

Grand Junction City Council
Minutes of the Regular Meeting
September 2, 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 2nd day of September, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Council President Pro Tem Ben Van Dyke, and Council President Laurel Lutz (virtual).

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Zoning Supervisor Tim Lehrbach, Interim Utilities Director Ashley Firl, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Presentations

2026 Community Satisfaction Survey Results

RRC Associates representatives Sean Maher and Ethan Adams gave a presentation of the results from the 2026 Community Satisfaction Survey. They were available to answer questions and receive comments from council.

Proclamations

Proclaiming September 4–6, 2026, as Grand Junction PRIDE Week

The proclamation was read by Councilmember Beilfuss, and was received by Colorado West Pride's President Jake Earich, Vice President Geneva Smith and Communication/Marketing Karly Pool.

Public Comments

Public comments were heard from Dave Lord, Ed Kowalski, and Vicky Vaughn.

City Manager Report

City Manager Mike Bennett reported on the next Community Conversations event will be held on September 3, 2026, at the new Community Recreation Center.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Colorado Office of Economic Development and International Trade (OEDIT) Listening Tour at CMU and the Historical Preservation Group.

Councilmember Kennedy reported on the Urban Trails walk audit, Oktoberfest at Cross Orchards, Las Colonias marketing, Grand Junction Economic Partnership and his appointment to the Colorado Basin Roundtable.

Council President Lutz reported on the Housing Authority Strategic Planning session.

Councilmember Stout provided an update on a Forestry Board letter that was sent to Council and upcoming Colorado Municipal League District 10 & 11 meetings in Rifle, CO and Delta, CO.

CONSENT AGENDA

1. Approval of Minutes

- a. Minutes of the August 19, 2026, Regular Meeting
- b. Minutes of the August 19, 2026, Special Meeting Executive Session

2. Set Public Hearings

- a. Legislative
 - i. Introduction of an Ordinance for Supplemental Appropriation for the Downtown Development Authority and Setting a Public Hearing for September 16, 2026
- b. Quasi-judicial
 - i. Introduction of an Ordinance Vacating Portions of Inland Avenue Right-Of-Way and Setting a Public Hearing for September 16, 2026
 - ii. Introduction of an Ordinance Rezoning Approximately 13.04 Acres from R-1R (Residential 1 Retired) to RL-4 (Residential Low - 4) Zone District Located at 2590 Galley Lane (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009) and Setting a Public Hearing for September 16, 2026

3. Procurements

- a. Purchase Two Automated Side Load Recycling Trucks from Nextran Truck Center in Fruita, Colorado

4. Resolutions

- a. A Resolution Supporting the Grant Application for a Bureau of Reclamation Grant for the Juniata Enlarged Ditch Piping Project **(moved from consent agenda for further discussion)**
- b. A Resolution Adopting Fees Pursuant to Title 6 of the Grand Junction Municipal Code
- c. Resolution Supporting the Grant Application for a Grant from the Mesa County Federal Mineral Lease District and the completion of Grand Junction Police Annex Facility
- d. A Resolution Supporting the City's Application to the DOLA Local Planning Capacity Grant Program and Authorizing the City Manager to Sign

Councilmember Nguyen moved, and Councilmember Kennedy seconded to adopt Consent Agenda Item #1-4, with the exception 4a. Motion carried by a unanimous voice vote.

4.a. A Resolution Supporting the Grant Application for a Bureau of Reclamation Grant for the Juniata Enlarged Ditch Piping Project (moved from consent agenda)

Interim Utilities Director Ashley Firl answered questions from Councilmember Beilfuss and Kennedy regarding this resolution.

Councilmember Kennedy moved, and Councilmember Nguyen seconded to adopt the resolution supporting the grant application for a Bureau of Reclamation Grant for the Juniata Enlarged Ditch Piping Project. Motion carried by a unanimous voice vote.

Councilmember Ballard joined the meeting at 6:35 pm.

REGULAR AGENDA

5.a.i. 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

The Housing Affordability Code Task Force requested removing Section § 21.07.040 along with a reference to mature trees at § 21.09.060(a)(1) of the Zoning and Development Code, which provides for the identification, preservation, and mitigation of significant trees during development and the protection of mature trees during the subdivision of property.

Zoning Supervisor Tim Lehrbach gave an in-depth presentation on this ordinance and was available to answer questions from Council.

Housing Affordability Code Task Force Representative Kevin Bray gave a presentation regarding the effects that the Significant Tree Ordinance would have on the future development of the community.

Comments were heard from Councilmembers Stout, Beilfuss, Kennedy, Nguyen and Ballard, as well as Council President Lutz.

Council took a short break at 7:54 p.m.

Council resumed at 8:09 p.m.

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

Comments were heard from Ray Pilcher, Jim Marshall, Mollie Frelischer, Keith Ehlers, Tom Ziola, Tom McClasky, Hogan Pederson, Diane Schwenke, Kammie Long, Michael Kotee, Caymon Haltiner and Jane Quimby.

The public hearing closed at 8:39 p.m.

Comments were heard from Councilmembers Nguyen, Kennedy, Ballard, Beilfuss and Stout, as well as Council President Pro Tem Van Dyke and Council President Lutz.

Interim City Attorney Jeremiah Boies clarified Council's concerns and was available to answer their questions.

Councilmember Kennedy moved, and Councilmember Ballard seconded, to adopt Ordinance No. 5340, to include striking 21.07.100 Subsection G on the associated table regarding significant trees, an ordinance amending Sections of the Zoning and

Development Code (Title 21 of the Grand Junction Municipal Code) regarding Preservation of Significant Trees and ordered final publication in pamphlet form. Motion carried by a roll call vote 4-3 with Councilmembers Nguyen, Stout and Beilfuss voting No.

6. Non-Scheduled Comments

No comments were heard.

7. Other Business

Council gave direction to staff to move forward with drafting an incentive program for significant trees and inquired on the availability of the consultants who will be reviewing the code and making recommendations to include this in their scope.

Council also requested that definitions for council liaisons be revisited, to help the liaisons to better understand their role for the boards and commissions meetings that they attend.

8. Adjournment

The meeting adjourned at 9:32 p.m.

Selestina Sandoval, MMC

City Clerk

