCROAC.

Councilmember Stout requested a conversation regarding Automatic License Plate Readers (ALPRs) between Council, staff, and City Manager Bennett.

She also requested a discussion at a workshop on how Council conduct impacts staff.

8. Adjournment

The meeting adjourned at 7:45 p.m.

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Selestina Sandoval, MMC

City Clerk