To access the Agenda and Backup Materials electronically, go to the City of Grand Junction Website. To participate or watch the meeting virtually register for the GoToWebinar.

CITY COUNCIL AGENDA
WEDNESDAY, OCTOBER 7, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Proclamations

Proclaiming October 2026 as Arts and Humanities Month in the City of Grand Junction

Appointments

Ratifications to the Mesa County Building Code Board of Appeals

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, October 7, 2026 or 4) submitting comments online until noon on Wednesday, October 7, 2026 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

a. Summary of the September 14, 2026 Workshop

b. Minutes of the September 16, 2026 Regular Meeting

2. Set Public Hearings

a. Legislative

ii. Introduction of an Ordinance to Rezone 2.88 Acres from I-1 (Industrial Light) to CG (Commercial General), Located at 2324 Highway 6 and 50 and Setting a Public Hearing for October 21, 2026

iii. Introduction of an Ordinance for Supplemental Appropriation and Setting Public Hearing for October 21, 2026

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 of Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the 2911 D 1/2 Road Annexation of 14.88 Acres, Located Collectively at 2911 D 1/2 Road (Parcel ID #s: 2943-173-00-268 and 2943-173-00-094), and Setting a Public Hearing for December 16, 2026

ii. Introduction of an Ordinance Enacting a Temporary Moratorium on the Acceptance, Processing, and Approval of Applications for Data Centers Within the City of Grand Junction; Providing that the Moratorium Shall Terminate at the Earliest of the City's Adoption of Amendment(s) to Title 21 of the Grand Junction Municipal Code Addressing Data Centers or the Expiration of Three Hundred Sixty-Five (365) Days from the Effective Date of this Ordinance, Providing for Findings, Intent and Purpose; Providing for Definitions, Directing a Code Study; and Providing for Severability and Setting a Public Hearing for October 21, 2026

3. Procurements

a. Authorize a Construction Contract for the Replacement of Compressed Natural Gas Compressors

b. Authorization of Construction Contract for Street Maintenance — Mill and Overlay

4. Resolutions

a. A Resolution Supporting a Joint Application with the Town of Palisade for a Forest Restoration and Wildfire Risk Mitigation Grant and Authorizing a Memorandum of Understanding for Grant Management

b. A Resolution Authorizing Reimbursement of Certain Joint Sewer Capital Expenditures from Proceeds of Future Debt Financing

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

5. Resolutions (not public hearings)

a. A Resolution Adopting the City of Grand Junction 2026-2027 Legislative Policy

6. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

7. Other Business

8. Adjournment

Grand Junction City Council

Regular Session

Item #

Meeting Date: October 7, 2026

Presented By:

Department: City Clerk

Submitted By:

Information

SUBJECT:

Proclaiming October 2026 as Arts and Humanities Month in the City of Grand Junction

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

FISCAL IMPACT:

SUGGESTED MOTION:

Attachments

1. Arts and Humanities Proclamation



City of Grand Junction, State of Colorado

Proclamation

Whereas, Arts and Humanities are an integral part of the communities throughout this country, including the City of Grand Junction; and

Whereas, The Grand Junction area represents hundreds of arts and cultural organizations which celebrate the value and importance of arts in culture within the community contributing to the quality of life and economic wellbeing of Grand Junction and the region; and

Whereas, the arts and humanities embody so much of the accumulated wisdom, intellect, and imagination of humankind, and

Whereas, the arts and humanities enhance and enrich the lives of everyone in America, and

Whereas, the arts and humanities play a unique role in the lives of our families, our communities, and our country, and

Whereas, the creative industries remain among the most vital sectors of the American economy - providing new opportunities for developing cities, creating jobs and economic activity within their own industry and across sectors, and making communities attractive to business development, and

Whereas Grand Junction area arts and culture organizations alone generate $13.2 million in government revenue and $28.4 million in economic activity (2022) annually by organizations and audiences-including spending by attendees to arts events of $50.05 per person, per event, beyond the cost of admission on items such as meals, parking, and lodging, making the arts a vital income source for local businesses, and

Whereas, Americans for the Arts has designated October as National Arts and Humanities Month.

NOW, THEREFORE, I, Laurel Lutz, by the power vested in me as Mayor of the City of Grand Junction, do hereby proclaim the month of October 2026 as

"Arts and Humanities Month"

in the City of Grand Junction and call upon our community members to celebrate and promote the arts and culture in our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official Seal of the City of Grand Junction this 7th day of October 2026.

Laurel Lutz

Mayor

Grand Junction City Council

Regular Session

Item #

Meeting Date: October 7, 2026

Presented By: Selestina Sandoval, City Clerk

Department: City Clerk

Submitted By: Selestina Sandoval

Information

SUBJECT:

Ratifications to the Mesa County Building Code Board of Appeals

RECOMMENDATION:

Staff recommends the ratifications to the Mesa County Building Code Board of Appeals.

EXECUTIVE SUMMARY:

Mesa County has communicated that three members of the Mesa County Building Code Board of Appeals have terms expiring December 31, 2026, and need their reappointments ratified by City Council.

BACKGROUND OR DETAILED INFORMATION:

David Reinertsen, Ray Rickard, and Thomas Cronk currently serve on the Mesa County Building Code Board of Appeals and all have terms expiring on December 31, 2026.

The Mesa County Board of Commissioners approved their reappointments at their September 29, 2026, meeting. Their terms will be effective from January 1, 2027, to December 31, 2029.

FISCAL IMPACT:

There is no direct fiscal impact.

SUGGESTED MOTION:

I move to ratify David Reinertsen, Ray Rickard, and Thomas Cronk to the Mesa County Building Code Board of Appeals for full terms expiring December 31, 2029.

Attachments

None

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
September 14, 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 Scott Beilfuss, Cody Kennedy, Jason Nguyen, Ben Van Dyke and Mayor Laurel Lutz. Councilmembers Robert Ballard and Anna Stout were absent.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Interim Utilities Director Ashley Firl, Assistant to the City Manager Johnny McFarland, Management Analyst Andrea Brush-White, Deputy City Clerk Misty Williams and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Water Supply Element – Comprehensive Plan Amendment

Key Points:

- Staff presented the new Water Supply Element required by Colorado Senate Bill 24-174. The element will be incorporated into the Comprehensive Plan and must be adopted by the Planning Commission by December 31, 2026.
- The document draws from existing regional water-efficiency and drought-response plans and has also been aligned with the Colorado Water Plan.
- Staff reported that current water supplies are sufficient for current and projected needs. Conservation efforts and declining water use per tap have improved the City's long-term supply outlook.
- Council discussed the effects of population growth and demographics on demand, coordination among area water providers, drought and increasingly arid conditions, and benchmarking Grand Junction's water use against other communities.
- Staff noted that water-supply projections incorporate drought and worst-case conditions and currently indicate supplies could extend to approximately 2049 without significant infrastructure investments.
- Staff will consult with local water providers and irrigation districts, incorporate feedback, and take the amendment to the Planning Commission.

b. Temporary Moratorium on Data Centers

Key Points:

- Staff proposed bringing forward an ordinance establishing a temporary moratorium on large data centers while the City develops appropriate land-use regulations.

- The City's current code does not specifically address data centers, creating uncertainty regarding how applications would be evaluated, particularly given potentially significant electricity and water demands.
- Staff emphasized that no applications are currently pending or known to be forthcoming, although the City has received inquiries.
- The proposed moratorium would last up to 365 days or until Council adopts applicable code amendments, whichever occurs first.
- Council discussed coordinating with Mesa County, neighboring jurisdictions, water providers, and energy providers because a data center outside city limits could still have regional infrastructure impacts.
- Council also raised whether the review should consider other high-water or high-energy industrial uses, such as water bottling or chip manufacturing.
- Staff will refine the draft moratorium ordinance and use the moratorium period to evaluate best practices and potential development standards.

c. Local Preference for Procurements

Key Points:

- Staff reviewed options for giving local businesses an advantage in City procurement.
- Staff identified examples of local-preference programs in Colorado but noted concerns including potentially higher costs, reduced competition, administrative complexity, reciprocal disadvantages for Grand Junction businesses bidding elsewhere, and conflicts with some state or federal grant requirements.
- Councilmembers expressed differing perspectives. Some emphasized the economic benefit of keeping City contracts and employment local, particularly when competing against out-of-state firms; others were concerned that preference policies could discourage bidders and reduce competition.
- The possibility of a broader Colorado-based preference rather than strictly local preference was raised, although legal staff noted that interstate-commerce and constitutional issues would need review.
- There was substantial interest in gathering better information before considering a policy change.
- Staff will begin tracking local versus non-local participation and contract awards, bid-price differences, local subcontracting, and reasons local businesses may not bid. Staff will also continue outreach and education on how local businesses can compete for City contracts.

2. Council Communication

- Council discussed information from the Colorado Basin Roundtable concerning water conservation and statewide water issues.
- Staff clarified that regular meetings among local domestic water-provider managers primarily address operational issues, regulations, supply, and short-term planning.

- Council revisited drought-related water rates. Staff indicated proposed 2027 rates will address the rate structure and potential future drought-rate adjustments.
- Council also discussed an opportunity to advocate for additional Mountain Rail passenger service to Grand Junction. A potential resolution would demonstrate City support without committing funding, and Council expressed interest in coordinating support with regional partners. A resolution demonstrating support will be placed on the September 16, 2026, regular agenda.

3. Next Workshop Topics

City Manager Bennett summarized list of next workshop topics.

- The next three workshops will focus heavily on the City budget.
- October workshops were confirmed for October 5 and October 26 at 4:00 p.m., rather than the usual first and third Monday schedule.
- Staff is preparing a comprehensive review of boards and commissions, including voting structures, bylaws, ordinances, charter provisions, and the roles of Council and staff liaisons.
- Council's norms of conduct are also expected to return for discussion following the budget process, with draft information anticipated beforehand.

4. Other Business

- Council reviewed an invitation for the Mayor to join the Mayor's Alliance to End Childhood Hunger.

5. Adjournment

There being no further business, the workshop was adjourned at 6:56 p.m.

Grand Junction City Council

Minutes of the Regular Meeting

September 16, 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 16th day of September, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, 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, Ken Haley, Paul Stahlke, Kate Kirk, Lily Sutton, Brandon Stam, Jay Valentine, 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.

Presentations

Grand Junction Area Chamber of Commerce Young Professionals Network Recognition

Candace Carnahan of the Grand Junction Area Chamber of Commerce presented the Bestslope Next Gen 2026 award to Council President Lutz. She also gave a presentation to Council on the Young Entrepreneur Academy, and introduced Roan Baldwin, who was the 2026 Saunders Scholar recipient.

Colorado Department of Transportation US 6 Access Control Plan Update

Representatives from the Colorado Department of Transportation (CDOT) gave an update on the U S 6 Access Control Plan, as well as an introduction to an amendment to the plan to accommodate a future CDOT project.

Proclamations

Proclaiming September 17 - 23, 2026 as Constitution Week in the City of Grand Junction

The proclamation was read by Councilmember Kennedy and was accepted by Annette Raley, Vice Regent of the Mount Garfield Chapter Daughters of the American Revolution National Society.

Public Comments

Public comments were heard from Dennis Simpson, Brenton Carlson, Tim Dolby, and Jim Hargas.

City Manager Report

City Manager Mike Bennett reported on the grand opening of the Community Recreation Center on September 25th, and gave a brief update on the budget discussion that is currently in process.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Avalon Foundation Theater ribbon cutting, the Hispanic Heritage Month proclamation and event, City Council at the upcoming Farmer's Market, and a Community Recreation Center tour with low vision group.

Councilmember Kennedy reported on Oktoberfest at Cross Orchards, Grand Junction Economic Partnership, and the Grand Junction Airport Commission, regarding the projects taking place at the airport.

Councilmember Van Dyke reported on the downtown car show, and the soft opening of the Community Recreation Center.

Councilmember Nguyen reported on the Urban Trials walk audit, and Horizon Drive Business Improvement District budget, as well as Air Show information.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the August 31, 2026, Workshop

b. Minutes of the September 2, 2026, Regular Meeting

2. Procurements

a. Approval of a Contract with Nalco Water for Cationic Polymer

3. Resolutions

a. A Resolution of Intent for Partial Affiliation of the Grand Junction Police Department with the Fire and Police Pension Association of Colorado Defined Benefit System

b. A Resolution Authorizing City Manager to Purchase Real Property at 354 Bonny Street for the Construction of a New Lift Station for the Sewer Collection System

c. A Resolution Supporting a Connected Statewide Use of the Three New Moffat Tunnel Passenger Rail Slots, with Grand Junction as the Western Terminus

Councilmember Kennedy moved to adopt Consent Agenda Items 1-3, seconded by Councilmember Van Dyke. Motion carried by a unanimous voice vote.

REGULAR AGENDA

4.a.i. 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)

The applicants, Monument Homes Development, Inc. and Cuesta Verde LLC, have requested a rezone of two properties measuring approximately 13.04 acres (combined) from Residential 1 Retired (R-1R) to Residential Low – 4 (RL- 4) located on the west side of 26 Road and the north side of Galley Lane to support future development.

The future land use designations for these properties are Residential Low. The proposed RL-4 zoning is consistent with that designation and aligns with the City's goals for infill areas.

Senior Planner Kate Kirk gave an in-depth presentation and was available to answer questions from Council. Tracy States, a representative of River City Consultants, was available to answer questions.

The public hearing opened at 6:28 p.m.

Comments were heard from Susan Woodberry.

The public hearing closed at 6:31 p.m.

Councilmember Kennedy moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5341, an ordinance to rezone approximately 13.04 acres from R-1R

(Residential 1 Retired) to RL-4 (Residential Low) for the properties located at 2590 Galley Lane (Parcel #2945-031-37-001) and 675 26 Road (Parcel #2945-031-00-009), City file number RZN-2025-749, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

4.a.ii. An Ordinance Vacating Portions of Inland Avenue Right-Of-Way Between South Westgate Drive and 25 Road

The property owner, Martin Mendoza, represented by Kim Kerk Land Consulting & Development, has requested the vacation of approximately 2,236 square feet of platted public right-of-way associated with an unconstructed cul-de-sac on Inland Avenue adjacent to 567 and 569 South Westgate Drive. The subject right-of-way was originally dedicated as part of the Sen-Bar Subdivision plat and was intended to serve as a turnaround for what was then Sen-Bar Avenue, later renamed Frostline Avenue and ultimately Inland Avenue.

With the construction of Inland Avenue as a through street, the need for the cul-de-sac was eliminated; however, the platted right-of-way remained of record. The proposed vacation will allow the owner to fully utilize the adjoining property for material storage associated with an existing landscaping business.

The proposed vacation will not impact existing or future use of Inland Avenue by the public, adjacent property owners, or emergency service providers. The request is consistent with the City’s Comprehensive Plan and transportation objectives because the right-of-way is no longer needed for circulation purposes and its vacation will not adversely affect the City's transportation network.

Senior Planner Lily Sutton gave an in-depth presentation and was available to answer questions from Council. Kim Kerk of Kim Kerk Consulting and Development was available to answer questions.

The public hearing opened at 6:37 p.m.

There were no public comments.

The public hearing closed at 6:37 p.m.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5342, an ordinance vacating portions of Inland Avenue Right-Of-Way Between South Westgate Drive and 25 Road with corrections regarding the amendments made by staff, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

4.b.i. An Ordinance for Supplemental Appropriation for the Downtown Development Authority

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 required to complete Phase Zero of the Terminal Project which includes necessary infrastructure and site improvements prior to vertical construction. Phase Zero improvements are underway and anticipated to be completed in Fall 2026.

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

Downtown Development Director Brandon Stam was available to give a brief explanation to the requested supplemental appropriation request.

The public hearing opened at 6:42 p.m.

There were no public comments.

The public hearing closed at 6:42 p.m.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5343, an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado Downtown Development Authority 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.b.ii. A Resolution Adopting the Housing Action Plan

The Housing Action Plan (HAP) builds upon the Regional Housing Needs Assessment (HNA) and establishes a strategic, data-driven framework to guide future housing policies, programs, investments, and partnerships in alignment with the City's requirements under Colorado Senate Bill 24-174 and provides a roadmap for addressing housing affordability, availability, and stability in Grand Junction.

Housing Programs Specialist Paul Stahlke gave a presentation and was available to answer questions from Council.

Mollie Fitzpatrick, Managing Director of Root Policy Research was available virtually to provide a presentation of the Housing Action Plan.

Comment was heard from Councilmember Kennedy.

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

Comments were heard from Jim Hargas and Mike Morea.

The public hearing closed at 6:59 p.m.

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to adopt Resolution 70-26 to adopt the Housing Action Plan. Motion carried by a unanimous voice vote.

Council took a short break at 7:00 p.m.

Council resumed at 7:10 p.m.

4.b.iii. An Ordinance Authorizing the City Manager to Sign a Purchase and Sale Agreement for Approximately 3.3 Acres of City-Owned Property to Grand Junction Homes, LLC for Affordable Housing (Continued from August 14, 2026)

Grand Junction Homes, LLC (Developer) sought to purchase approximately 3.3 acres of the 21.78- acre property known as "The Salt Flats" for the development of approximately 48 for-sale housing units. Juniper Grove, a 48-unit affordable housing homeownership project, will serve households with incomes of less than 100% AMI. Completion of this project is anticipated by Winter 2027. This project aligns with the City's housing strategies and Prop 123 goals.

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

David Ware, President and CEO of Rural Homes answered many different questions from Council.

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

The public hearing opened at 7:55 p.m.

Comments were heard from Keith Pierce, Emily Powell, Jim Hargas, and Diane Schwenke.

The public hearing closed at 8:03 p.m.

Additional comments were heard from Councilmembers Beilfuss, Nguyen, Ballard, Kennedy and Council President Lutz.

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5337, an ordinance authorizing the City Manager to Sign a Purchase and Sale Agreement of City-Owned Property to Grand Junction, LLC for the development of affordable housing, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.a. A Resolution Authorizing the City Manager to Execute a Development and Funding Agreement with Grand Junction Homes, LLC for the Development of 48 For Sale Units at 450 28 Rd to Help Eligible Households Achieve Homeownership Within the City Limits of Grand Junction (Continued from August 14, 2026)

Resolution No. 38-26 authorizes the City Manager to execute a Development and Funding Agreement with Grand Junction Homes, LLC related to the conveyance and development of 3.3 acres, a portion of Lot 4, Grand View Common Subdivision, within the City-owned Salt Flats property at 450 28 Road. The project will include approximately 48 deed-restricted, for-sale homes serving households at or below 100% Area Median Income, utilizing a fee-simple homeownership model without an HOA to reduce monthly costs and support long-term affordability. The agreement also allows the City to provide up to approximately $156,330.00 for the construction of public improvements such as roads and utilities, and employing the city's adopted Affordable Housing Production Incentive, an additional $593,340 for water connection fees and sewer plant investment fees approved in the 2026 annual budget.

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

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to adopt Resolution 38-26, a resolution authorizing the City Manager to execute a Development and Funding Agreement with Grand Junction Homes, LLC for the development of 48 for sale units at 450 28 Road to help eligible households achieve homeownership within the city limits of Grand Junction. Motion carried by a unanimous voice vote.

5.b. A Resolution Approving a Memorandum of Understanding Between the City of Grand Junction and the Grand Junction Housing Authority Regarding Administration of the Juniper Grove Affordable Housing Deed Restriction Program, and Authorizing the City Manager to Sign

The Juniper Grove affordable homeownership project will place a 40-year deed restriction on each home, limiting who may buy, occupy, and resell the units. Someone must administer those restrictions. The Memorandum of Understanding designates the Grand Junction Housing Authority as the Administrator following the developer's initial sales, sets out GJHA's duties, and establishes how administration is funded. The City remains a co-beneficiary and keeps its independent right to enforce. Staff recommends Council approve the MOU and authorize the City Manager to sign.

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

Councilmember Kennedy moved, and Councilmember Nguyen seconded, to adopt Resolution 86-26, a resolution approving a memorandum of understanding between the City of Grand Junction and the Grand Junction Housing Authority regarding administration of the Juniper Grove Affordable Housing Deed Restriction Program and authorizing the City Manager to sign. Motion carried by a unanimous voice vote.

6. Non-Scheduled Comments

No comments were heard.

7. Other Business

Comment was heard from Councilmember Kennedy regarding the dialogue of the meeting.

8. Adjournment

The meeting adjourned at 8:39 p.m.

_____

Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: October 7, 2026

Presented By: Lily Sutton, Senior Planner

Department: Community Development

Submitted By: Lily Sutton

Information

SUBJECT:

Introduction of an Ordinance to Rezone 2.88 Acres from I-1 (Industrial Light) to CG (Commercial General), Located at 2324 Highway 6 and 50 and Setting a Public Hearing for October 21, 2026

RECOMMENDATION:

The Planning Commission reviewed this at their September 22nd meeting. They recommended approval 7-0.

EXECUTIVE SUMMARY:

RAMS 1 Ho LLC, property owner, is requesting a rezone of a total of 2.88 acres from I-1 (Industrial Light) to CG (Commercial General), located at 2324 Highway 6 & 50. If approved, the requested CG zone district would be consistent with the Comprehensive Plan which has a Land Use Map designation of Commercial.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The property is currently zoned I-1 and is developed with an auto sales facility. The property owner is requesting a rezoning to CG in anticipation of a new retail and office development. The property is within the 24 Road Overlay and any redevelopment would need to comply with the design standards of this overlay. The Comprehensive plan designates the future land use for this property as Commercial. The Land Use Map, as adopted, supports the CG zone district. The “Commercial” land use designation is implemented through zone districts which are comprised of commercial uses, offices, retail, medical offices, higher density housing, small warehouses, light industrial uses, and places of worship.

The request for a rezone anticipates future commercial uses on the property. However,

it is important to note that all uses allowed in the CG zone district would be permitted on this property.

The purpose of the CG district is to accommodate commercial, employment, multi-unit, and other uses along transportation corridors to promote development that is comfortably accessible via all modes of transportation, including motor vehicles, bicycles, and walking. While ground stories along streets are intended for commercial uses, the upper stories are appropriate for residential and/or office uses.
In addition to the CG zoning requested by the applicant, the following zone districts would also be consistent with the Comprehensive Plan designation of Commercial:

a. MU-2 (Mixed-Use Light Commercial)
b. P-2 (Public, Civic, and Institutional Campus)
c. PD (Planned Development)

The properties adjacent to the subject property to the north and west are zoned I-1. The properties to the south, across Highway 6 & 50 and River Road are zoned I-2 (Industrial General). The property to the east is zoned PD.

NOTIFICATION REQUIREMENTS
A Neighborhood Meeting regarding the proposed rezone request was held virtually on June 23, 2026, at 5:30 pm, in accordance with Section 21.02.030(c) of the Zoning and Development Code. City staff were present along with the applicant, their consultants, and 1 attendee. Information was presented regarding the request, the timeline of the request, opportunities for public comments, site access, utilities, and public notifications for the rezone request.

Notice was consistent with the provisions in Section 21.02.030(g) of the Zoning and Development Code. The subject properties were posted with a public hearing notice sign. Mailed notice of the public hearings before the Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on September 11, 2026. The notice of this public hearing was published September 12, 2026, in the Grand Junction Daily Sentinel.

ANALYSIS
The criteria for review are set forth in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code, which provides that an applicant for rezoning has the burden of producing evidence that proves **each** of the following criteria:

(A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

The proposed rezone to CG implements the following Plan principles, goals, and policies of the Comprehensive Plan:

Land Use Plan: Relationship to Existing Zoning
Requests to rezone properties should be considered based on the Implementing Zone

Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan. The requested zoning of CG is compatible with an implementing zone district for the Comprehensive Plan Land Use Map designation of Mixed Use.

Plan Principle 2: Resilient and Diverse Economy

Plan Principle 2 of the Comprehensive Plan emphasizes encouraging economic diversity and focuses on strengthening Grand Junction's long-term economic health by supporting a diversity of business types, encouraging locations where business can thrive with good visibility and access, and creating land use patterns that are able to adapt to economic shifts over time. CG is one of the City's most effective tools for implementing principle 2 because it creates a development environment where economic diversity and resilience can occur. CG allows a broader range of commercial uses than I-1 while also allowing residential uses that can help support the commercial uses, making them more resilient. CG is also designed for parcels located along transportation corridors. This location at the corner of two arterials in Patterson and 29 Road is a logical place for corridor commercial mixed-use. CG therefore strengthens the resilience of the local economy by diversifying use types and enabling incremental redevelopment along key corridors.

Plan Principle 3: Responsible and Managed Growth

Plan Principle 3 focuses on guiding development into areas within the City where the City has already invested in transportation, utilities, public safety, parks, and other core services. It encourages infill, reinvestment, and land-use efficiency rather than fringe greenfield development. Rezoning this property to CG channels growth to areas with existing infrastructure capacity. This area already has adequate road infrastructure, existing water and sewer systems, and public safety areas with short response times. By upzoning this to CG consistent with the comprehensive plan, the City leverages past capital investments rather than extending infrastructure and increasing density in new greenfield areas and creating a long-term fiscal burden. CG also encourages redevelopment and intensification on parcels that are partially developed and underutilized. This property is ripe for redevelopment and is currently underutilized with a large portion of it being undeveloped property. Rezoning the property to CG will encourage more compact development forms and gives the property more options for redevelopment. CG also allows the level of intensity and mix of uses appropriate for corridor sites, ensuring that these high-visibility, high-accessibility locations are used to their full potential. Further, by accommodating additional housing and commercial space inside the existing urban footprint, CG helps limit sprawl and the need for new infrastructure extensions.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Plan Principle 5 aims to ensure that Grand Junction develops as a community with strong, connected neighborhoods supported by a diverse range of housing options. Its purpose is to provide housing that meets the needs of people at all stages of life and income levels, while promoting walkable, mixed-use environments with access to

services, amenities, and transportation. By encouraging reinvestment, housing variety, and neighborhood vitality, this principle guides land-use decisions that create resilient, inclusive, and vibrant neighborhoods across the city. CG expands the variety of housing types available. It allows apartments, town homes, and mixed-use residential, providing multiple options beyond the limited choices permitted in traditional residential zones districts. By enabling a variety of commercial uses, CG helps accommodate diverse housing needs, including housing for young professionals, workforce households, and smaller families.

Plan Principle 6: Efficient & Connected Transportation
Plan Principle 6 of the Comprehensive Plan calls for development patterns that support efficient, multimodal transportation networks. CG zoning directly advances Principle 6 by establishing the land-use pattern, intensity, and walkable urban form needed to support multimodal transportation along key corridors. By allowing higher residential densities and mixed-use development, CG produces the population, employment, and service concentrations necessary to sustain transit, enhance bicycle connectivity, and encourage walking. The district's design standards promote buildings that frame the street, reduce reliance on vehicles, and create safe, comfortable environments for all travel modes. This compact, corridor-focused development pattern improves the efficiency of the transportation system, reduces vehicle miles traveled, and aligns with the Comprehensive Plan's long-term strategy of creating connected, multimodal corridors that serve both residents and businesses.
Thus, staff finds that this criterion has been met.

(B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).

The requested rezoning to CG is appropriate given the subject property's location and its relationship to surrounding land uses. CG is specifically designed for corridor-scale commercial development, making it a logical and orderly progression from higher-intensity industrial districts such as I-1 to more intensive commercial or employment uses typically found along major transportation routes. This zoning district supports both vertical and horizontal transitions, allowing ground-floor commercial uses with residential units above, which provides an effective buffer between corridor activity and adjacent lower-density neighborhoods while still maximizing the property's potential. The corridor framework also means that supporting infrastructure—streets, utilities, transit access, and related improvements—is generally already in place or planned to accommodate higher-intensity development, enabling the City to capitalize on existing public investments rather than extending services outward. Additionally, rezoning to CG encourages infill and redevelopment instead of greenfield expansion, reinforcing the community's goals for compact, efficient, and walkable urban form. This type of development pattern reduces sprawl, makes more efficient use of infrastructure, and aligns directly with the Comprehensive Plan's emphasis on reinvesting within established areas to create sustainable, mixed-use neighborhoods.

Thus, staff finds that this criterion has been met.

(C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

Rezoning the property to CG provides several strategic benefits that directly support community priorities and implement key goals of the Comprehensive Plan. The CG district also facilitates commercial and employment-generating uses, allowing the site to contribute to corridor-based economic development consistent with Principle 2, which emphasizes building a resilient and diverse local economy. Concentrating new growth within transportation corridors enhances walkability, supports transit use, and strengthens multimodal mobility options, aligning with Principle 6's directive to promote efficient and connected transportation systems while reducing automobile dependence and improving sustainability. The more intensive, mixed-use development pattern allowed in CG also makes more efficient use of existing public infrastructure and services, lowering per-unit service costs and improving the long-term fiscal sustainability of public investments. In addition, CG encourages active, vibrant street environments by supporting ground-level commercial uses, pedestrian activity, and residential density, contributing to high-quality placemaking along the corridor. Finally, because the rezoning directly implements the Comprehensive Plan's long-range growth vision, the benefits extend well beyond the current development proposal, supporting the community's broader goal of creating resilient, well-connected, and economically vibrant neighborhoods.
Thus, staff finds that this criterion has been met.

FINDINGS OF FACT AND STAFF RECOMMENDATION
After reviewing the 2324 Highway 6 & 50 rezone request, a total of 2.88 acres from I-1 (Industrial Light) to CG (Commercial General), located at 2324 Highway 6 & 50, the following findings of facts have been made:

The request has met the criteria identified in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code.Therefore, the Planning Commission reviewed this at their September 22nd meeting. They recommended approval 7-0.

FISCAL IMPACT:

There is no associated direct fiscal impact with this request.

SUGGESTED MOTION:

I move to introduce an ordinance rezoning 2.88 acres, located at 2324 Highway 6 & 50, from I-1 (Industrial Light) to CG (Commercial General), publish in pamphlet form, and set a public hearing for October 21, 2026.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Neighborhood Meeting Notes
3. Exhibit 3 - Site Maps

4. Exhibit 4 - Draft Ordinance

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone

Please fill in blanks below ***only*** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Auto Related Sales
Existing Zoning: I-1
Proposed Land Use Designation: Light Commercial/Retail/Office
Proposed Zoning: CG

Property Information

Site Location: 2324 HIGHWAY 6 AND 50
Site Acreage: 2.87
Site Tax No(s): 2945-052-16-001
Site Zoning: I-1
Project Description: Rezone a 2.87 acre parcel from I-1 to CG.

Property Owner Information	Applicant Information	Representative Information
Name: RAMS 1 HO LLC	Name: RAMS 1 HO LLC	Name: GreenBox Studio
Mailing Address: 1702 E MAIN ST	Mailing Address: 1702 E MAIN ST	Mailing Address: 215 Pitkin Ave. #201
City/State/Zip: MONTROSE, CO 81401	City/State/Zip: MONTROSE, CO 81401	City/State/Zip: Grand Jct, CO 81501
Business Phone #: 972-832-3706	Business Phone #: 972-832-3706	Business Phone #: 970-730-2830
Contact Person: Abraham Philips	Contact Person: Abraham Philips	Contact Person: Mallory Reams
Contact Phone #: 972-832-3706	Contact Phone #: 972-832-3706	Contact Phone #: 970-730-2830
Pref Contact Method: Email	Pref Contact Method: Email	Pref Contact Method: Email

NOTE: Legal property owner is owner of record on date of submittal.

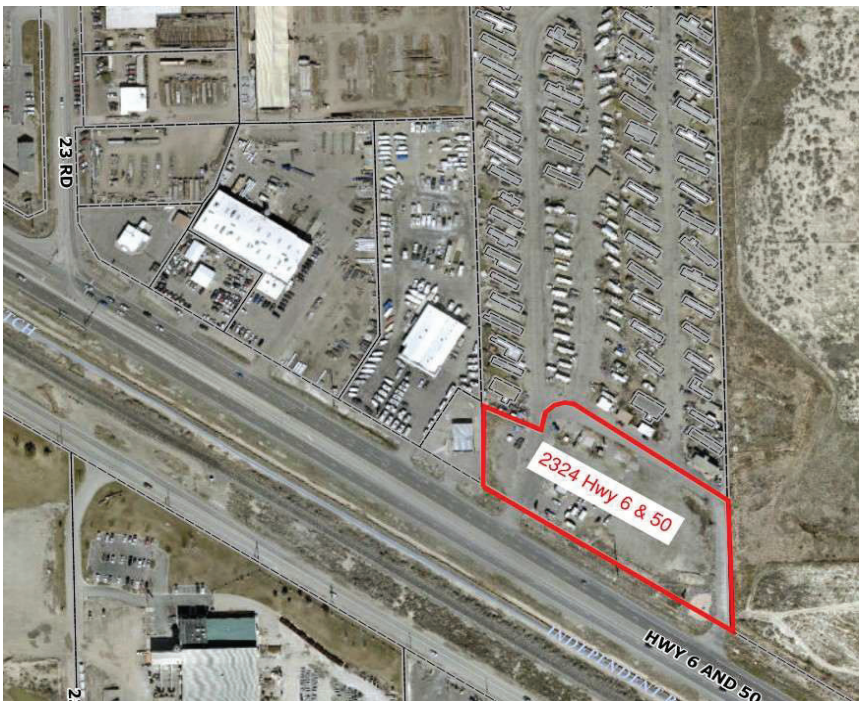
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: Mallory Reams
Date: 6-23-2026
Signature of Legal Property Owner: Abraham Philips
Date: 6/4/2026

GreenBox STUDIO

June 3, 2025

RE: Public Comment Meeting for a request to Rezone 2324 Hwy 6 & 50 from I-1 (Industrial/Office Park) to CG (Commercial General) in accordance with the 2020 City of Grand Junction Comprehensive Plan.



Dear Neighbor:

This letter is to inform you that a public development information meeting will be held regarding the above mentioned project virtually on Monday, June 22, 2026, at 5:30 PM via Microsoft Teams Meeting. You can access the meeting by following the instructions below or email mreams@grnboxstudio.com before the meeting to request a link:

Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/215803662105449?p=5AmWD7rvOR1siZdDup
Meeting ID: 215 803 662 105 449
Passcode: cY7XR2qD

The meeting is designed to provide as much information as possible and address any questions or concerns to the best of our ability.

Sincerely,

Mallory Reams

Mallory Reams
Project Coordinator
mreams@grnboxstudio.com

2324 Highway 6 & 50 - Aerial



N

0 0.1 0.2 Miles

Printed: 8/17/2026

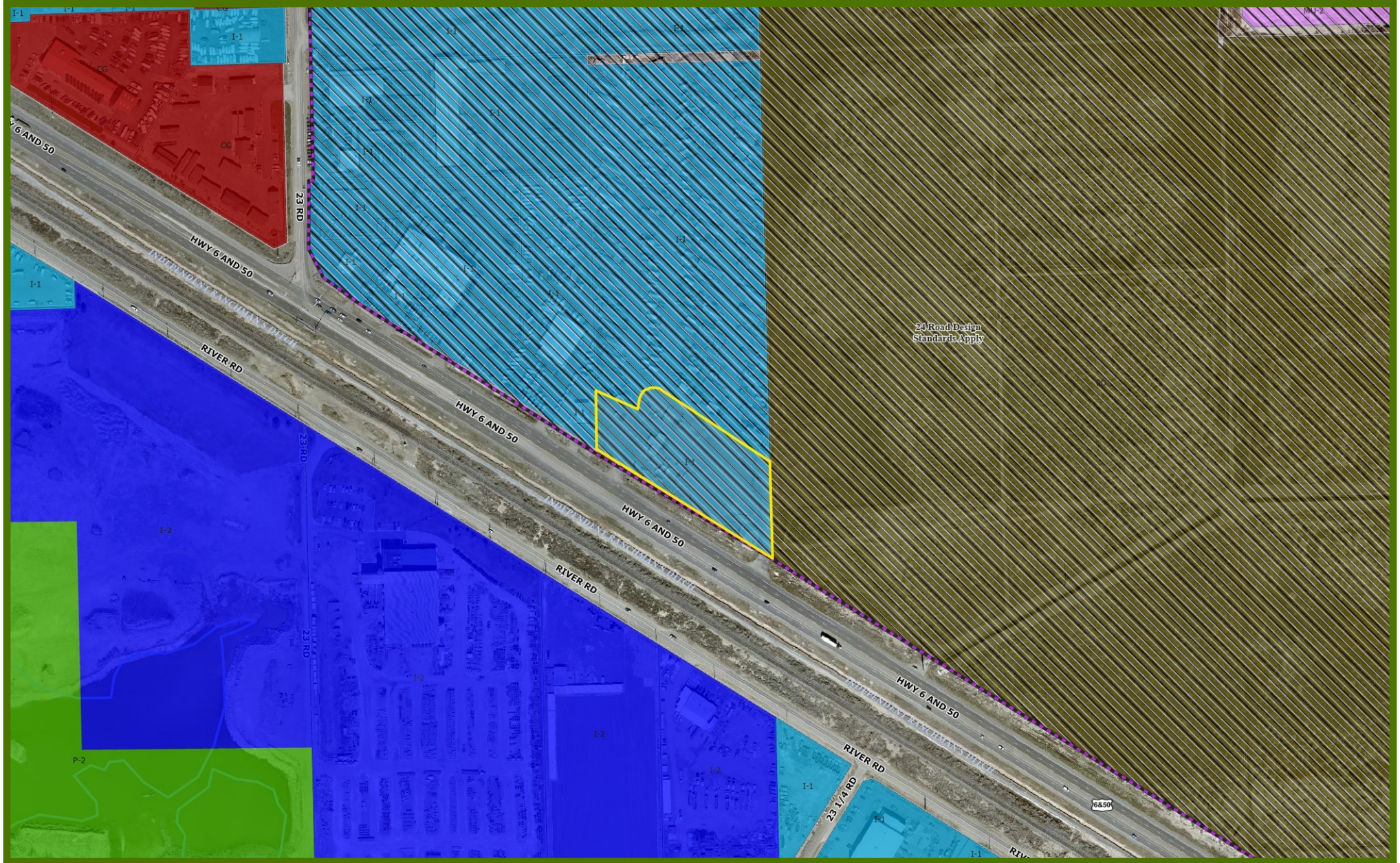
1 inch equals 0.071 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GIS DIVISION

Author: lily.sutton@gjcity.org

2324 Highway 6 & 50 - Zoning



N

0 0.1 0.2 Miles

Printed: 8/17/2026

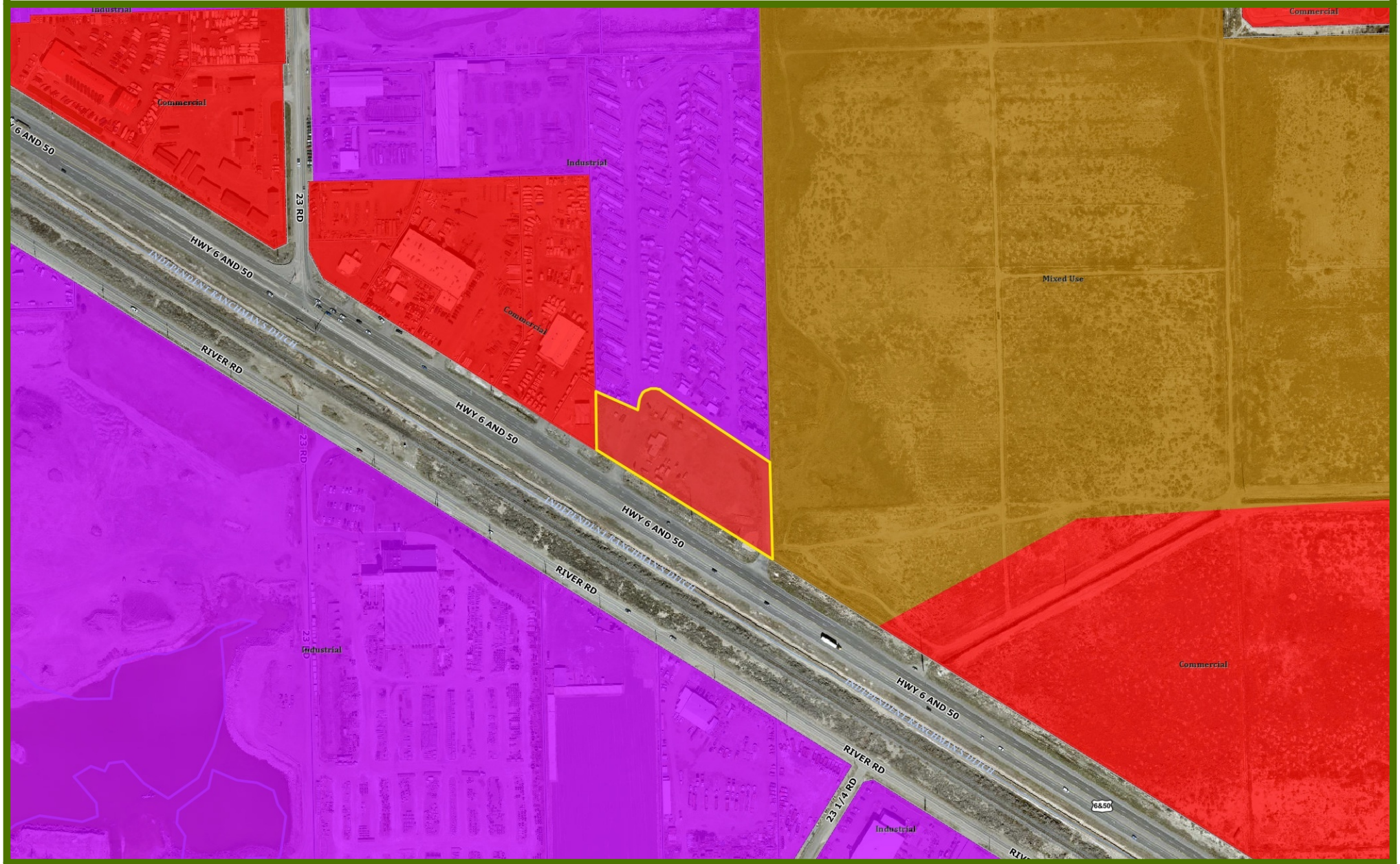
1 inch equals 0.071 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GIS DIVISION

Author: lily.sutton@gjcity.org

2324 Highway 6 & 50 - Land Use



N

0 0.1 0.2 Miles

Printed: 8/17/2026

1 inch equals 0.071 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GIS DIVISION

Author: lily.sutton@gjcity.org

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 2.88 ACRES FROM I-1 (INDUSTRIAL LIGHT) TO CG (COMMERCIAL GENERAL) ZONE DISTRICT LOCATED AT 2324 HIGHWAY 6 & 50

Recitals:

The property owner, Rams 1 Ho LLC, proposes a rezone from I-1 (Industrial Light) to CG (Commercial General) on a total of 2.88 acres located at 2324 Highway 6 & 50.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the zoning from I-1 (Industrial Light) and to CG (Commercial General), finding that it is consistent with the One Grand Junction Land Use Map designation of Commercial and the plan's goals and policies.

After public notice and public hearing, the Grand Junction City Council finds that rezoning from I-1 (Industrial Light) to CG (Commercial General) is consistent with the vision, intent, goals, and policies of the Comprehensive Plan. The City Council also finds that the request for rezone to the CG (Commercial General) zone district meets the stated criteria of Section 21.02.050(m) (3)(ii) of the Grand Junction Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property is hereby zoned CG (Commercial General)

Legal Description

Lot 1 in Western Mesa Subdivision as recorded in the records of the Mesa County Clerk and Recorder at Reception No. 2620803.

Said Rezone containing 125,288 Square Feet or 2.88 Acres, more or less as described.

INTRODUCED on first reading this 7th day of October 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of October 2026 and ordered published in pamphlet form.

ATTEST:

_____	_____
Selestina Sandoval	Laurel Lutz-Cole
City Clerk	President of the Council

Grand Junction City Council

Regular Session

Meeting Date: October 7, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine

Information

SUBJECT:

Introduction of an Ordinance for Supplemental Appropriation and Setting Public Hearing for October 21, 2026

RECOMMENDATION:

Introduce a Proposed Ordinance making supplemental appropriations to amend the 2026 City of Grand Junction Budget and ordering publication in pamphlet form.

EXECUTIVE SUMMARY:

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 for the authorization to spend grant funding and other outside revenues not anticipated in the original 2026 budget. It also includes spending authority for health insurance claims, as well as, the reinvestment of funds into the self-insurance plan. A detailed listing of supplemental appropriation per fund is included.

BACKGROUND OR DETAILED INFORMATION:

Health insurance claims and related plan costs in 2026 are trending between 20% and 25% above the amount anticipated in the adopted budget. As a result, an additional $3.5 million of appropriation authority is needed in the Insurance Fund to provide sufficient budget authority to pay projected claims and related health plan costs through year-end.

Since transitioning to a self-funded health plan in 2024, the City's operating funds have realized savings compared with the cost of remaining fully insured. To address the current fund balance shortfall, participating funds will reinvest a portion of those previously realized savings into the Insurance Fund. Each fund's reinvestment will be based on its proportionate share of health insurance costs during 2024 and 2025, providing a reasonable allocation of the reinvestment among the funds that benefited from the savings generated by the self-funded model. The proposed reinvestment of $4 million will restore fund balance needed to support the self-funded model and provide an appropriate reserve to absorb normal future claims volatility within the plan's risk corridor. The largest share of the reinvestment comes from the General Fund ($2.9 million) because it supports the largest proportion of participating employees. The detail listing of appropriations identifies each fund's reinvestment amount.

In addition to the $2.9 million reinvestment in the insurance fund, the General Fund requires supplemental appropriation for the purchase of over $700,000 in Police and Fire vehicles and specialty equipment funded with additional revenues in 2026. Appropriation authority is also required to reclassify a $1 million contribution to Visit Grand Junction that was originally netted out of revenue but is now accounted for as an expenditure. The net impact of this transaction is $0.

The Visit Grand Junction Fund requires supplemental appropriation to spend two grants received for advertising and a visitor profile study, as well as the reinvestment in the insurance fund.

The First Responder Fund requires a supplemental appropriation for the Fire Department's Community Paramedic Program that received funding from RMHP and a grant to purchase vehicles, equipment, and supplies.

As part of the capital plan for the water system, in April the Utilities Department secured a low interest loan (4.3%) in the amount of $5,000,000 to fund three critical water delivery and storage projects. The debt was discussed and included in the 2026 Adopted Budget. However, because the terms were not yet set, the debt service was not budgeted. Therefore, the Water Fund requires supplemental appropriation for the 2026 debt service payment as well as the reinvestment in the insurance fund.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective of lawful and proper governmental accounting practices and are supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to introduce 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 to set a public hearing for October 21,2026 and order publication in pamphlet form.

Attachments

1. Supplemental Appropriation List October 2026
2. 2026 Supplemental Appropriation Ordinance First Reading, October 7, 2026

Supplemental Appropriation List By Fund
October 2026

Fund	Description	Amount
General Fund 100		
New	Reinvestment in Self Insurance Fund	2,920,550
N/A	Visit Grand Junction Contribution Reclassification	1,084,650
New	Police and Fire Department Vehicles	393,000
New	Police Department Specialty Equipment	130,280
New	Police and Fire Department Specialty Equipment	200,000
	Total Supplemental Approrpiation	**$ 4,728,480**
Visit Grand Junction Fund 102		
New	Advertising (grant funded)	$ 49,000
New	Reinvestment in Self Insurance Fund	19,942
New	Visitor Profile Study (fully grant funded)	20,000
	Total Supplemental Approrpiation	**$ 88,942**
First Responder Fund 107		
New	Vehicles, Equipment, Supplies for Community Paramedic Program (grant and donation funded)	$ 441,825
	Total Supplemental Approrpiation	**$ 441,825**
Water Fund 301		
New	Reinvestment in Self Insurance Fund	$ 210,135
New	2026 Debt Service for Loan on Water Projects	196,446
	Total Supplemental Approrpiation	**$ 406,581**
Solid Waste Fund 302		
New	Reinvestment in Self Insurance Fund	$ 149,135
	Total Supplemental Approrpiation	**$ 149,135**
Golf Fund 305		
New	Reinvestment in Self Insurance Fund	$ 33,904
	Total Supplemental Approrpiation	**$ 33,904**
Parking Fund 308		
New	Reinvestment in Self Insurance Fund	$ 25,840
	Total Supplemental Approrpiation	**$ 25,840**
Information Technology Fund 401		
New	Reinvestment in Self Insurance Fund	$ 155,667
	Total Supplemental Approrpiation	**$ 155,667**
Fleet Fund 402		
New	Reinvestment in Self Insurance Fund	$ 94,235
	Total Supplemental Approrpiation	**$ 94,235**
Insurance Fund 440		
New	Increase in Health Insurance Claims	$ 3,500,000
	Total Supplemental Approrpiation	**$ 3,500,000**
Communications Center Fund 405		
New	Reinvestment in Self Insurance Fund	$ 208,313
	Total Supplemental Approrpiation	**$ 208,313**
Joint Sewer Fund 902		
New	Reinvestment in Self Insurance Fund	$ 182,279
	Total Supplemental Approrpiation	**$ 182,279**

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2026, to be expended from such funds as follows:

Fund Name	**Fund #**	**Appropriation**
General Fund	100	$ 4,728,480
Visit Grand Junction Fund	102	$ 88,942
First Responder Fund	107	$ 441,825
Water Fund	301	$ 406,581
Solid Waste Fund	302	$ 149,135
Golf Fund	305	$ 33,904
Parking Fund	308	$ 25,840
Information Technology Fund	401	$ 155,667
Fleet Fund	402	$ 94,235
Insurance Fund	440	$ 3,500,000
Communications Center Fund	405	$ 208,313
Joint Sewer Fund	902	$ 182,279

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of October 2026.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM this _____ day of October, 2026

_____
President of the Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #2.b.i.

Meeting Date: October 7, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

A Resolution Referring a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing of Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the 2911 D 1/2 Road Annexation of 14.88 Acres, Located Collectively at 2911 D 1/2 Road (Parcel ID #s: 2943-173-00-268 and 2943-173-00-094), and Setting a Public Hearing for December 16, 2026

RECOMMENDATION:

Staff recommends adoption of a Resolution referring the petition for the 2911 D 1/2 Road Annexation, introducing the proposed Annexation Ordinance, and setting a Public Hearing for December 16, 2026.

EXECUTIVE SUMMARY:

The Applicant, Anthony Properties, is requesting annexation of approximately 14.88 acres located collectively at 2911 D 1/2 Road (Parcel ID #s: 2943-173-00-268 and 2943-173-00-094). The subject properties currently consist of vacant land. The properties are identified as Annexable Development under the Persigo Agreement. Annexation is requested to allow for multi-unit development for an apartment complex. The request for zoning will be considered separately by City Council, but concurrently with the annexation request.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Anthony Properties, is requesting annexation of approximately 14.88 acres located collectively at 2911 D 1/2 Road (Parcel ID #s: 2943-173-00-268 and 2943-173-00-094). The subject properties consist of vacant land. The properties are identified as Annexable Development under the Persigo Agreement. Annexation is

requested to allow for multi-unit development for an apartment complex. The request for zoning will be considered separately by City Council, but concurrently with the annexation request. The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Exercising Land Use Control, Introduction of Proposed Annexation Ordinance — October 7, 2026
- The Planning Commission considers Zone of Annexation, Comprehensive Plan Amendment and Circulation Plan Amendment — October 27, 2026
- Introduction of Proposed Zone of Annexation Ordinance — November 4, 2026
- Acceptance of Petition and Public Hearing on Annexation, Zone of Annexation, Comprehensive Plan Amendment, and the Circulation Plan Amendment by City Council — December 16, 2026
- Effective date of Annexation and Zone of Annexation — January 17, 2027

FINDINGS OF FACT

Staff finds, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act pursuant to C.R.S. 31-12-104 et seq., that the 2911 D 1/2 Road Annexation is eligible to be annexed because of compliance with the following:

a) A proper petition has been signed by more than 50 percent of the owners and more than 50 percent of the property described.

The petition has been signed by the owners of both properties subject to this annexation request, or 100 percent of the owners, and includes 100 percent of the properties described.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City Limits.

The annexation meets the 1/6 contiguity requirement with a contiguous perimeter of 894.99 feet.

c) A community of interest exists between the area to be annexed and the City.

This is in part because the Central Grand Valley is essentially a single demographic and economic unit. Occupants of the area can be expected to, and regularly do, use City streets, parks, and other urban facilities.

d) The area is or will be urbanized in the near future.

The petitioner's properties are adjacent to property located within the City to the east. The properties are near the intersection of D 1/2 Road (Major Collector) and 29 Road (Principal Arterial). Utilities will need to be brought to the properties, which will be extended upon annexation/zoning/development. A Fire Flow Form will be obtained

when a development application is made to indicate the proximity of the fire hydrants.

e) The area is capable of being integrated with the City.

The proposed annexation area is located adjacent to the existing City of Grand Junction limits, with surrounding development established to the east, and some to the north, and is already within the City. The subject properties are located within the Urban Development Boundary and have a Growth Tier 1: Urban Infill classification. Annexation and subsequent development can be accommodated by existing and planned municipal infrastructure, and extension of utilities can occur in a logical and efficient manner. City emergency services already serve the nearby development. Accordingly, the area is capable of being integrated with the City.

f) No land held in identical ownership is being divided by the proposed annexation.

The annexation consists of two (2) properties, both of which are owned by the Applicant.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent.

The petitioner's properties are a combined total of 14.88 acres and do not exceed $200,000 or more in the assessed value.

FISCAL IMPACT
Annexation affects City revenues, services, and expenditures. A fiscal impact statement will be provided with the staff report for the second reading and public hearing for the annexation ordinance.

FISCAL IMPACT:

Annexation affects City revenues, services, and expenditures. A fiscal impact statement will be provided with the staff report for the second reading and public hearing for the annexation ordinance.

SUGGESTED MOTION:

I move to (adopt/deny) Resolution No. 88-26, 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, and exercising land use control over the 2911 D 1/2 Road Annexation, approximately 14.88 acres, located at 2911 D 1/2 Road (Parcel ID #s: 2943-173-00-268 and 2943-173-00-094), as well as introduce a proposed ordinance annexing territory to the City of Grand Junction, Colorado, 2911 D 1/2 Road Annexation, approximately 14.88 acres, located at 2911 D 1/2 Road, publish in pamphlet form and set a public hearing for December 16, 2026.

Attachments

1. Exhibit 1_Development Applications
2. Exhibit 2_Annexation Map
3. Exhibit 3_Annexation Schedule
4. Exhibit 4_Maps
5. Exhibit 5 - Resolution -Petition Referral (Land Use Control)
6. Exhibit 6 - Annexation Ordinance

CITY OF Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Vacant Land

Existing Zoning: RSF-R

Proposed Land Use Designation: Multi-Family

Proposed Zoning: RH-24 & MU-2

Property Information

Site Location: 2911 D 1/2 RD; 2911 D 1/2 CT G.J. CO 81504

Site Acreage: 7.9 & 7.0;0.77

Site Tax No(s): 2943-173-00-268; 2943-173-00-094;2943-173-00-267

Site Zoning: RSF-R

Project Description: Annex three parcels into the City of Grand Junction

Property Owner Information

Name: Davenport and Company

Street Address: 2233 S GENEVA ST

City/State/Zip: DENVER, CO 80247

Business Phone #: 303 745 2255

E-Mail: TDcolo @ GMail

Fax #: N/A

Contact Person: THOMAS Davenport

Contact Phone #: 720 319 5657

Applicant Information

Name: Anthony Properties

Street Address: 12770 Coit Rd. #970

City/State/Zip: Dallas, TX 75251

Business Phone #: 214-432-9514

E-Mail: brian@anthonyproperties.com

Fax #: N/A

Contact Person: Brian Shiu

Contact Phone #: 214-803-2678

Representative Information

Name: GreenBox Studio

Street Address: 215 Pitkin Ave #201

City/State/Zip: Grand Jct. CO 81501

Business Phone #: 970-730-2830

E-Mail: mreams@grnboxstudio.com

Fax #: N/A

Contact Person: Mallory Reams

Contact Phone #: 970-730-2830

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: [signature] Date: 10/29/2025

Signature of Legal Property Owner: [signature] Date: 10/29/2025

Grand Junction
COLORADO
PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Comprehensive Plan Amendment

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	Vacant Land	Existing Zoning	RSF-R
Proposed Land Use Designation	Multi-Family	Proposed Zoning	RH-24

Property Information

Site Location:	2911 D 1/2 RD	Site Acreage:	7.9; 7.0
Site Tax No(s):	2943-173-00-268; 2943-173-00-094	Site Zoning:	RSF-R
Project Description:	Request a Comprehensive Plan Amendment on Parcel No #2943-173-00-094 from Residential Medium to Mixed Use		

Property Owner Information		Applicant Information		Representative Information	
Name:	Davenport and Company	Name:	Anthony Properties	Name:	GreenBox Studio
Street Address:	2233 S GENEVA ST	Street Address:	12770 Coit Rd. #970	Street Address:	215 Pitkin Ave #201
City/State/Zip:	DENVER, CO 80247	City/State/Zip:	Dallas, TX 75251	City/State/Zip:	Grand Jct. CO 81501
Business Phone #:	303 745 2255	Business Phone #:	214-432-9514	Business Phone #:	970-730-2830
E-Mail:	TDColo@GMAIL	E-Mail:	brian@anthonyproperties.com	E-Mail:	mreams@grnboxstudio.com
Fax #:	N/A	Fax #:	N/A	Fax #:	N/A
Contact Person:	THOMAS DAVENPORT	Contact Person:	Brian Shiu	Contact Person:	Mallory Reams
Contact Phone #:	720 319-5657	Contact Phone #:	214-803-2678	Contact Phone #:	970-730-2830

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application		Date	10-29-2025
Signature of Legal Property Owner		Date	10-29-2025

Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Comprehensive Plan Amendment

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Vacant Land

Existing Zoning: RSF-R

Proposed Land Use Designation: Multi-Family

Proposed Zoning:

Property Information

Site Location: 2911 D 1/2 RD

Site Acreage: 7.9; 7.0

Site Tax No(s): 2943-173-00-268; 2943-173-00-094

Site Zoning: RSF-R

Project Description: Relocate the proposed minor collector to 29 1/4 Road

Property Owner Information

Name: Davenport and Company

Street Address: 2233 S GENEVA ST

City/State/Zip: DENVER, CO 80247

Business Phone #: 303 745-2255

E-Mail: TDCOLO @ GMAIL

Fax #: N/A

Contact Person: THOMAS DAVENPORT

Contact Phone #: 720 319 5657

Applicant Information

Name: Anthony Properties

Street Address: 12770 Coit Rd. #970

City/State/Zip: Dallas, TX 75251

Business Phone #: 214-432-9514

E-Mail: brian@anthonyproperties.com

Fax #: N/A

Contact Person: Brian Shiu

Contact Phone #: 214-803-2678

Representative Information

Name: GreenBox Studio

Street Address: 215 Pitkin Ave #201

City/State/Zip: Grand Jct. CO 81501

Business Phone #: 970-730-2830

E-Mail: mreams@grnboxstudio.com

Fax #: N/A

Contact Person: Mallory Reams

Contact Phone #: 970-730-2830

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application:

Date:

Signature of Legal Property Owner:

Date: 10-29-2025

Grand Junction
COLORADO
PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Comprehensive Plan Amendment

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	Vacant Land	Existing Zoning	RSF-R
Proposed Land Use Designation	Multi-Family	Proposed Zoning	

Property Information

Site Location:	2911 D 1/2 RD	Site Acreage:	7.9; 7.0
Site Tax No(s):	2943-173-00-268; 2943-173-00-094	Site Zoning:	RSF-R

Project Description: Relocate the proposed minor collector to 29 1/4 Road

Property Owner Information		Applicant Information		Representative Information	
Name:	Davenport and Company	Name:	Anthony Properties	Name:	GreenBox Studio
Street Address:	2233 S GENEVA ST	Street Address:	12770 Coit Rd. #970	Street Address:	215 Pitkin Ave #201
City/State/Zip:	DENVER, CO 80247	City/State/Zip:	Dallas, TX 75251	City/State/Zip:	Grand Jct. CO 81501
Business Phone #:	303 745 2255	Business Phone #:	214-432-9514	Business Phone #:	970-730-2830
E-Mail:	TDColo@GMAIL	E-Mail:	brian@anthonyproperties.com	E-Mail:	mreams@grnboxstudio.com
Fax #:	N/A	Fax #:	N/A	Fax #:	N/A
Contact Person:	THOMAS DAVENPORT	Contact Person:	Brian Shiu	Contact Person:	Mallory Reams
Contact Phone #:	720 319-5657	Contact Phone #:	214-803-2678	Contact Phone #:	970-730-2830

NOTE: Legal property owner is owner of record on date of submittal.

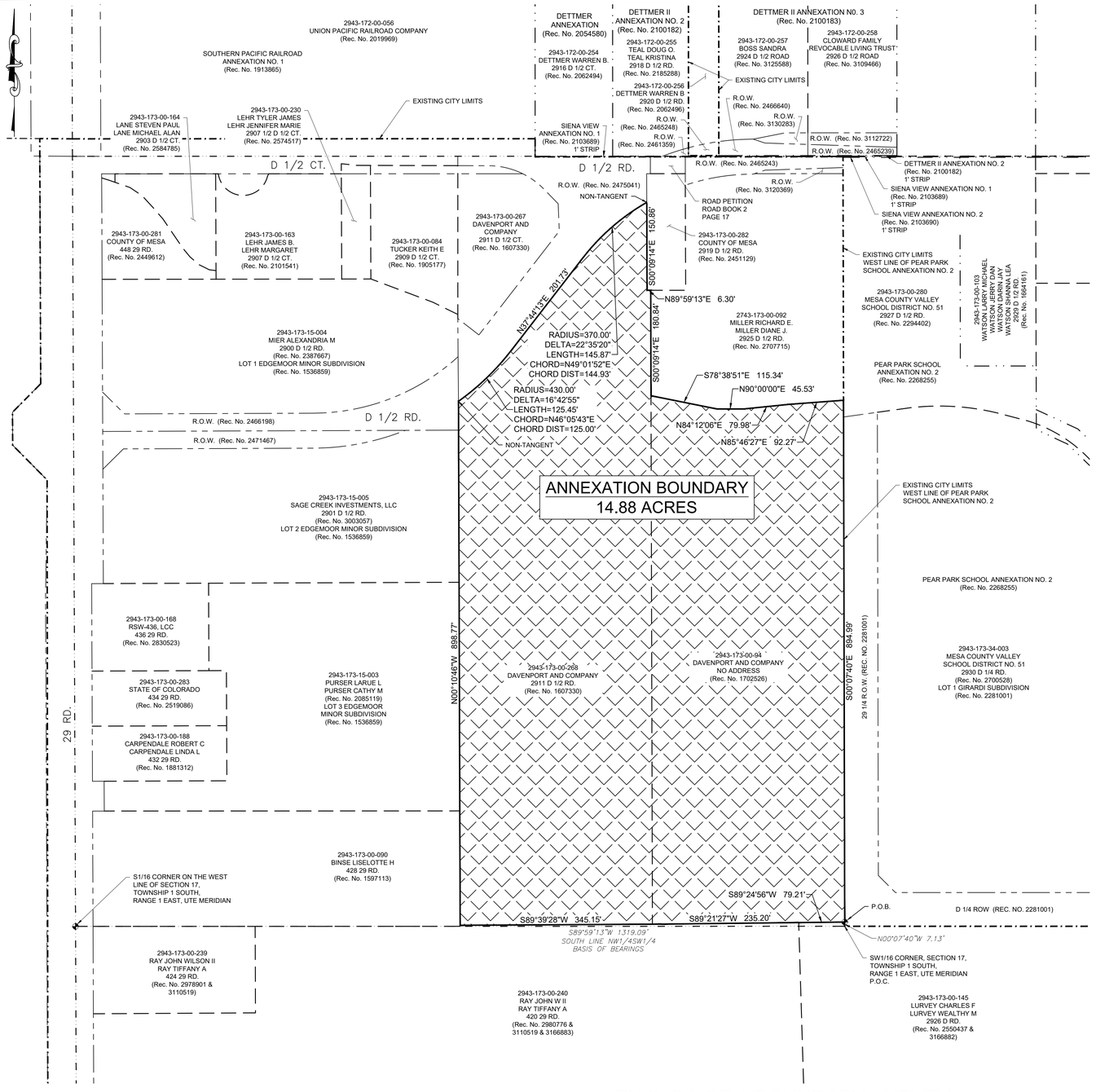
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: [signature] Date: 10-29-2025

Signature of Legal Property Owner: [signature] Date: 10-29-2025

2911 D 1/2 ROAD ANNEXATION

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN



THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

A parcel of land located in the E1/2NW1/4SW1/4 of Section 17, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Commencing at the SW1/16 corner of said Section 17, whence the W1/16 corner on the west line of said Section 17 bears S89°59'13"W as a basis of bearings, said point being the southwest corner of the Pear Park School Annexation No. 2 and also being the southwest corner of the Girardi Subdivision, running thence along the west line of Pear Park School Annexation No. 2 and Girardi Subdivision and the east line of the NW1/4SW1/4 N00°07'40"W 7.13 feet to the east end of the Davenport-Lurvey boundary line agreement recorded at Reception No. 3166882 and the Point of Beginning.

Running thence along said Davenport-Lurvey boundary line agreement S89°24'56"W 79.21 feet to the Davenport-Ray boundary line agreement recorded at Reception No. 3166883; thence along said Davenport-Ray boundary line agreement the following two courses:

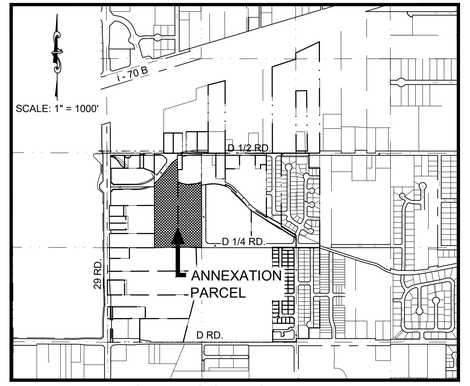
1. S89°21'27"W 235.20 feet
2. Thence S89°39'28"W 345.15 feet to the west line of said E1/2NW1/4SW1/4

Thence along said west line N00°10'46"W 898.77 feet to the southerly right-of-way of D 1/2 Road conveyed by Reception No. 2475041; thence along said southerly right-of-way the following three courses:

1. Along a non-tangent curve to the left 125.45 feet (Curve Data: Radius=430.00 feet, Delta=16°42'55", Chord bears N46°05'43"E 125.00 feet)
2. Thence N37°44'13"E 201.73 feet to a point of curve
3. Thence along said curve to the right 145.87 feet (Curve Data: Radius=370.00 feet, Delta=22°35'20", Chord bears N49°01'52"E 144.93 feet)

Thence leaving said southerly right-of-way S00°09'14"E 150.86 feet; thence N89°59'13"E 6.30 feet; thence S00°09'14"E 180.84 feet; thence S78°38'51"E 115.34 feet; thence N90°00'00"E 45.53 feet; thence N84°12'06"E 79.98 feet; thence N85°46'27"E 92.27 feet to the west line of Pear Park School Annexation No. 2; thence along said west line S00°07'40"E 894.99 feet to the Point of Beginning.

Parcel contains 648,173 square feet (14.88 acres), more or less.



SITE LOCATION MAP

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,597	FT.
CONTIGUOUS PERIMETER	895	FT.
AREA IN SQUARE FEET	648,173	FT^2
AREA IN ACRES	14.88	AC.
AREA WITHIN R.O.W.	0	SQ. FT.
	0	AC.
AREA WITHIN DEEDED R.O.W.	0	SQ. FT.
	0	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
AREA WITHIN DEEDED R.O.W.
EXISTING ANNEXATION LINE
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	U.M.	UTE MERIDIAN
R.O.W.	RIGHT OF WAY	NO.	NUMBER
SEC	SECTION	REC.	RECEPTION
T	TOWNSHIP	AC.	ACRES
R	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
X	X

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	DJM	DATE: 09/09/2026
REVIEWED BY:	ABL	DATE: 09/15/2026
CHECKED BY:	ABL	DATE: 09/17/2026
APPROVED BY:	ABL	DATE:

100' 0' 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

2911 D 1/2 ROAD ANNEXATION
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

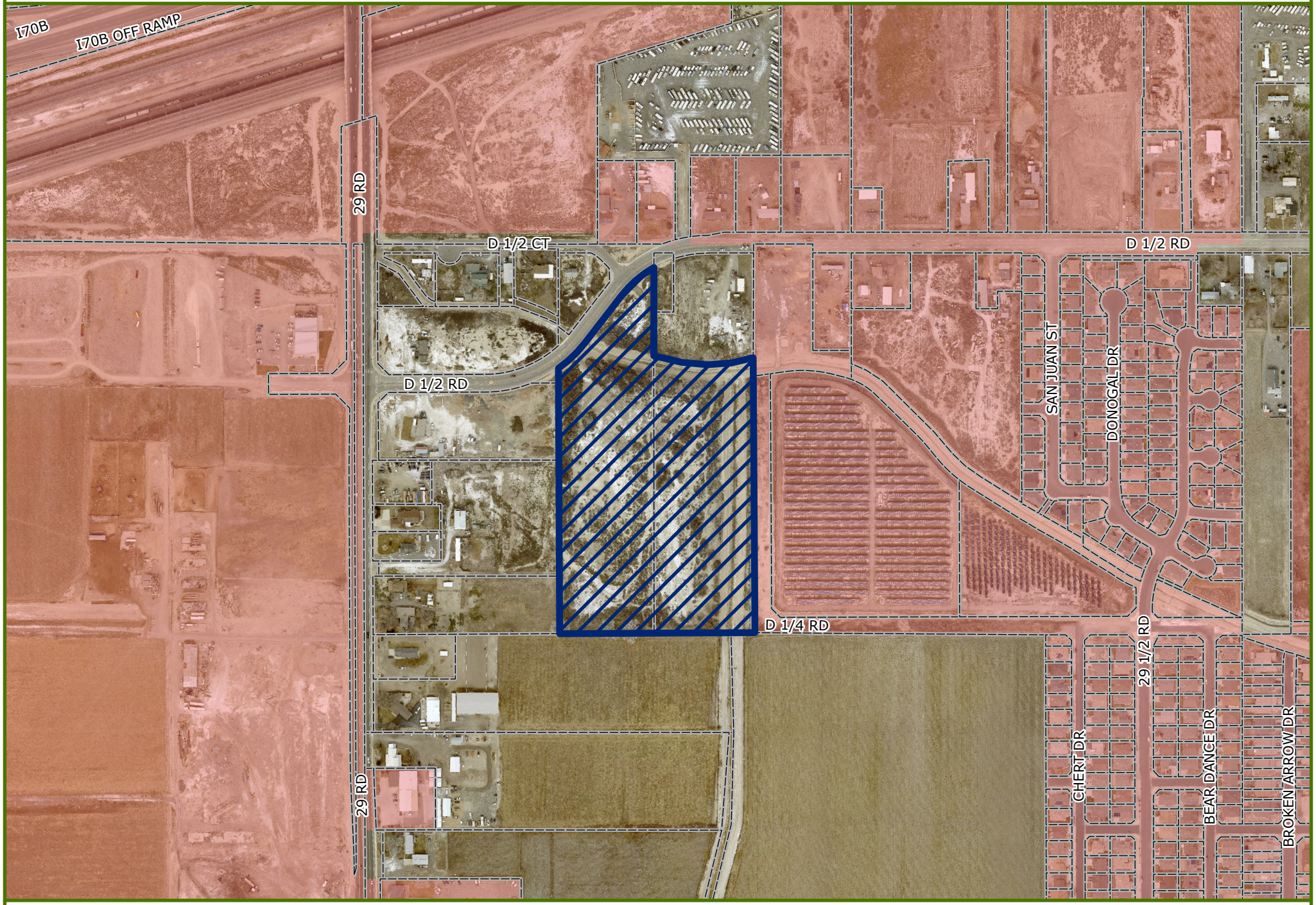
1 OF 1

G:\Data\SURVEY\Annexations\2026\2911 D.5 Rd\CAD\Base sub and annex map DJM 20260908.dwg - PLOTTED 2026-09-18

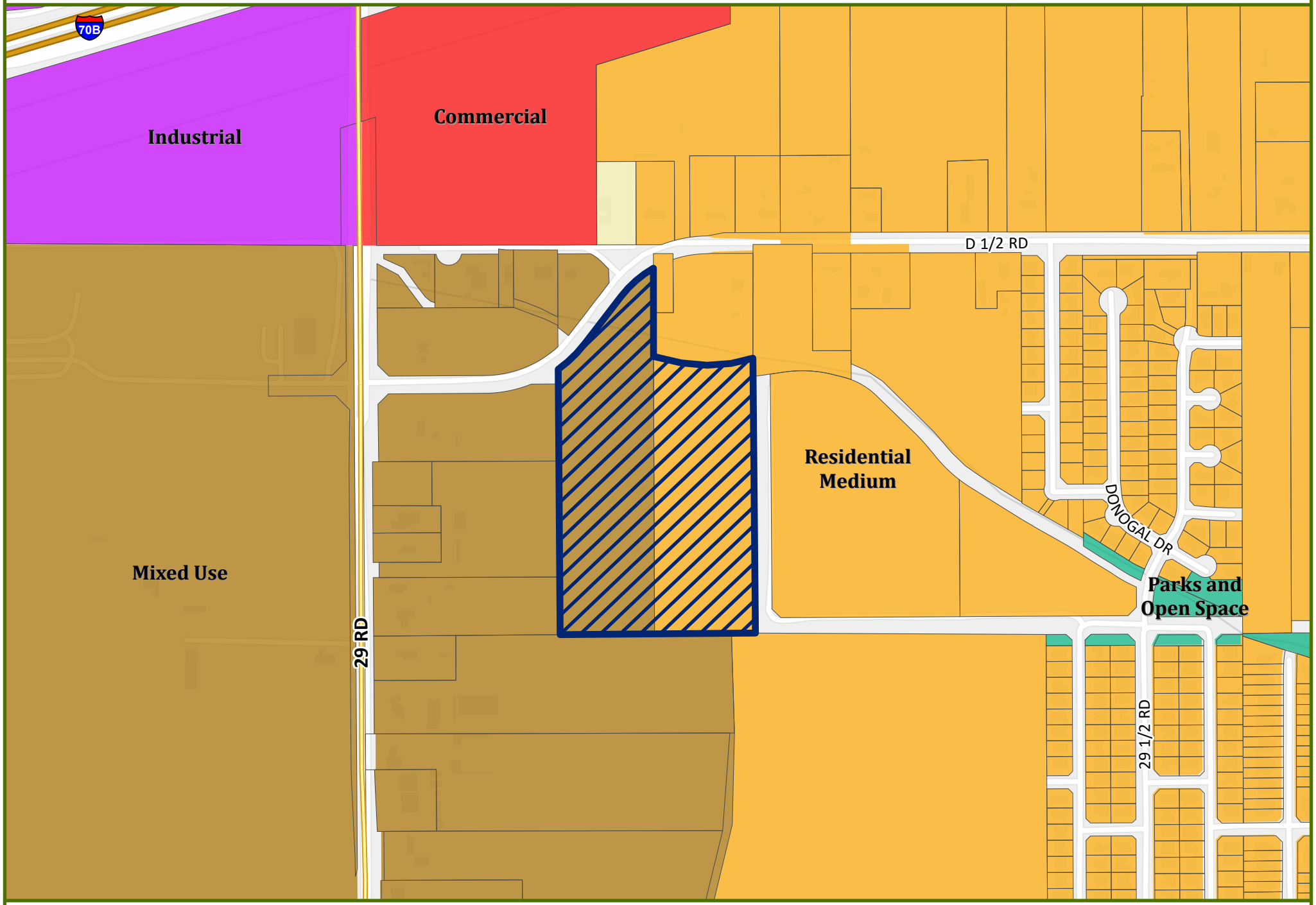
ANNEXATION SCHEDULE & SUMMARY WORKSHEET	
October 7, 2026	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
October 27, 2026	Planning Commission Considers Zone of Annexation
November 4, 2026	City Council Intro Proposed Zoning Ordinance
December 16, 2026	City Council Accept Petition/Annex and Zoning Public Hearing
January 17, 2027	Effective date of Annexation and Zoning

ANNEXATION SUMMARY		
File Number		ANX-2026-22
Location		2911 D ½ Road, Grand Junction, CO 81504
Tax ID Number(s)		2943-173-00-268 & 2943-173-00-094
Number of Parcel(s)		2
Existing Population		0
No. of Parcels Owner Occupied		0
Number of Dwelling Units		0
Acres Land Annexed		14.88 acres
Developable Acres Remaining		14.88 acres
Right-of-way in Annexation		N/A
Previous County Zoning		RSF-R
Proposed City Zoning		MU-2
Surrounding Zoning:	North:	RSF-R (County)
	South:	RSF-R (County)
	East:	RM-8 (City)
	West:	PUD (County)
Current Land Use		Vacant
Proposed Land Use		Multi-Unit (Apartments)
Surrounding Land Use:	North:	Single-Family
	South:	Single-Family/Ag Land
	East:	Solar Farms
	West:	Single-Family
Comprehensive Plan Designation:		Mixed-Use (Parcel ID #-268)/Residential Medium (Parcel ID #-094)
Values:	Assessed	$79,960/$72,280
	Actual	$296,000/$278,000
Address Ranges		2911 D½ Rd
Special Districts:	Water	Ute Water District
	Sewer	GJ 201 Service Area Boundary
	Fire	Grand Junction Fire Station 8
	Irrigation/Drainage	GVIC
	School	School District 51
	Pest	Grand River Mosquito Control District

2911 D 1/2 Road Annexation

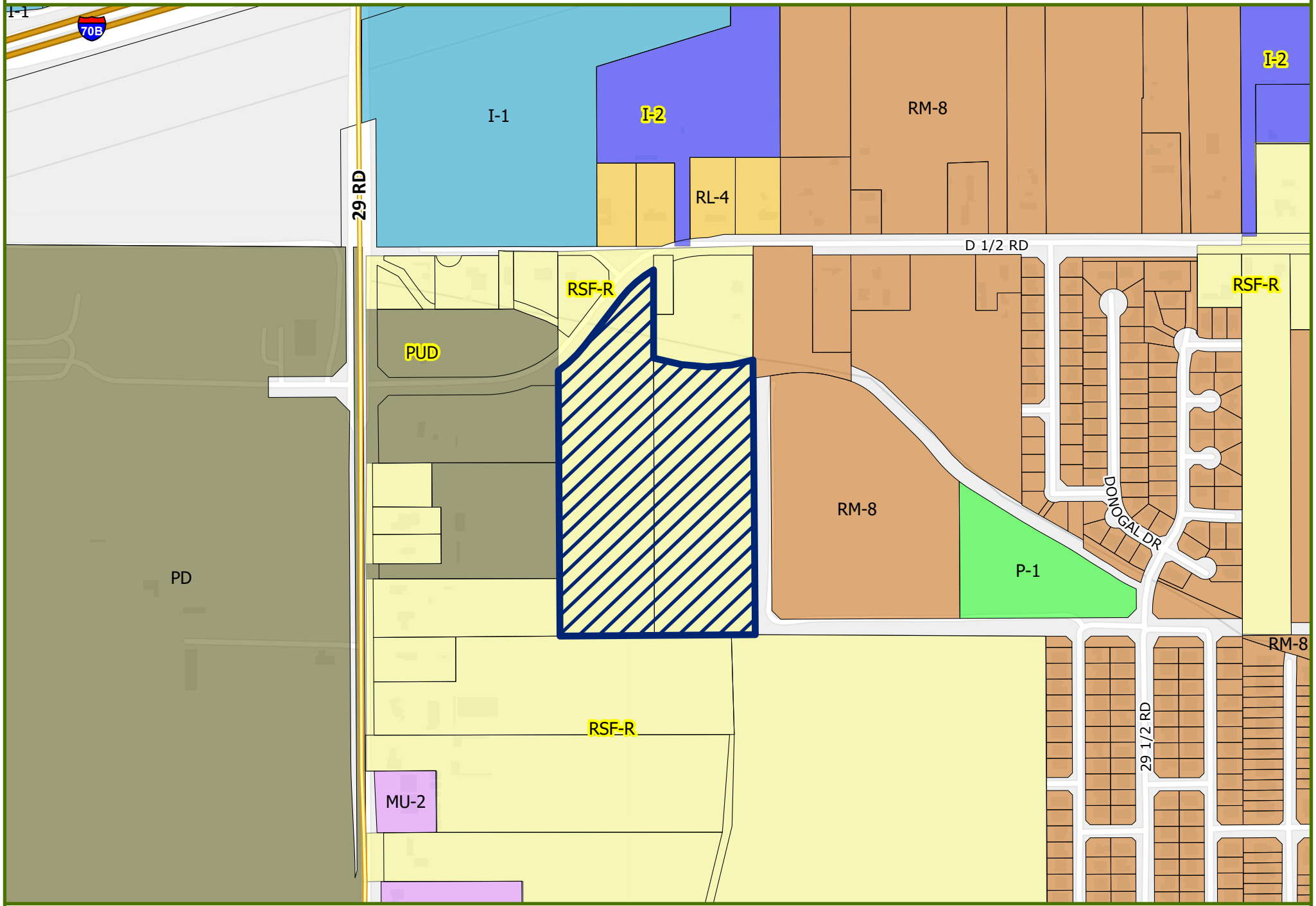


2911 D 1/2 Road Annexation - Land Use

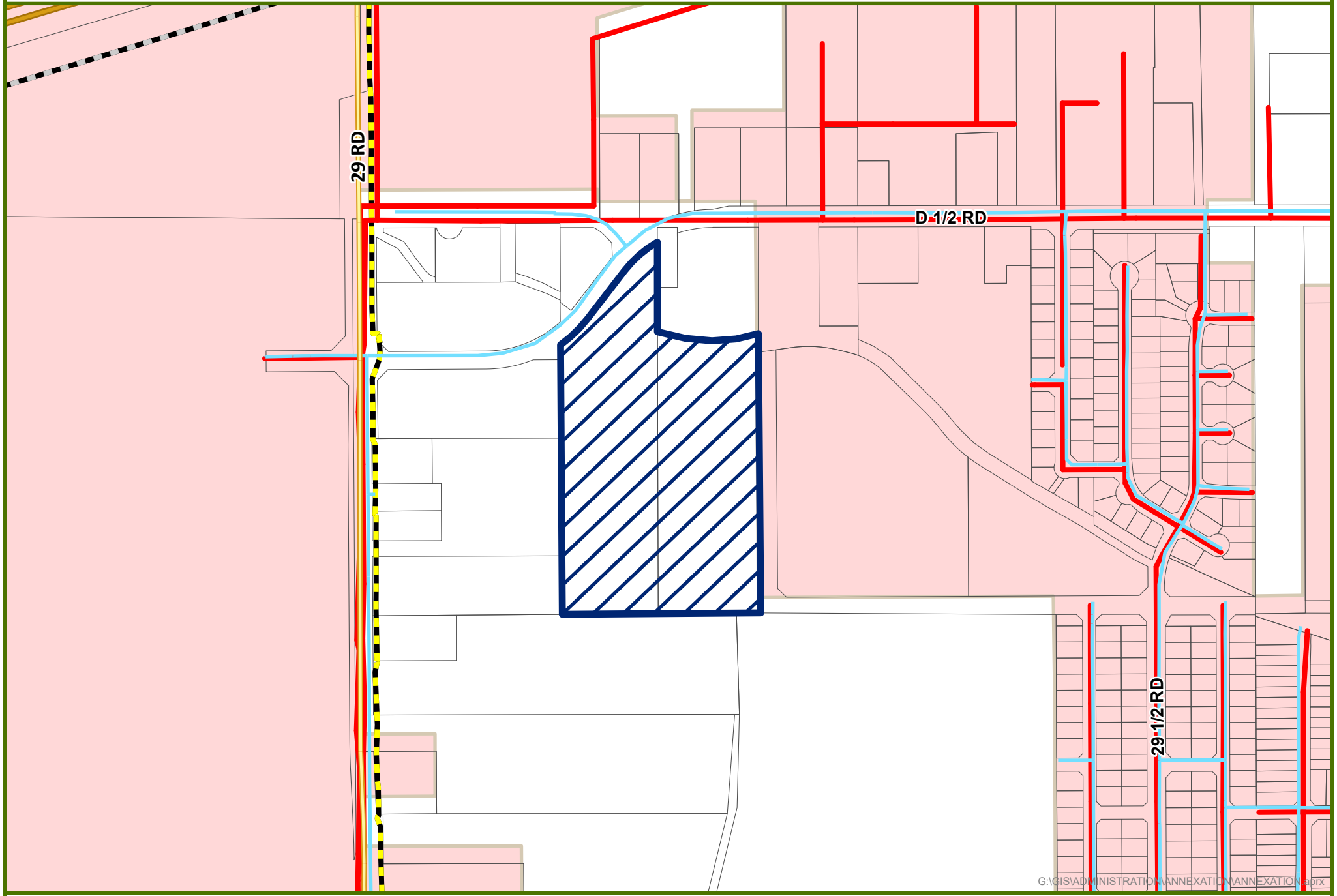


Date Created: 9/23/2026

2911 D 1/2 Road Annexation - Zoning



2911 D 1/2 Road Annexation - Utilities



N

0 250 500 Feet

UTE WATER

SEWER

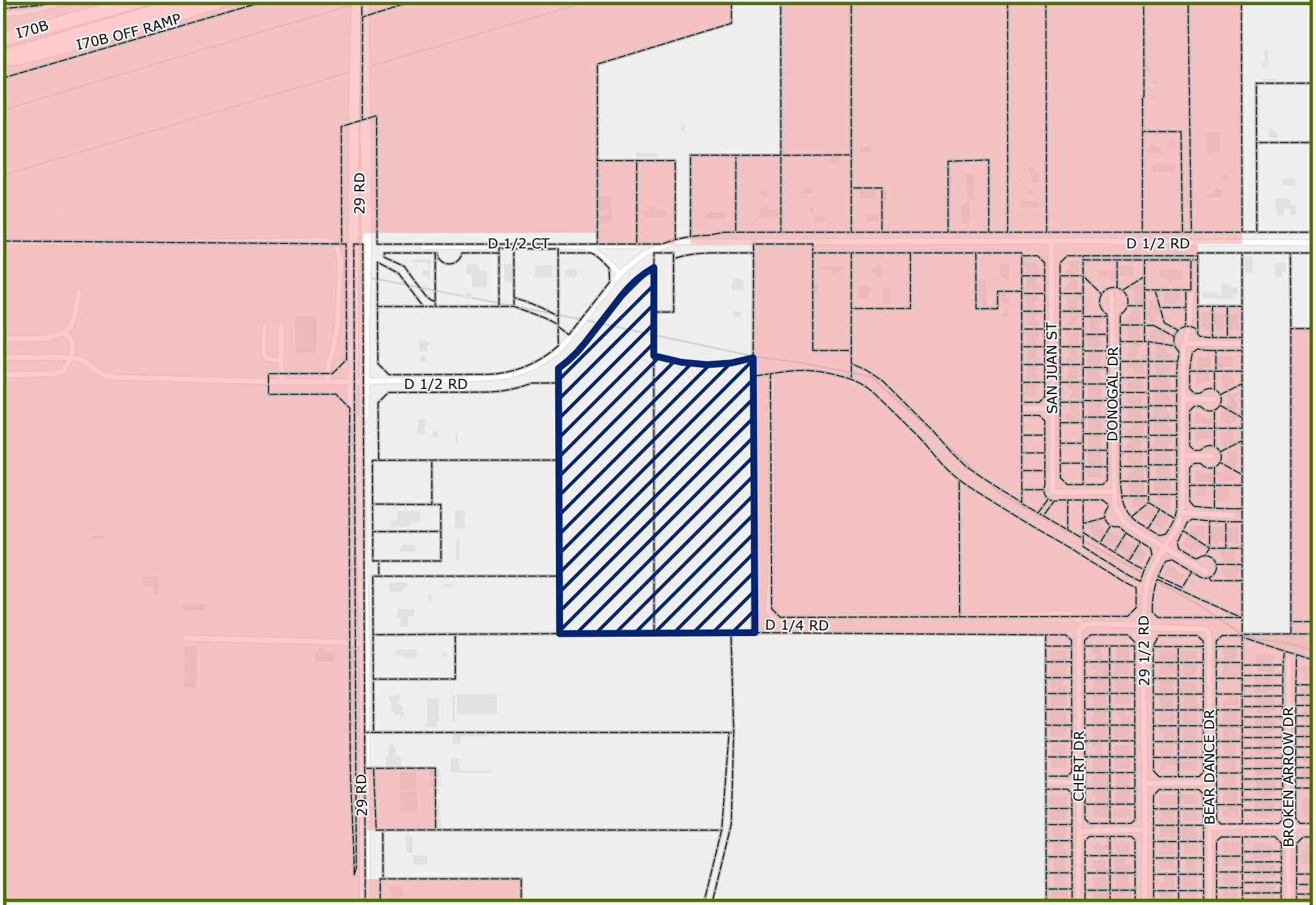
CITY FIBER

NON-CITY FIBER

Date Created: 9/23/2026

CITY OF Grand Junction COLORADO

2911 D 1/2 Road Annexation



NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 7th day of October 2026, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-26

**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, AND EXERCISING LAND USE
CONTROL**

**2911 D 1/2 ROAD
ANNEXATION**

**APPROXIMATELY 14.88
ACRES
LOCATED AT 2911 D 1/2 ROAD**

WHEREAS, on the 7th day of October 2026, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following properties situated in Mesa County, Colorado, and described as follows:

2911 D 1/2 ROAD ANNEXATION

A parcel of land located in the E1/2NW1/4SW1/4 of Section 17, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Commencing at the SW1/16 corner of said Section 17, whence the W1/16 corner on the west line of said Section 17 bears S89°59'13"W as a basis of bearings, said point being the southwest corner of the Pear Park School Annexation No. 2 and also being the southwest corner of the Girardi Subdivision, running thence along the west line of Pear Park School Annexation No. 2 and Girardi Subdivision and the east line of the NW1/4SW1/4 N00°07'40"W 7.13 feet to the east end of the Davenport-Lurvey boundary line agreement recorded at Reception No. 3166882 and the Point of Beginning. Running thence along said Davenport-Lurvey boundary line agreement S89°24'56"W 79.21 feet to the Davenport-Ray boundary line agreement recorded at Reception No. 3166883; thence along said Davenport-Ray boundary line agreement the following two courses:

1. S89°21'27"W 235.20 feet
2. Thence S89°39'28"W 345.15 feet to the west line of said E1/2NW1/4SW1/4

Thence along said west line N00°10’46”W 898.77 feet to the southerly right-of-way of D 1/2 Road conveyed by Reception No. 2475041; thence along said southerly right-of-way the following three courses:
1. Along a non-tangent curve to the left 125.45 feet (Curve Data: Radius=430.00 feet, Delta=16°42’55”, Chord bears N46°05’43”E 125.00 feet)
2. Thence N37°44’13”E 201.73 feet to a point of curve
3. Thence along said curve to the right 145.87 feet (Curve Data: Radius=370.00 feet, Delta=22°35’20”, Chord bears N49°01’52”E 144.93 feet)

Thence leaving said southerly right-of-way S00°09’14”E 150.86 feet; thence N89°59’13”E 6.30 feet; thence S00°09’14”E 180.84 feet; thence S78°38’51”E 115.34 feet; thence N90°00’00”E 45.53 feet; thence N84°12’06”E 79.98 feet; thence N85°46’27”E 92.27 feet to the west line of Pear Park School Annexation No. 2; thence along said west line S00°07’40”E 894.99 feet to the Point of Beginning.

Said parcel contains 14.88 acres (648,173 square feet), more or less, as described.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 16th day of December, 2026, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner’s consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.

2. Pursuant to the State’s Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 7th day of October 2026.

Laural Lutz (Cole)
President of the Council

Attest:

Selestina Sandoval
City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

_____
Selestina Sandoval
City Clerk

DATES PUBLISHED
November 14, 2026
November 21, 2026
November 28, 2026
December 5, 2026

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO 2911 D 1/2 ROAD ANNEXATION

LOCATED AT 2911 D 1/2 ROAD APPROXIMATELY 14.88 ACRES

WHEREAS, on the 7th day of October 2026, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 16th day of December 2026; and

WHEREAS, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the territory situated in Mesa County, Colorado, and described to wit:

A parcel of land located in the E1/2NW1/4SW1/4 of Section 17, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Commencing at the SW1/16 corner of said Section 17, whence the W1/16 corner on the west line of said Section 17 bears S89°59’13”W as a basis of bearings, said point being the southwest corner of the Pear Park School Annexation No. 2 and also being the southwest corner of the Girardi Subdivision, running thence along the west line of Pear Park School Annexation No. 2 and Girardi Subdivision and the east line of the NW1/4SW1/4 N00°07’40”W 7.13 feet to the east end of the Davenport-Lurvey boundary line agreement recorded at Reception No. 3166882 and the Point of Beginning. Running thence along said Davenport-Lurvey boundary line agreement S89°24’56”W 79.21 feet to the Davenport-Ray boundary line agreement recorded at Reception No. 3166883; thence along said Davenport-Ray boundary line agreement the following two courses:

1. S89°21’27”W 235.20 feet
2. Thence S89°39’28”W 345.15 feet to the west line of said E1/2NW1/4SW1/4

DRAFT

Thence along said west line N00°10’46”W 898.77 feet to the southerly right-of-way of D 1/2 Road conveyed by Reception No. 2475041; thence along said southerly right-of-way the following three courses:
1. Along a non-tangent curve to the left 125.45 feet (Curve Data: Radius=430.00 feet, Delta=16°42’55”, Chord bears N46°05’43”E 125.00 feet)
2. Thence N37°44’13”E 201.73 feet to a point of curve
3. Thence along said curve to the right 145.87 feet (Curve Data: Radius=370.00 feet, Delta=22°35’20”, Chord bears N49°01’52”E 144.93 feet)

Thence leaving said southerly right-of-way S00°09’14”E 150.86 feet; thence N89°59’13”E 6.30 feet; thence S00°09’14”E 180.84 feet; thence S78°38’51”E 115.34 feet; thence N90°00’00”E 45.53 feet; thence N84°12’06”E 79.98 feet; thence N85°46’27”E 92.27 feet to the west line of Pear Park School Annexation No. 2; thence along said west line S00°07’40”E 894.99 feet to the Point of Beginning.

Said parcel contains 14.88 acres (648,173 square feet), more or less, as described.

And depicted in Exhibit A shall be annexed to the City limits of Grand Junction.

INTRODUCED on first reading on the 7th day of October 2026 and ordered published in pamphlet form.

ADOPTED on second reading the 16th day of December 2026 and ordered published in pamphlet form.

_____
Laural Lutz (Cole)
President of the Council

Attest:

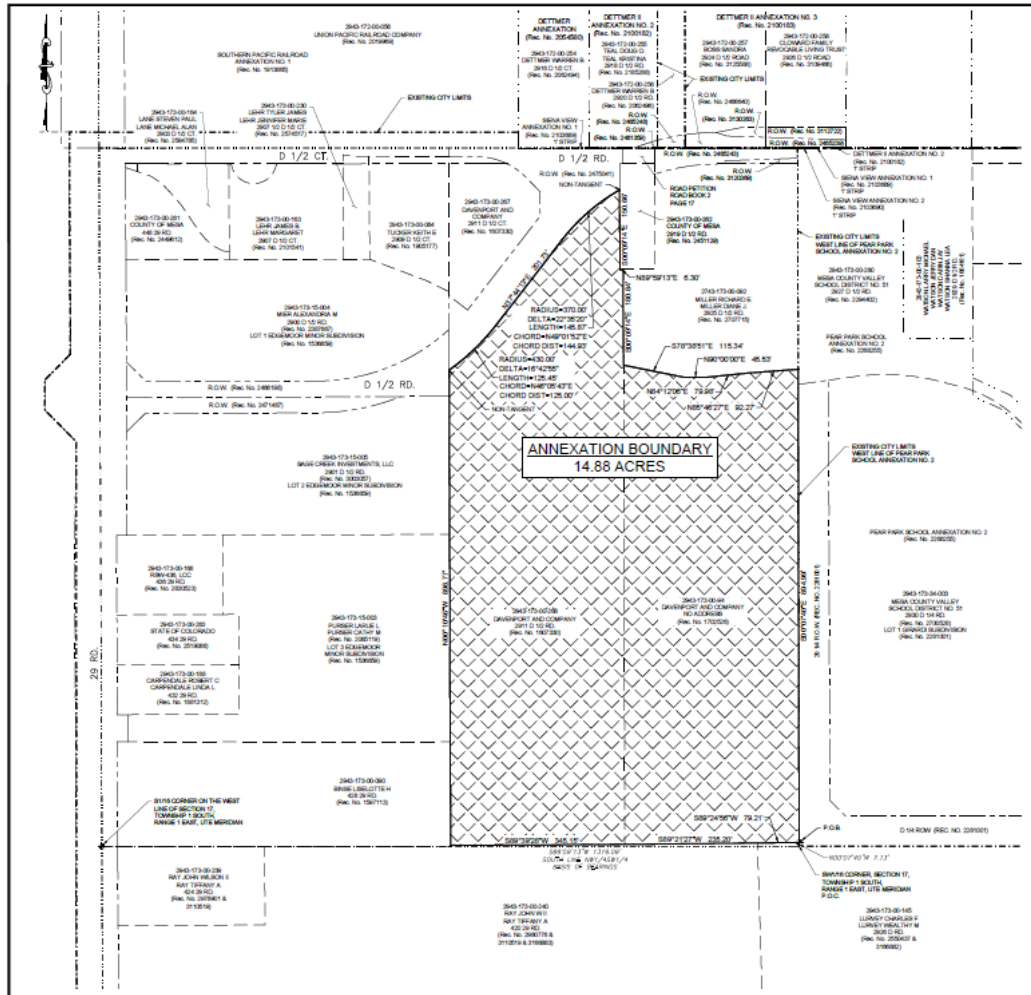
_____
Selestina Sandoval
City Clerk

DRAFT

EXHIBIT A

2911 D 1/2 ROAD ANNEXATION

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN



LEGAL DESCRIPTION

A parcel of land located in the E1/2NW1/4SW1/4 of Section 17, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Commencing at the SW1/16 corner of said Section 17, whence the W1/16 corner on the west line of said Section 17 bears S89°59'13"W as a basis of bearings, said point being the southwest corner of the Pear Park School Annexation No. 2 and also being the southwest corner of the Girardi Subdivision, running thence along the west line of Pear Park School Annexation No. 2 and Girardi Subdivision and the east line of the NW1/4SW1/4 N00°07'40"W 7.13 feet to the east end of the Davenport-Lurvey boundary line agreement recorded at Reception No. 3160882 and the Point of Beginning.

Running thence along said Davenport-Lurvey boundary line agreement S89°24'56"W 79.21 feet to the Davenport-Ray boundary line agreement recorded at Reception No. 3160883; thence along said Davenport-Ray boundary line agreement the following two courses:

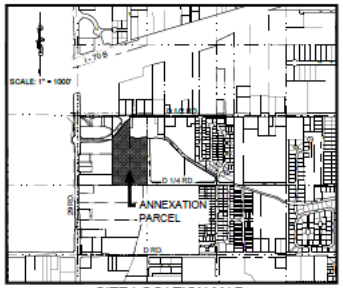
1. S89°21'27"W 235.20 feet
2. Thence S89°39'28"W 345.15 feet to the west line of said E1/2NW1/4SW1/4

Thence along said west line N00°10'46"W 596.77 feet to the southerly right-of-way of D 1/2 Road conveyed by Reception No. 2475041; thence along said southerly right-of-way the following three courses:

1. Along a non-tangent curve to the left 125.45 feet (Curve Data: Radius=430.00 feet, Delta=16°42'56", Chord bears N48°05'43"E 125.00 feet)
2. Thence N37°14'13"E 201.73 feet to a point of curve
3. Thence along said curve to the right 145.87 feet (Curve Data: Radius=370.00 feet, Delta=22°35'20", Chord bears N49°01'53"E 144.93 feet)

Thence leaving said southerly right-of-way S00°09'14"E 150.06 feet; thence N89°59'13"E 6.30 feet; thence S00°09'14"E 180.94 feet; thence S78°38'51"E 115.34 feet; thence N90°00'00"E 45.53 feet; thence N84°11'26"E 79.96 feet; thence N85°46'27"E 82.27 feet to the west line of Pear Park School Annexation No. 2; thence along said west line S00°07'40"E 894.99 feet to the Point of Beginning.

Parcel contains 648,173 square feet (14.88 acres), more or less.



SITE LOCATION MAP

AREAS OF ANNEXATION		
ANNEXATION PERIMETER	3,597	FT.
CONTIGUOUS PERIMETER	395	FT.
AREA IN SQUARE FEET	648,173	FT²
AREA IN ACRES	14.88	AC.
AREA WITHIN R.O.W.	0	SQ. FT
	0	AC.
AREA WITHIN DEEDED R.O.W.	0	SQ. FT
	0	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING ANNEXATION LINE
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	U.M.	UTE MERIDIAN
R.O.W.	RIGHT OF WAY	NO.	NUMBER
SEC	SECTION	REC.	RECEPTION
T	TOWNSHIP	AC.	ACRES
R	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
X	X

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY:	DJM	DATE: 09/09/2026
REVIEWED BY:	ABL	DATE: 09/15/2026
CHECKED BY:	ABL	DATE: 09/17/2026
APPROVED BY:	ABL	DATE:

SCALE: 1" = 100'
LINEAL UNITS • U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO. 81501

2911 D 1/2 ROAD ANNEXATION
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

1 OF 1

Grand Junction City Council

Regular Session

Item #2.b.ii.

Meeting Date: October 7, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Thomas Lloyd, Interim Community Development Director

Information

SUBJECT:

Introduction of an Ordinance Enacting a Temporary Moratorium on the Acceptance, Processing, and Approval of Applications for Data Centers Within the City of Grand Junction; Providing that the Moratorium Shall Terminate at the Earliest of the City's Adoption of Amendment(s) to Title 21 of the Grand Junction Municipal Code Addressing Data Centers or the Expiration of Three Hundred Sixty-Five (365) Days from the Effective Date of this Ordinance, Providing for Findings, Intent and Purpose; Providing for Definitions, Directing a Code Study; and Providing for Severability and Setting a Public Hearing for October 21, 2026

RECOMMENDATION:

Staff recommends approval of the proposed ordinance.

EXECUTIVE SUMMARY:

The City of Grand Junction has received inquiries regarding Data Centers and the City's current approach, regulations, or planned initiatives related to the approval and management of data centers within city limits. Communities considering data-center development often evaluate whether their land-use regulations adequately address the facilities' distinctive operational and infrastructure needs. A temporary moratorium is narrowly tailored, is temporary in nature, is necessary to protect the public health, safety and welfare, and is adopted in good faith for the purpose of completing needed planning and regulatory work. The moratorium will allow the City Manager, by and through the Community Development Department, in conjunction with the City Attorney and such other departments as the City Manager designates, to study the impacts of data centers, to evaluate appropriate zone districts, use classifications, thresholds and use-specific standards, and to present recommended amendments to Title 21 to the City Council. The moratorium is limited in duration and terminates automatically upon the earlier of the City Council's adoption of such amendments or the expiration of 365 days.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

A data center is a specialized facility that houses computing, storage, and networking equipment used to process, store, and manage digital information. Data center operations rely on supporting infrastructure that may include substantial electrical capacity, uninterruptible power supplies, backup generators, mechanical cooling and ventilation systems, fire suppression systems, water resources, and high-capacity network connections. Because these facilities generally operate continuously and may require significant electrical and cooling capacity, their development can create land-use, utility, infrastructure, and environmental considerations, including electrical demand, water consumption, heat generation, and noise associated with mechanical equipment and backup generation.

The City of Grand Junction's current Land Use Code does not identify data centers as a distinct land use. GJMC § 21.04.010 establishes permitted land uses within City zone districts and provides standards for certain uses. Uses that are not specifically identified in Table 21.04-1, the Principal Use Table, and approved pursuant to the Code are prohibited. The City has recently received inquiries regarding potential data center development. Similar development interest has prompted communities in Colorado and elsewhere to consider temporary moratoriums while evaluating regulations tailored to the particular land-use, utility, infrastructure, and environmental impacts associated with these facilities.

For purposes of the proposed moratorium, a Data Center is defined as a building, group of buildings, or portion of a building, together with associated electrical infrastructure, mechanical cooling equipment, and standby or backup electrical generation, that:

- houses information technology equipment used for data processing, data storage, or telecommunications;
- has as a primary function the delivery of information technology services, including data storage, processing and transport services; cloud computing; network connectivity; artificial intelligence, machine learning, or similar computational services; cryptocurrency mining; blockchain validation; or comparable computation; an
- has a projected, designed, or requested electrical load of one megawatt (1 MW) or more, measured as the aggregate load at full build-out of all phases identified in any application, site plan, utility service request, will-serve request, or interconnection request, regardless of whether all phases are proposed for immediate construction.

The proposed moratorium would not apply to:

- computer, server, or network equipment rooms that are accessory to a lawfully established principal use on the same site and serve the operations of that principal use
- telecommunications facilities regulated under GJMC § 21.04.030(e)(5);
- a “utility facility, basic,” as defined in GJMC § 21.14.020; or
- facilities that do not meet the one-megawatt electrical-load threshold.

The temporary moratorium is intended to preserve the City’s ability to evaluate this emerging land use before applications are accepted under a regulatory framework that does not specifically address data centers. During the moratorium, the City Manager, through the Community Development Department and in coordination with the City Attorney and other appropriate departments, would evaluate appropriate zone districts, use classifications, development thresholds, and use-specific standards and prepare recommended amendments to Title 21 for City Council consideration.The moratorium would be limited to a maximum of 365 days and would terminate automatically upon the earlier of City Council adoption of applicable regulations or expiration of the 365-day period.

This item was previously discussed during the City Council workshop on September 21, 2026. City Council requested staff coordinate with neighboring jurisdictions and City and County approaches so that development near the municipal boundary is addressed through consistent or complementary standards. The City Manager spoke with both the City of Fruita and Mesa County. On September 9, 2026, the Mesa County Board of Commissioners approved a temporary moratorium on data center development within the County’s jurisdiction.

Staff therefore recommends that City Council establish a one-year moratorium on new data center development. The moratorium would provide time for staff to evaluate appropriate land-use regulations, infrastructure standards, licensing or other regulatory approaches; coordinate with utility providers and other affected entities; and develop recommendations intended to address potential impacts associated with data center development in Grand Junction.

FISCAL IMPACT:

There is no associated direct fiscal impact with this request.

SUGGESTED MOTION:

I move to introduce an Ordinance Enacting a Temporary Moratorium on the Acceptance, Processing, and Approval of Applications for Data Centers Within the City of Grand Junction; Providing that the Moratorium shall terminate at the earliest of the City's Adoption of Amendment(s) to Title 21 of the Grand Junction Municipal Code addressing Data Centers or the Expiration of Three Hundred Sixty-Five (365) Days from the Effective Date of this Ordinance, Providing for Findings, Intent and Purpose;

Providing for Definitions, Directing a Code Study; and Providing for Severability, publish in pamphlet form and Setting a Public Hearing for October 21, 2026.

Attachments

1. ORD 09.30.26 DRAFT

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____

AN ORDINANCE ENACTING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING AND APPROVAL OF APPLICATIONS FOR DATA CENTERS WITHIN THE CITY OF GRAND JUNCTION; PROVIDING THAT THE MORATORIUM SHALL TERMINATE AT THE EARLIEST OF THE CITY'S ADOPTION OF AMENDMENT(S) TO TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE ADDRESSING DATA CENTERS OR THE EXPIRATION OF THREE HUNDRED SIXTY-FIVE (365) DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE; PROVIDING FOR FINDINGS, INTENT AND PURPOSE; PROVIDING FOR DEFINITIONS; DIRECTING A CODE STUDY; AND PROVIDING FOR SEVERABILITY

RECITALS:

Data centers and comparable large-load computing facilities are expanding rapidly across the United States and in Colorado. Facilities of this type differ from conventional industrial development in kind and not merely in degree. A single medium or large facility may draw electrical load comparable to that of a small city, may consume substantial quantities of water for evaporative cooling, and may operate continuously with associated mechanical noise, standby generation, and security and site design requirements that have no close analogue among the land uses presently identified in the Grand Junction Municipal Code.

Title 21 of the Grand Junction Municipal Code, the Zoning and Development Code, does not define, identify or regulate a data center as a principal use. Table 21.04-1, the Principal Use Table set forth at GJMC § 21.04.020, does not list a data center in any use category or in any zone district. The nearest analogues in the Code were written for other purposes. “Industrial, light” and “Industrial, heavy,” as defined at GJMC § 21.14.020, describe the assembly, fabrication or processing of goods and materials. “Utility facility, major,” as defined at the same section, describes a facility providing an important regional utility service such as water, sewer or drainage. A data center is none of these. It assembles and fabricates nothing, and it consumes rather than provides utility service.

In the absence of a defined use, an application proposing a data center would be classified by analogy on a case-by-case basis. Classification by analogy would produce inconsistent review, would place the use in zone districts selected without deliberation by the City Council, and would leave the City without use-specific standards under GJMC § 21.04.030 addressing the impacts that distinguish this use, including electrical demand, water consumption for cooling, wastewater discharge, continuous noise, standby generator testing and emissions, heat rejection, site and building massing, screening, hazardous materials storage, decommissioning, and the fiscal and infrastructure consequences of concentrated demand on the systems serving the City.

The regulatory framework at the state level is unsettled. During the 2026 regular session the Colorado General Assembly considered two measures addressing data centers, House Bill 26-1030 and Senate Bill 26-102, and neither measure was enacted. The General Assembly may take up data center legislation again in the 2027 regular session. The scope of any state framework, and its effect on local land use authority, will not be known until such legislation is considered and acted upon. It is prudent for the City to establish its own regulations with the benefit of that information rather than approve development in advance of it.

Other Colorado local governments have reached the same conclusion and have adopted temporary moratoria while they develop regulations, including the City and County of Broomfield

by Ordinance No. 2313 and the Town of Monument by Ordinance No. 18-2026. A temporary suspension of application acceptance while a code amendment is prepared is an accepted and measured exercise of municipal land use authority.

The City of Grand Junction is a home rule municipality organized under Article XX, Section 6 of the Colorado Constitution and the Charter of the City of Grand Junction. Zoning and land use regulation is a matter of local concern within the City's home rule authority. That authority is confirmed by C.R.S. § 29-20-104(1)(g), which authorizes each local government to regulate the use of land on the basis of the impact of the use on the community or surrounding areas, and by C.R.S. § 29-20-104(1)(f), which authorizes each local government to provide for phased development of services and facilities.

This Ordinance is not an anti-growth law within the meaning of C.R.S. § 29-20-104.2. It does not limit the growth of the population of the City, it does not limit the number of development permits or building permit applications for residential development or for the residential component of any mixed-use development, and it does not decrease permitted residential density or residential uses. It applies solely to a nonresidential use.

On September 9, 2026, the Mesa County Board of Commissioners approved a temporary moratorium on data center development within the County’s jurisdiction. Members of the Grand Junction City Council have also expressed an interest in coordinating City and County approaches so that development near the municipal boundary is addressed through consistent or complementary standards.

A temporary moratorium is narrowly tailored, is temporary in nature, is necessary to protect the public health, safety and welfare, and is adopted in good faith for the purpose of completing needed planning and regulatory work. The moratorium will allow the City Manager, by and through the Community Development Department, in conjunction with the City Attorney and such other departments as the City Manager designates, to study the impacts of data centers, to evaluate appropriate zone districts, use classifications, thresholds and use-specific standards, and to present recommended amendments to Title 21 to the City Council. The moratorium is limited in duration and terminates automatically upon the earlier of the City Council's adoption of such amendments or the expiration of 365 days.

This temporary moratorium will further the health, safety and welfare of the people of the City of Grand Junction.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

1. **Findings, Intent and Purpose.** The foregoing Recitals are incorporated by reference and serve as the findings of the City Council and state the City Council's intent and purpose for this Ordinance.

2. **Definitions.** For purposes of this Ordinance only, the following definitions apply. These definitions are adopted for the administration of this Ordinance and do not amend Title 21 of the Grand Junction Municipal Code.

    (a) “Data center” means a building, a group of buildings, or a portion of a building, together with associated electrical infrastructure, mechanical cooling equipment, and standby or backup electrical generation, that:

(i) houses information technology equipment used for data processing, data storage, or telecommunications;

(ii) has as a primary function the delivery of information technology services, including providing data storage, processing and transport services, supporting the delivery of cloud computing services, providing network connectivity services, supporting artificial intelligence, machine learning or similar computational services, or performing cryptocurrency mining, blockchain validation or comparable computation; and

(iii) has a projected, designed or requested electrical load of one (1) megawatt or more, measured as the aggregate load at full build-out of all phases identified in any application, site plan, utility service request, will-serve request or interconnection request, whether or not all phases are proposed for immediate construction.

(b) Aggregation. Two or more facilities that would each meet subsections (a)(i) and (a)(ii) of this Section, that are located on the same parcel or on contiguous parcels, and that are under common ownership or common control, shall be treated as a single data center and their projected electrical loads shall be aggregated for purposes of subsection (a)(iii).

(c) Exclusions. “Data center” does not include:

(i) computer, server or network equipment rooms that are accessory to a lawfully established principal use on the same site and that serve the operations of that principal use;

(ii) telecommunications facilities regulated under GJMC § 21.04.030(e)(5);

(iii) a “utility facility, basic” as defined at GJMC § 21.14.020; or

(iv) any facility that does not meet the electrical load threshold in subsection (a)(iii).

(d) “Application” means any application, submittal or request for City review, action or approval under Title 21 or any other title of the Grand Junction Municipal Code, including without limitation a pre-application or pre-submittal conference request, a request for an amendment to the Official Zoning Map, a rezoning, an annexation with an associated zoning request, a Planned Development, an outline development plan, a site plan, a site development plan, a conditional use permit, a Special Dimensional Permit, a subdivision or plat, a development permit, an administrative permit, a grading or engineering permit, a building permit, and any amendment to or renewal of any of the foregoing.

3. Imposition of Moratorium. A moratorium is hereby declared and imposed on the acceptance, processing, review, approval and issuance by the City of any Application that proposes a data center as a principal use, as an accessory use, or as any component of a proposed development. During the moratorium period the City Manager and all City departments shall not accept, process, review, act upon, approve or issue any such Application, and shall not conduct pre-application or pre-submittal activities concerning a data center.

4. **Duration.** The moratorium declared by this Ordinance shall commence on the effective date of this Ordinance, _____, and shall continue for a period of three hundred sixty-five (365) days to _____ (inclusive), or until the City Council's adoption of amendment(s) to Title 21 of the Grand Junction Municipal Code addressing data centers, or until further action of the City Council ending, modifying or extending this moratorium, whichever occurs first. Such further action shall be taken by ordinance of the City Council.

5. **Applications On File.** This Ordinance applies prospectively. An Application that was submitted to and accepted by the City as complete before the effective date of this Ordinance shall continue to be processed under the provisions of the Grand Junction Municipal Code in effect at the time the Application was accepted as complete. Nothing in this Section requires the City to approve any Application, and nothing in this Ordinance creates, enlarges or recognizes any vested property right. A vested property right arises only upon approval of a site-specific development plan in accordance with GJMC § 21.02.050(r) and C.R.S. § 24-68-101 et seq.

6. **Lawfully Existing Uses.** This Ordinance does not apply to a data center lawfully established and in operation within the City as of the effective date of this Ordinance, provided that any Application to expand, enlarge or increase the electrical load of such a facility in a manner that would meet the definition in Section 2 is subject to the moratorium.

7. **Study and Code Amendments.** During the term of the moratorium the City Manager, by and through the Community Development Department and in conjunction with the City Attorney and such other departments as the City Manager designates, is directed to:

   (a) study the impacts of data centers on the water, wastewater, electrical, transportation and public safety systems serving the City, and on adjacent land uses;

   (b) evaluate appropriate zone districts, use categories, definitions and load or size thresholds for the use;

   (c) develop use-specific standards and performance standards, including standards addressing noise, standby generation, water consumption and reuse, heat rejection, screening, lighting, hazardous materials, decommissioning and financial assurance;

   (d) monitor and evaluate any data center legislation considered by the Colorado General Assembly and advise the City Council of the same; and

   (e) present recommended amendments to Title 21 of the Grand Junction Municipal Code to the Planning Commission and the City Council.

8. **Limited Effect.** This moratorium does not suspend the enforcement of any section of the Grand Junction Municipal Code or of any other applicable law. All other provisions of the Grand Junction Municipal Code remain in full force and effect.

9. **Severability.** If any section, sentence, clause or phrase of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, which can be given effect without the invalid portion.

10. **Effective Date.** This Ordinance shall take effect thirty (30) days after its final passage and final publication in accordance with Section 136 of the Charter of the City of Grand Junction.

Introduced on first reading the 7th day of October, 2026 and ordered published in pamphlet form.

Adopted on second reading the 21st day of October, 2026 and ordered published in pamphlet form.

_____
President of the City Council

Attest:

_____
City Clerk

Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: October 7, 2026

Presented By: Jerod Timothy, Project Engineer

Department: General Services

Submitted By: Tim Barker

Information

SUBJECT:

Authorize a Construction Contract for the Replacement of Compressed Natural Gas Compressors

RECOMMENDATION:

Staff recommend approval for the Purchasing division to enter into a contract with CGRS in the amount of $793,945.00 for the replacement of two CNG fueling compressors.

EXECUTIVE SUMMARY:

The City of Grand Junction Fleet Services Division is responsible for providing reliable compressed natural gas (CNG) fueling for the City's fleet of 53 CNG vehicles. These vehicles support essential City services, including solid waste collection, recycling, and street maintenance. Reliable CNG compression and fueling infrastructure is therefore critical to maintaining daily operations and continuity of these core services.

The proposed contract will replace two existing CNG compressors installed in 2009 with one larger-capacity compressor. The existing compressors were originally installed when the City operated approximately seven CNG vehicles and are now undersized for the volume of fuel required by the City's significantly larger CNG fleet. In addition, the compressors have become increasingly unreliable and are obsolete, with replacement parts in some instances taking up to eight months to obtain.

The new compressor will mirror the City's remaining compressor, which was funded by Grand Valley Transit (GVT) and installed in 2017. Standardizing the equipment will improve reliability and allow Fleet Services to utilize common maintenance components and replacement parts between the two units.

The project also includes the necessary electrical improvements, piping, trenching, and associated work required to install and place the new compressor into service.

Following a competitive Request for Proposals (RFP) process, three firms submitted proposals. Based on the evaluation criteria established in the solicitation, the selection committee determined that CGRS of Fort Collins, Colorado, provided the best overall value to the City.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction Fleet Services Division is responsible for providing reliable fueling infrastructure for the City's fleet of 53 compressed natural gas (CNG) vehicles. These vehicles support several essential City operations, including Solid Waste, Recycling, and Street Maintenance. Reliable CNG compression is critical to ensuring these vehicles are fueled and available each day to provide core services to the community.

Two of the City's existing CNG compressors were installed in 2009, when the City operated approximately seven CNG vehicles. Since that time, the City's CNG fleet has grown significantly, and the existing compressors are now undersized for the volume of natural gas required to support current operations. The compressors have also reached an age where they are considered obsolete, creating ongoing reliability and maintenance concerns. Replacement parts are increasingly difficult to obtain, with some components requiring lead times of up to eight months.

The proposed project will replace these two aging and undersized compressors with one larger-capacity CNG compressor. The new compressor will mirror the City's remaining existing compressor, which was funded by Grand Valley Transit (GVT) and installed in 2017. Standardizing the compressor equipment will provide operational and maintenance efficiencies by allowing Fleet Services to utilize common maintenance components and replacement parts between the units.

The project also includes the necessary electrical work, piping, trenching, and associated improvements required to install the new compressor and integrate it into the City's existing CNG fueling system.

A formal Request for Proposals (RFP) was issued through BidNet, an online procurement platform used by government agencies to advertise competitive solicitations. The solicitation was also posted on the City's Purchasing website, distributed to the Grand Junction Area Chamber of Commerce and the Western Colorado Contractors Association, and advertised in the *Daily Sentinel*.

The City received proposals from the following three firms:

- Compression Leasing Services – Casper, Wyoming
- CGRS – Fort Collins, Colorado

- Nicosia Contracting International – Cape Coral, Florida

The selection committee evaluated each proposal in accordance with the criteria established in the solicitation, including responsiveness of the submittal, understanding of the project and objectives, experience, strategy and implementation plan, and fees. Based on the committee's evaluation, CGRS was determined to provide the best overall value to the City based on the criteria established in the RFP.

Replacing the two aging compressors with a larger and standardized unit will provide additional capacity to support the City's current CNG fleet while improving the reliability and maintainability of this critical fueling infrastructure.

Per Section 1.1.3 of the City's Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

Funding for the $793,945.00 is appropriated in the Fleet 2026 approved budget.

SUGGESTED MOTION:

I move to authorize the purchasing division to enter into a contract with CGRS for the construction and replacement of compressed natural gas compressors in the amount of $793,945.00.

Attachments

None

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date:	October 7, 2026
Presented By:	Trenton Prall, Engineering & Transportation Director, Jay Valentine, Chief Financial Officer
Department:	Engineering & Transportation
Submitted By:	Eric Rink, Project Engineer

Information

SUBJECT:

Authorization of Construction Contract for Street Maintenance — Mill and Overlay

RECOMMENDATION:

Authorize the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the 2026 Contract Street Maintenance - Mill and Overlay Project in the amount of $628,122.88.

EXECUTIVE SUMMARY:

This item is to request approval of a construction contract with Oldcastle SW Group, Inc. dba United Companies to complete overlays on various minor collector and local streets throughout the City as part of the street maintenance program.

BACKGROUND OR DETAILED INFORMATION:

This year's contract street maintenance program is funded at $3,297,000. This is one of the final projects for 2026, among a planned suite of projects that addresses repairing streets in poor condition. The following roads included in this contract were prioritized based on the Pavement Condition Index (PCI) and packaged based on proximity of streets to three main project areas to improve efficiency.

- Hermosa Avenue between 13th Street and 15th Street
- Bonito Avenue between 12th Street and 13th Street
- N 13th Street north of Hermosa Avenue
- N 14th Street north of Hermosa Avenue
- Ridge Drive between 12th Street and Deer View Lane
- Bass Street between Orchard Avenue and Independent Avenue
- 27 1/2 Road between the HWY 50 Frontage and B 1/4 Road

- B 1/4 Road between 27 1/2 Road and Galaxy Lane

The proposed project will repair surficial roadway damage that accumulates over time as expected with asphalt pavement. Work items associated with this contract include removal of the top two inches of existing asphalt pavement and repaving with new asphalt on the surface to the original elevations and grades of the roadway. In general, traffic patterns and access are maintained with brief disruptions while in the active work zones.

A formal Invitation for Bids was issued via BidNet (an online site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Two companies submitted formal bids and both bids were found to be responsive and responsible. The following shows total bid amounts:

Firm	Oldcastle SW Group, Inc. dba United Companies	Kilgore Companies, LLC dba Elam Construction
Location	Grand Junction, CO	Grand Junction, CO
Responsive and responsible	Yes	Yes
Total Bid Amount	$628,122.88	$716,742.59

The Oldcastle SW Group, Inc. dba United Companies bid is recommended for award for a total of $628,122.88. If awarded, this project is scheduled to begin in October with an expected completion in November.

Per Section 1.1.3 of the Purchasing Manual, confidential information obtained during procurement activities will be respected and protected as provided by law.

FISCAL IMPACT:

The funding for this project is included in the 2026 Adopted Sales Tax Capital Improvement Fund budget.

SUGGESTED MOTION:

I move to authorize the City Purchasing Division to enter into a contract with Oldcastle SW Group, Inc. dba United Companies of Grand Junction, CO for the 2026 Contract Street Maintenance - Mill and Overlay Project in the amount of $628,122.88.

Attachments

1. Project Areas

Hermosa, Bonito, 13, 14



N

0 0.05 0.1 Miles

Printed: 8/14/2026

1 inch equals 0.036 miles

Scale: 1:2,257

CITY OF Grand Junction COLORADO GIS DIVISION

Author: ericr@gjcity.org

Bass St



N

0 0.1 0.2 Miles

Printed: 8/14/2026

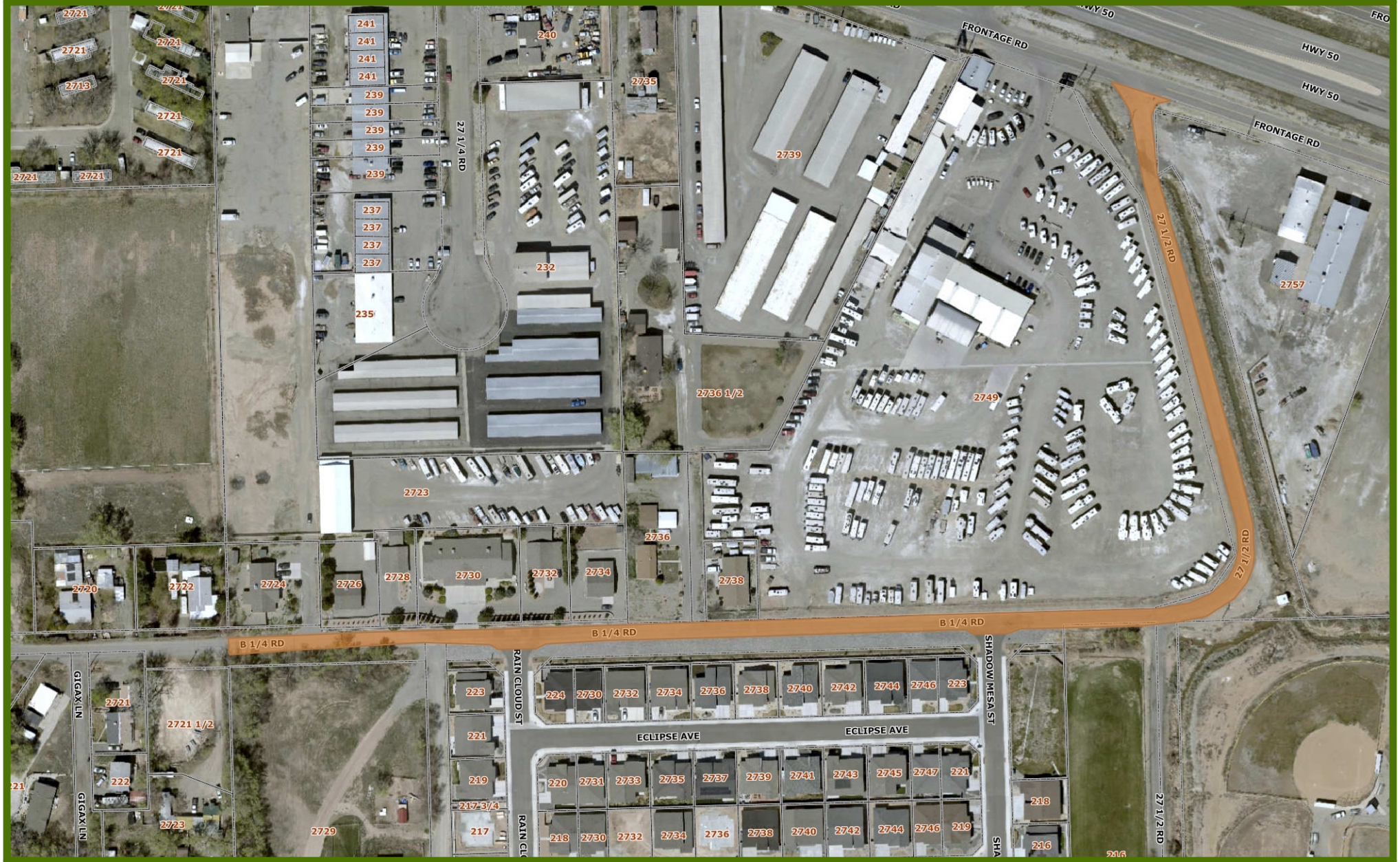
1 inch equals 0.071 miles

Scale: 1:4,514

CITY OF Grand Junction COLORADO GIS DIVISION

Author: ericr@gjcity.org

27.5 and B.25



N

0 0.05 0.1 Miles

Printed: 8/14/2026

1 inch equals 0.036 miles

Scale: 1:2,257

CITY OF Grand Junction COLORADO GIS DIVISION

Author: ericr@gjcity.org

Ridge Dr



N

0 0.05 0.1 Miles

Printed: 8/14/2026

1 inch equals 0.036 miles

Scale: 1:2,257

CITY OF Grand Junction COLORADO GIS DIVISION

Author: ericr@gjcity.org

Grand Junction City Council

Regular Session

Item #4.a.

Meeting Date: October 7, 2026

Presented By: Ashley Firl, Interim Utilities Director

Department: Utilities

Submitted By: Ashley Firl

Information

SUBJECT:

A Resolution Supporting a Joint Application with the Town of Palisade for a Forest Restoration and Wildfire Risk Mitigation Grant and Authorizing a Memorandum of Understanding for Grant Management

RECOMMENDATION:

Staff recommends adoption of a resolution supporting a joint application with the Town of Palisade for a Forest Restoration and Wildfire Risk Mitigation Grant and authorizing a Memorandum of Understanding for grant management.

EXECUTIVE SUMMARY:

The City of Grand Junction, in partnership with the Town of Palisade, is seeking funding through the Colorado State Forest Service (CSFS) Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant Program to implement strategic fuels reduction and forest health treatments across 216 acres of City- and Town-owned property on the northwest slope of the Grand Mesa. The proposed project would reduce wildfire risk, protect watershed and municipal water supply resources and infrastructure, improve firefighter access and suppression opportunities, and improve forest and watershed resilience.

Grant funding would offset eligible project costs, with the City and Town contributing their respective shares based on the treatment occurring on each party's property. The City would serve as the grant applicant and lead agency for grant administration. A Memorandum of Understanding (MOU) between the City and Town establishes the parties' respective responsibilities for project implementation, grant administration, funding, and continued coordination.

BACKGROUND OR DETAILED INFORMATION:

The City and Town own adjacent property on the northwest slope of the Grand Mesa where wildfire has the potential to affect watershed resources, municipal water supplies and infrastructure, and surrounding communities. The proposed Rapid Creek Watershed & Water Supply Resilience Project would implement approximately 216 acres of forest health and wildfire mitigation treatments on City- and Town-owned property.

Proposed activities include mechanical and hand thinning of Gambel oak and aspen, vegetation management, and related efforts intended to reduce hazardous fuel loading, modify potential fire behavior, and improve forest and watershed resilience. The work would also improve firefighting access and opportunities for wildfire suppression. The project advances priorities identified in the 2023 Mesa County Community Wildfire Protection Plan and the Grand Mesa Wildfire Ready Watershed Action Plan and complements previously completed risk reduction and resilience projects in the surrounding area.

A qualified forester developed the proposed treatment approach and competitive FRWRM Grant application in coordination with the City and Town. Letters of support have been provided by Mesa County, the American Rivers organization, and the VanWinkle Ranch, lessees of the benefitting City property. The FRWRM Grant provides funding for up to 50% of eligible project costs, with the remaining costs provided as required match. The City and Town will contribute proportionally based on the treatment occurring on each party's property. If awarded, project implementation is anticipated to begin in 2027 and may continue through early 2030 according to the proposed timeline. Work would be phased across City- and Town-owned property based on treatment priorities, seasonal conditions, contractor availability, and grant requirements. The current grant application anticipates project closeout by March 31, 2030.

The City would serve as the grant applicant and lead agency for grant administration. The City would also facilitate the competitive procurement and contract process for the contractor performing the work in accordance with City purchasing requirements. The City would manage grant reimbursement requests through CSFS.

The City and Town have developed an MOU establishing their respective roles and responsibilities for project implementation, grant administration, and funding. Project costs would be shared proportionally based on the treatment occurring on each party's property. The MOU also provides a broader framework for continued coordination between the City and Town on future watershed wildfire mitigation activities within the identified area of interest.

FISCAL IMPACT:

The City's cost is currently estimated at $111,028 for approximately 155 acres of treatment on City-owned property and is included in the proposed 2027 Water Enterprise Fund budget. The total estimated project budget is $295,653, with the remaining project costs funded through the FRWRM Grant match and the Town of Palisade's contribution.

SUGGESTED MOTION:

I move to adopt Resolution No. 89-26 supporting a joint application with the Town of Palisade for a Forest Restoration and Wildfire Risk Mitigation Grant and authorizing a Memorandum of Understanding for grant management.

Attachments

1. Wildfire MOU Palisade GJ 9302026
2. RES-FRWRM Grant 2026

CITY OF Grand Junction COLORADO UTILITIES

TOWN OF PALISADE COLORADO

MEMORANDUM OF UNDERSTANDING FOR WATERSHED WILDFIRE MITIGATION AND COORDINATION

Between the TOWN OF PALISADE and the CITY OF GRAND JUNCTION

THIS MEMORANDUM OF UNDERSTANDING is entered into by and between the City of Grand Junction, with principal location at 250 N. 5th St., Grand Junction, CO 81501 ("City") and the Town of Palisade, with principal location at 175 E. 3rd St., Palisade, CO 81526 ("Town"). The City and Town may be referred to collectively as the Parties.

RECITALS:

The Town and the City each own property within the area depicted on the attached Exhibit A (the "Area of Interest"), and each has an interest in protecting the quality and quantity of municipal water supplies and watershed resources.

Severe wildfire within the Area of Interest could damage watershed and water supply infrastructure and adversely affect water treatment operations.

Prescribed burns, vegetative treatments, and other wildfire mitigation activities are intended to reduce wildfire risk, modify fire behavior, and support wildfire response and control efforts, and may also provide ancillary benefits to wildlife habitat and grazing resources.

The Parties are committed to working cooperatively to develop and implement vegetation management and other mutually agreed-upon wildfire mitigation activities within the Area of Interest, and to pursue funding opportunities to support such projects.

The Parties recognize the importance of coordinating before, during, and after activities affecting the Area of Interest, and desire to develop and maintain communication and coordination regarding the planning and implementation of such activities.

The Parties have applied to the 2026 Forest Restoration and Wildfire Risk Mitigation Program ("Grant Application") to engage in cooperative project which reduce the risk of wildfire to people, property and infrastructure as shown on location map (Exhibit A). The Parties desire to establish, through this MOU, a framework of cooperation, including for each Party's involvement in, and financial or in-kind contributions to, projects, planning, and activities within the Area of Interest, as applicable.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual commitments set forth in this MOU, the Parties agree as follows:

I. TOWN SHALL

For the Completion of the Wildfire Project of this MOU:

1. "Per Palisade Municipal Code Watershed Access, provides access to the Area of Interest to Town Employees and authorized agents. For the purposes of this MOU, City employees are authorized agents when acting in the interest of this MOU." for cultural surveys, project planning, and implementation of existing and future treatments within the Palisade Watershed.

2. Continue collaborating with the City of Grand Junction on projects within the Area of Interest that support hazard mitigation projects identified in the Grand Mesa Wildfire Ready Watershed Action Plan (WRWAP).

For the fuels mitigation project identified in the Grant Application:

1. Continue to support implementation of the Palisade Watershed Fire Mitigation Plan.
2. Provide project funding proportionally based on the proposed treatment acreage located on property owned by the Town relative to the total project acreage ("Town's Proportional Share"). The Forest Restoration and Wildfire Risk Mitigation Program ("FRWRM") Grant will fund up to 50% of eligible project costs, with the remaining eligible project costs provided as required match. The Town will provide Town's Proportional Share of required project funding.
3. The estimated acreage for the grant project is +/- 61 acres for the Town's portion. This is an estimate and total amount could change but not exceed 100 acres for this grant.

II. CITY SHALL

For the life of this MOU:

1. Allow access to the Area of Interest to Town employees and/or agents for cultural surveys, project planning, and implementation of existing and future treatments within the Palisade Watershed.
2. Continue collaborating with the Town on projects within the Area of Interest that support hazard mitigation projects identified in the Grand Mesa Wildfire Ready Watershed Action Plan (WRWAP).

For the fuels mitigation project identified in the Grant Application:

1. Allow City-owned property within the project area to be included in prescribed fuels mitigation activities consistent with the approved project.
2. Serve as the lead agency for administration of the FRWRM Grant, including review and submission of the final grant application prepared by the Colorado State Forest Service (CSFS), administration of the competitive procurement process, coordination with CSFS regarding project implementation, and administration of grant funds and reimbursement requests. The City and Town will cooperate to meet all applicable grant requirements, including requirements related to documentation, payment, reimbursement, and eligible project costs.

3. Provide project funding proportionally based on the proposed treatment acreage located on property owned by the City relative to the total project acreage ("City's Proportional Share"). The FRWRM Grant will fund up to 50% of eligible project costs, with the remaining eligible project costs provided as required match. The City will provide City's Proportional Share of required project funding.

III. IT IS MUTUALLY AGREED THAT

Either party may terminate this MOU, in whole or in part, by providing 30 days' written notice to the other party. Termination of this MOU will not relieve either party of financial commitments or obligations incurred prior to the effective date of termination, nor shall it relieve any party of obligation created through conditions of the FRWRM Grant.

This MOU will be reviewed annually. An annual meeting will be held between the parties to discuss upcoming projects in planning and implementation phases.

This MOU will remain in effect for five years from the date of the last signature. Financial commitments beyond amounts previously authorized or obligated are subject to annual appropriation by the respective parties. The MOU may be renewed prior to the termination date by mutual agreement of the parties.

This MOU may be revised as necessary by mutual written consent of both parties.

Each party shall identify a point of contact for coordination of this MOU:

Contacts	Town of Palisade	City of Grand Junction
Name:	Brian Flenniken	Mark Ritterbush
Title:	Public Works Director	Water Services Manager
Address:	175 E 3rd, Palisade 81526	333 West Ave, Bldg. E, Grand Jct., CO 81501
Phone:	970-464-5602	970-256-4185
Email	bflenniken@townofpalisade.org	markri@gjcity.org

The parties hereto have executed this MOU as of the date of the last signature below.

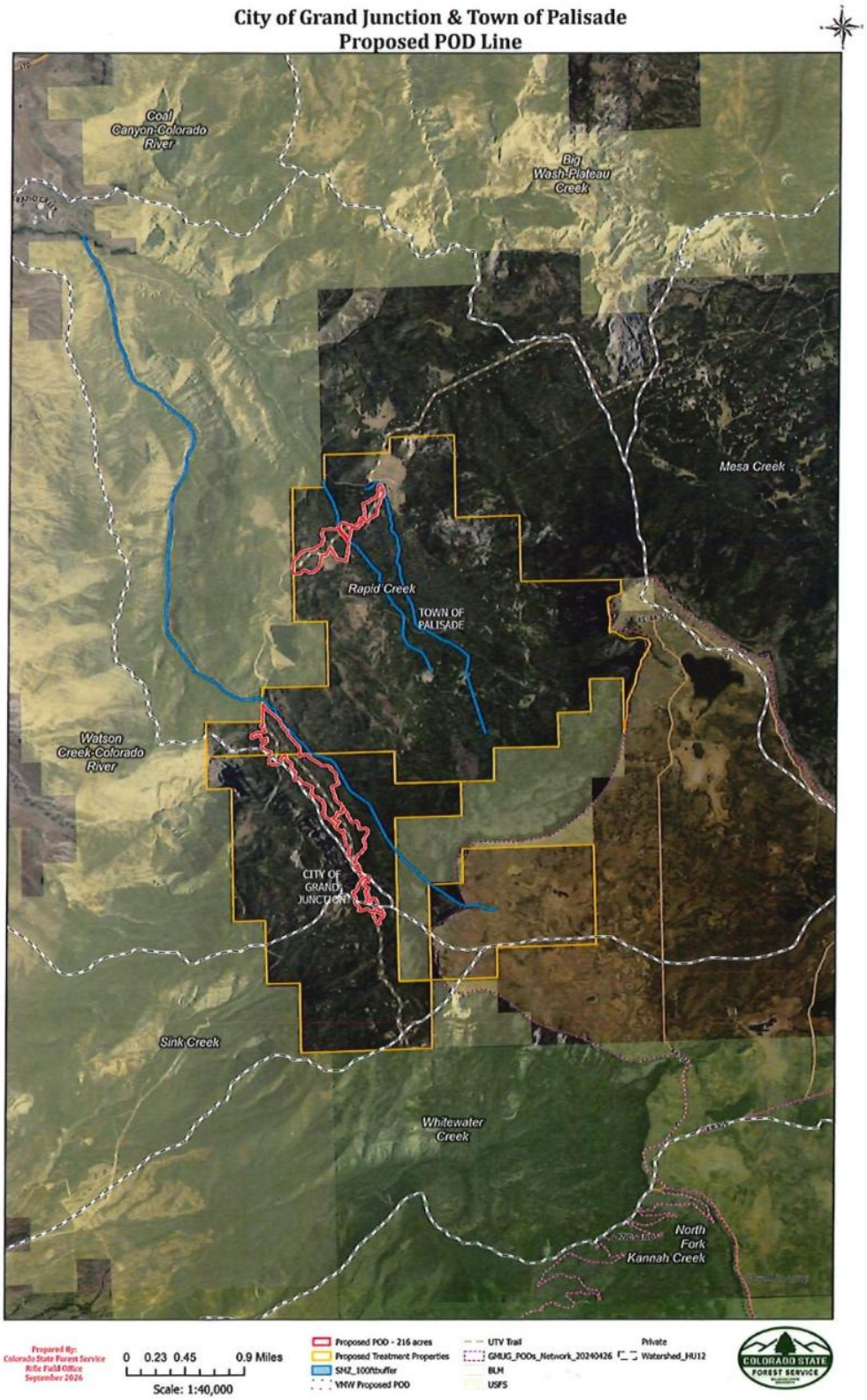
Greg Mikolai
Mayor of Palisade

Date: 9/29/26

Mike Bennett
Grand Junction City Manager

Date: _____

Exhibit A


City of Grand Junction & Town of Palisade
Proposed POD Line
Coal Canyon-Colorado River
Big Wash-Plateau Creek
Mesa Creek
Rapid Creek
TOWN OF PALISADE
Watson Creek-Colorado River
CITY OF GRAND JUNCTION
Sink Creek
Whitewater Creek
North Fork Kannah Creek
Prepared By:
Colorado State Forest Service
Rifle Field Office
September 2026
0 0.23 0.45 0.9 Miles
Scale: 1:40,000
Proposed POD - 216 acres
Proposed Treatment Properties
SNZ_100ftbuffer
VMW Proposed POD
UTV Trail
GMUG_PODs_Network_20240426
BLM
USFS
Private
Watershed_HU12
COLORADO STATE FOREST SERVICE

Resolution No. __-26

A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A FOREST RESTORATION AND WILDFIRE RISK MITIGATION GRANT FOR THE RAPID CREEK WATERSHED & WATER SUPPLY RESILIENCE PROJECT AND APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE TOWN OF PALISADE

Be it resolved by the City Council of the City of Grand Junction, Colorado that:

The City of Grand Junction, by, with and through this Resolution of the City Council, supports the Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant application to the Colorado State Forest Service (CSFS) for the Rapid Creek Watershed & Water Supply Resilience Project.

In partnership with the Town of Palisade, the City proposes to implement strategic fuels reduction and forest health treatments across approximately 216 acres of City- and Town-owned property within the Rapid Creek watershed on the northwest slope of the Grand Mesa above Palisade. The Project will reduce wildfire risk to communities, municipal water supplies and infrastructure, improve firefighter access and suppression opportunities, and improve forest and watershed resilience.

The City and Town have developed a Memorandum of Understanding for Watershed Wildfire Mitigation and Coordination (MOU) to establish a framework for continued cooperation and to define the parties' respective responsibilities associated with the Project and administration of the FRWRM Grant.

The City Council finds that pursuit of the FRWRM Grant and approval of the MOU are in the best interest of the City and its residents by leveraging outside funding and intergovernmental cooperation to advance wildfire mitigation and watershed protection efforts.

The total Project budget is estimated at $295,653, with $147,826 requested through the FRWRM Grant Program and an anticipated award in 2027. The City Council authorizes the expenditure of funds necessary to meet the terms and obligations, including established deadlines, of any grant awarded.

The Memorandum of Understanding for Watershed Wildfire Mitigation and Coordination between the City of Grand Junction and the Town of Palisade, in substantially the form presented to the City Council, is approved.

The City Council hereby authorizes the City Manager to execute the MOU on behalf of the City and, if the grant is awarded, to execute the grant agreement and other documents necessary to accept and administer the grant and implement the Project.

The City staff has recommended that the City Council support the MOU and grant application, and if awarded that the grant be utilized for the important purposes of continuing to carefully manage the City's watershed.

DRAFT

PASSED and ADOPTED this 7th day of October 2026

Laurel Lutz
President of the Council
ATTEST:

Selestina Sandoval
City Clerk

DRAFT

Grand Junction City Council

Regular Session

Item #4.b.

Meeting Date: October 7, 2026

Presented By: Ashley Firl, Interim Utilities Director

Department: Utilities

Submitted By: Ashley Firl

Information

SUBJECT:

A Resolution Authorizing Reimbursement of Certain Joint Sewer Capital Expenditures from Proceeds of Future Debt Financing

RECOMMENDATION:

Staff recommends adoption of a resolution authorizing reimbursement of eligible Joint Sewer capital expenditures from proceeds of future debt financing.

EXECUTIVE SUMMARY:

The City is advancing several capital improvements at the Persigo Wastewater Treatment Plant ahead of the previously anticipated Phase 2 construction schedule as aging infrastructure and recently identified reliability concerns require earlier action. The City anticipates using future debt financing to fund a portion of the Phase 2 capital program. In the interim, existing resources will be used for necessary design, equipment procurement, and construction. The proposed resolution allows eligible expenditures incurred before the debt issuance to be reimbursed from future debt proceeds.

BACKGROUND OR DETAILED INFORMATION:

The 2020 Wastewater Treatment Facilities Master Plan established a phased approach to expanding treatment capacity and rehabilitating aging infrastructure at Persigo. Phase 1 is nearing completion, and Phase 2 represents the next major investment in the treatment facility.

In August 2026, City Council approved a contract with AE2S to begin planning and design of Phase 2 improvements. However, several infrastructure needs originally associated with or complementary to the Phase 2 program required accelerated action. These have included rehabilitation of the Raw Sewage Pump Station, replacement of

deteriorated Aeration Basin influent piping, rehabilitation of Secondary Clarifier #4, and more recently, accelerated evaluation and design of the secondary clarification system. The current clarifier condition has changed the urgency and sequencing of improvements already identified through master planning.

These projects require significant engineering, advance procurement of specialized equipment with long lead times, and phased construction within an operating wastewater treatment facility. As a result, the City will incur eligible Phase 2 capital expenditures before the planned long-term debt financing is completed. The proposed resolution allows the City to use available resources to continue advancing this work and subsequently reimburse qualifying expenditures from future debt proceeds.

The resolution does not authorize the future debt issuance or additional project expenditures. Future debt financing and contracts requiring City Council authorization will return to Council separately.

FISCAL IMPACT:

This resolution does not increase or amend the adopted budget. It allows available funds to be used for authorized capital expenditures while maintaining the planned schedule for future debt financing and preserving the City's ability to reimburse eligible expenditures when those debt proceeds are issued.

SUGGESTED MOTION:

I move to adopt Resolution No. 90-26, a resolution authorizing reimbursement of certain Joint Sewer capital expenditures from proceeds of future debt financing.

Attachments

1. Reimbursement Resolution - Wastewater Project

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO, EXPRESSING THE INTENT OF THE CITY TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO THE CONSTRUCTION OF CERTAIN WASTEWATER IMPROVEMENTS.

WHEREAS, the City of Grand Junction, Colorado (the "City"), is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX, Section 6 of the Constitution of the State of Colorado and the home rule charter of the City; and

WHEREAS, the members of the City Council of the City (the "Council") have been duly appointed and qualified; and

WHEREAS, it is the current intent of City to construct certain capital improvements to the wastewater system of the City (the "Wastewater Project"); and

WHEREAS, the City has determined that it is in the best interest of the City to finance the Wastewater Project through a tax-exempt financing which may include the issuance of Joint Sewer enterprise revenue bonds; or by any other means legally available to the City; and

WHEREAS, the City has determined that it is necessary to make capital expenditures to acquire and construct the Wastewater Project prior to the time that the City arranges for the specific financing of such Wastewater Project; and

WHEREAS, it is the City's reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

WHEREAS, in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), it is the City's desire that this resolution shall constitute the "official intent" of the Council to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

Section 1. All action (not inconsistent with the provisions of this resolution) heretofore taken by the City and the officers, employees and agents of the City directed toward the tax-exempt financing is hereby ratified, approved and confirmed.

Section 2. The City intends to finance approximately $35,000,000 to pay the costs of the Wastewater Project, including the reimbursement of certain costs incurred by the City prior to the receipt of any proceeds of a financing, upon terms acceptable to the City, as authorized in an ordinance to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith.

Section 3. The officers, employees and agents of the City shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Wastewater Project and to otherwise carry out the transactions contemplated by this resolution.

Section 4. The officers and employees of the City are hereby authorized and directed to take all action necessary or appropriate to effectuate the provision of this resolution.

Section 5. The City shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h).

Section 6. This resolution is intended to be a declaration of "official intent" to reimburse expenditures within the meaning of Treasury Regulation §1.150-2

Section 7. If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 8. All acts, orders and resolutions of the City, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 9. The resolution shall be in full force and effect upon its passage and approval.

PASSED AND ADOPTED THIS October 7, 2026.

CITY OF GRAND JUNCTION,
COLORADO

By _____
President

[SEAL]

Attest:

By_____
City Clerk

102583145.v1

Grand Junction City Council

Regular Session

Item #5.a.

Meeting Date: October 7, 2026

Presented By: Johnny McFarland, Assistant to the City Manager

Department: City Manager's Office

Submitted By: Johnny McFarland, Asst. To the City Manager

Information

SUBJECT:

A Resolution Adopting the City of Grand Junction 2026-2027 Legislative Policy

RECOMMENDATION:

Staff recommends approval of this item.

EXECUTIVE SUMMARY:

This item is for the City Council to review the City Council's Legislative Policy (Policy) and consider adoption of its 2026-2027 legislative priorities. The Policy is intended to establish the roles of staff and Council with regard to legislative tracking, advocacy, and communication. The Policy also includes the annual adoption of the Council legislative priorities to position the City for advocacy on relevant legislative matters. Resolution No. 84-25 was adopted by City Council in December 2025, which reestablished a Council Legislative Policy and established the City Council's general support for the CML 2025-2026 Legislative Policy Statement, which guided the City's legislative work through the 2026 General Assembly Regular Session. The attached draft Resolution and Policy have been updated to reflect the 2027 General Assembly Regular Session, but otherwise remain unchanged in form and function.

BACKGROUND OR DETAILED INFORMATION:

For many years, the City has actively engaged in state legislative affairs, tracking and advocating for policies that advance its interests. Through these efforts, the City has fostered strong relationships with state legislators and other elected and appointed officials. The City is also an active member of the Colorado Municipal League (CML) and its Executive Board, a statewide advocacy organization representing nearly every city and town in Colorado. CML collaborates with state legislators on municipal policy issues, both during and outside the legislative session, relying on member feedback to inform its legislative policy positions. Attached to this staff report is the current 2026-

2027 CML Policy Statement.

For context on the CML Policy Statement development process, CML has an established committee that reviews and recommends updates to its Policy Statement, which occurs between the fall and summer. Updates to CML's Policy Statement are driven by a steering committee known as the CML Policy Committee, which is composed of representatives from each of the state's member municipalities. The Policy Committee annually reviews the CML Policy Statement beginning in October. This process includes the review and recommendations of proposed updates by the CML Executive Committee, followed by a final vote from the full CML membership at the Annual Business Meeting held during the CML Annual Conference in June of the following year. The 2026-2027 Policy Statement is attached for City Council review.

Given the City's ongoing role in legislative advocacy, the importance of keeping City Council informed and involved, and the critical nature of legislative engagement, staff recommends the annual review and adoption of a formal legislative policy and an annual legislative agenda. The Council previously approved Resolution No. 84-25, establishing the City Council's legislative policy for 2025-2026. The resolution language includes a provision that the City Council will review the policy annually and update it as needed, which is the purpose of bringing this item before the City Council now.

The Council-adopted legislative policy defines the roles and responsibilities of the Mayor, Council, Council's designated legislative liaison, and the City Manager regarding legislative communication and action. This policy also establishes a process for annual adoption of a Council legislative agenda. This agenda serves as the City's official stance on proposed state and federal legislation, helping to foster awareness and consensus on key issues. Additionally, it provides guidance for external stakeholders, including state and federal delegates, as well as advocacy organizations at the regional, state, and federal levels. The recommended agenda for Council's consideration includes CML's Legislative Policy Statement, which broadly reflects the policy areas and positions most relevant to municipal governments. While Council's adopted agenda would provide a firm basis for any legislative work done on behalf of the City, the policy would still allow for Council consideration, on an *ad hoc* basis, of issues not clearly defined within the adopted legislative agenda. Finally, the proposed policy establishes a process for the Council to consider City-initiated legislation.

This process, along with the annual adoption of priorities, will ensure that Council members and staff clearly understand their roles and responsibilities, as well as the Council's legislative positions. This will enable the appropriate parties to respond promptly to proposed legislation and keep all Councilmembers informed and involved in any actions taken on behalf of the City.

FISCAL IMPACT:

There is no fiscal impact associated with approval of this item.

SUGGESTED MOTION:

I move to (adopt/not adopt) Resolution No. 91-26, a resolution adopting the City of Grand Junction 2027 Legislative Policy

Attachments

1. 2026-2027 CML Policy Statement
2. DRAF_RES-Leg Policy 20270925
3. DRAFT_POL-Legislative Policy 20270925

COLORADO MUNICIPAL LEAGUE

303 831 6411 / 866 578 0936
303 860 8175
www.cml.org
1144 Sherman St., Denver, CO 80203

CML 2026-2027 POLICY STATEMENT

Local Control and Municipal Home Rule

As the government most accountable to the people, municipal governments serve the people best by identifying local needs and desires and designing the best solutions for local needs. State and federal interference can undermine the ability of municipalities to recognize problems and innovate solutions that best meet their needs. At worst, state interference can violate the constitutional mandate of home rule. Therefore, the League:

- Urges state and federal officials to respect Colorado's tradition of local control and allow municipal officials to address local problems without interference from the state and federal government.
- Urges Congress and the executive branch to respect the roles and responsibilities of states and local governments and similarly urges state officials to avoid preempting local authority.
- Supports state enabling legislation that provides municipalities with authority and flexibility to address local needs.
- Recognizes the desire of the citizens statewide and in many local communities – with adoption of a constitutional amendment in 1902 and expanded amendments approved in 1912 and 1970 – to establish municipal home rule and opposes state action that attempts to weaken home rule authority and flexibility.

Intergovernmental Cooperation

Citizens are best served when officials of federal, state, and local government (including municipalities, counties, special districts, and school districts) respect the roles of each entity and work toward common solutions. Therefore, the League:

- Supports increased dialogue and cooperation among federal, state, and local officials and the development of cooperative intergovernmental solutions to common problems.
- Opposes the imposition of conditions on federal or state funding that are coercive, violate the constitutional separation of powers, interfere with local decision-making and constitutional home rule authority, or are not directly related to the purposes of the funding.

State and Federal Mandates

Programs and regulations mandated by the state or federal government stretch the financial resources of municipalities. These costs, if not paid by the state or federal government, prevent municipalities from fulfilling local needs and priorities. Therefore, the League:

- Opposes state and federal mandates that impose financial or operational burdens on municipalities and their citizens.

- Supports the statutory requirement for the General Assembly and Congress to reimburse municipalities for the cost of state mandates and to make clearer this requirement in state fiscal notes prepared for the General Assembly and Congress.

State Fiscal Fair Play

Municipal finances are closely interrelated with state finances and policies, especially those that impose fiscal burdens on municipalities. Much state revenue is collected from activities and individuals residing in municipalities who expect to receive a fair share of the benefit of their payments. State adherence to fiscal fair play policies will greatly help municipalities and their citizens. Therefore, the League:

- Supports appropriate action to resolve state and local financial limitations caused by the interaction of various constitutional and statutory provisions and economic fluctuations.
- Supports continued state sharing with municipalities of equitable portions of existing and future revenues derived from funds that have traditionally been intended to be shared with municipalities, despite being collected by the state.
- Urges the state to avoid or exercise restraint in relying on fees, charges, and other cash funding of programs that affect municipalities, especially in the areas of technical assistance, in programs where municipal participation is mandated by state law, and in regulatory programs that affect municipalities.
- Opposes state granted exemptions or other state actions that erode municipal sales, use, and property tax revenue, as well as other revenues unless the state provides adequate replacement revenues.
- Opposes disproportionate cuts in state programs that benefit municipalities.
- Opposes the state forcing the expenditure of local funds or requiring local governments to collect state revenues to fund state programs.

Sales and Use Taxes

The primary revenue sources for municipalities are local sales and use taxes. Sales and use taxes have enabled municipalities to fund public services and improvements and keep municipal property taxes relatively low. Appropriate actions at federal, state, and local levels should preserve or enhance these local revenues. Therefore, the League:

- Supports retention of authority for all municipalities to set local tax rates and for home rule municipalities to collect their own taxes and determine their own tax bases.
- Supports broadening the state and local sales and use tax base.
- Supports appropriate legislation or court action allowing state and local governments to require businesses to collect state and local sales and use taxes on remote sales.
- Supports cooperative efforts among municipalities to standardize municipal sales and use tax practices and utilization of technology for the convenience of taxpayers, businesses, and municipalities.
- Supports a level playing field between local brick-and-mortar businesses and remote sellers through the requirement for remote sellers to collect and remit municipal sales taxes based on the point of delivery.
- Supports programs that allow businesses to remit state and local sales taxes to a single point while preserving home rule authority over tax rates, base, and audit authority.
- Opposes reductions in the state and local sales and use tax base.

- Opposes legislation that would preempt the authority of state and local governments to apply their sales and use taxes to remote sales.
- Opposes legislation authorizing public entities that are not cities or towns to impose sales and use taxes that would increase competition for sales and use tax revenue and make voter approval for new or modified taxes without local government approval.
- Supports statewide policy allowing local decision making for K-12 education mill levy matters. Local school districts should not have limits to their mill levy that force them to use sales tax to maintain services.

Municipal Finance

Capital Financing

The League:

- Supports enhancement of municipalities' flexibility to finance public projects economically and efficiently.
- Opposes any efforts to abolish or impair the effectiveness of the municipal bond interest exemption.

Census

The League supports sufficient federal funding support of the decennial census to assure a complete and accurate count that reflects population, municipal borders, regional equity, and hard to count populations.

Double Taxation

The League supports state legislation and local practices that eliminate the financial inequities created by the imposition of taxes on municipal residents for county services that are provided primarily or solely to residents in unincorporated areas.

Federal Policies

The League:

- Supports distribution of federal funds to municipal governments with a minimum of red tape and without excessive diversion at the federal and state levels.
- Supports establishment of advisory committees comprised of local government officials to ensure ongoing local input on state assumption and administration of federal programs that affect local governments.
- Supports continued funding of the Community Development Block Grant program.
- Supports continued direct funding of federal housing programs.
- Supports funding the Energy Block Grant program.
- Supports repeal of the Davis-Bacon Act or revisions thereto, including raising the project exemption amount, to eliminate wasteful red tape and enable state and local governments to stretch tax dollars for public works projects.
- Supports repeal or revisions in the application of the Fair Labor Standards Act to local governments to avoid the Act's costly and burdensome impacts on local government operations.
- Encourages recognition of Colorado's unique economic, social, and physical characteristics when federal action affects programs or projects of local concern.

- Opposes the direct or indirect taxation of the activities and operations of municipal government.
- Opposes tax reform proposals that would exacerbate the federal deficit, increase the cost of municipal capital investment, interfere with traditional state and local tax systems or preempt the deductibility of state and local taxes.
- Opposes the elimination of the tax-exempt status of municipal bonds.
- Opposes the denial of funds based upon a state's or municipality's failure to meet requirements of an unrelated program or because of factors beyond the control of the state or municipality.
- Opposes cuts in federal programs that disproportionately affect municipalities.
- Opposes imposition of federal standards upon local government operations and employees that do not apply equally to federal and state government operations and employees.
- Opposes the sale of federal lands to finance federal programs without local input.
- Supports the efficient and effective use of federal passthrough funding administered by the state with special attention to lowering project overhead costs and increasing local flexibility within federally mandated and reviewed companion regulations. The suitability of administrative requirements should be proportionate to project complexity, such as the difference between an Environmental Assessment and a more complex and expensive Environmental Impact Statement.

Beer and Liquor

The League:

- Supports the greatest amount of local control possible for liquor licensing and permitting.
- Supports coordination with the Colorado Liquor Enforcement Division.

Consolidation of Governments

The League supports voluntary consolidation of local government entities and services by mutual agreement.

Criminal Justice

The League:

- Supports state- and community-based intervention, prevention, and rehabilitation programs and state initiatives that respect the key role of communities and local government officials.
- Supports ensuring that municipal governments retain flexibility in implementing federal, state, and local criminal justice programs.
- Supports state funding for regional and local public safety programs that rely on the co-responder model which partners mental and behavioral health professionals with law enforcement for contacts with individuals with mental and behavioral health issues.
- Opposes state preemption of municipal authority to regulate firearms within municipalities.
- Opposes criminal justice initiatives that impose costs on municipalities without adequate state funding.

Economic Development

The League:

- Urges the state to allocate sufficient funding and staff to support robust, multifaceted programs that strengthen Colorado's economic vitality by:
    - Supporting local economic diversification, business retention, job creation, regional collaboration, and tourism.
    - Coordinating closely with local governments.
- Respecting the wishes of directly affected communities by not promoting unwanted economic development projects. Encourages the federal government to support state and local government activities promoting economic development.
- Supports incentives to promote and encourage the rehabilitation and revitalization of local economies and downtowns.

Elections

The League:

- Supports the right of all municipalities under the Colorado state statutes to conduct free and fair nonpartisan elections at the municipal level that are unencumbered by state and federal overreach.
- Supports the continued retention of authority for home rule municipalities to administer the election process as a matter of local concern.
- Supports municipal control over alternative voting methods in local elections, and options for alternative voting methods and election schedules in local elections.
- Supports the continuation of mail-in ballots.

Electric and Natural Gas Services

The League:

- Supports the preservation of local control regarding the siting and permitting of utility facilities and energy projects.
- Opposes federal or state restrictions that limit the ability of municipalities to create new municipally-owned utilities.
- Opposes federal restrictions that would dictate territorial service areas or restrict the ability of municipally owned utilities to service customers within their municipalities, including newly annexed areas.
- Opposes federal legislation requiring states to implement retail competition.
- Opposes federal or state restructuring of the electric or natural gas industry if such restructuring:
    - restricts municipal authority to regulate the use of rights-of-way and to franchise and tax utilities and services;
    - interferes with services provided by municipally owned utilities;
    - fails to protect interests of all consumer classes; or
    - sacrifices environmental and social objectives protected under existing regulatory policies.
- Opposes efforts to prevent municipalities from extending utility services to newly annexed areas or providing utility services to customers in unincorporated county properties adjacent to the municipality.

Emergency Services

The League:

- Supports local control of emergency services, with the state serving as a resource for information, coordination, and training.
- Supports adequate state funding for agencies that assist local emergency services.
- Supports a voluntary, uniform statewide fire incident reporting system.
- Encourages strong intergovernmental coordination and increased federal funding to support local homeland security and first responder efforts.
- Supports expanded funding and fee authority for emergency communications, addressing declining landline use and growing mobile demand.

Energy

The League:

- Supports the development of a balanced, long-term statewide energy plan with an overall goal of reducing greenhouse gas emissions.
- Supports the creation and expansion of statewide goals that provide targets and incentives for the implementation of renewable energy strategies and that also recognize the unique concerns of municipal electric and gas systems.
- Supports empowering municipalities to implement sustainable, reliable, and resilient long-term municipal energy needs.
- Supports municipal efforts to assess energy efficiency opportunities in their own operations and in their communities, setting energy efficiency targets, and creating local action plans.
- Supports retrofitting municipal facilities with energy efficient technologies, policies that enhance municipal energy conservation, and programs that promote the generation of alternative energy sources.
- Supports working with appropriate state and local agencies to educate municipalities on the use of energy efficient building codes.
- Opposes state preemption of municipalities in setting and implementing long-term renewable energy goals.
- Opposes state preemption of municipalities in the siting and permitting of energy projects.

Natural Resource Production

The League:

- Supports enhanced local input and mitigation powers of municipalities in addressing the environmental, health, safety, and economic impacts of energy extraction.Supports meaningful involvement of affected local governments by the Colorado Energy and Carbon Management Commission and the Colorado Department of Public Health and Environment in energy extraction decisions, with recognition of local health, safety, and environmental impacts.

Severance Tax and Federal Mineral Lease Revenue

The League:

- Supports a continued dialogue with local governments regarding the collection and distribution of severance tax and federal mineral lease revenues.
- Supports raising the severance tax rate and removing severance tax exemptions to generate additional revenue for impacted local governments and natural resource programs.

- Supports the development of a permanent trust fund using a portion of existing and new revenue from severance taxes and federal mineral leases, so long as such revenues can be made available to local governments.
- Opposes any reduction in the existing revenue streams of severance tax and federal mineral lease revenue to local governments.
- Supports financial and technical assistance to local governments affected by natural resource extraction to permit planning for and provision of municipal services and facilities.
- Opposes the appropriation of energy impact and mineral lease funds, historically set aside for local governments, to finance state programs and administrative costs of state government.
- Opposes off-the-top diversion of severance tax and federal mineral lease revenue.
- Supports the full restoration of energy impact and mineral lease funds used to finance state programs and costs of state government.

Environment

The League:

- Supports federal and state programs that encourage cleanup and reuse of "brownfield" property.
- Supports full federal funding for cleanup and ongoing maintenance and monitoring of contaminated federally owned or managed sites.
- Supports reasonable, practical enforcement of air and water pollution control laws.
- Supports regulation to meet regulatory goals that accounts for the fiscal conditions of municipalities.
- Supports adequate state regulation and enforcement of drilling and mining sites, production facilities and waste product storage and disposal facilities.
- Supports practices to assure public health, safety, environmental protection and the protection of domestic water sources.
- Opposes state preemption of local land use and watershed regulations.
- Supports the local control of the regulation of plastics and single-use containers.
- Opposes unfair shifts of funding responsibility to municipalities for state environmental and hazardous waste programs.
- Opposes state preemption of local government authority to adopt environmental ordinances.
- Opposes state mandates or regulations on locally owned or operated landfills that do not provide the subsequent funding necessary to comply with the new requirements.

Equity

The League:

- Supports efforts to end inequity based on race, gender, gender identity, religion, nationality, sexual orientation, age, or disability.
- Supports the protection of the rights and dignity of individuals and encourages programs and policies that address equity in areas such as criminal justice, employment, environment, housing, homelessness, health care, education, substance abuse treatment, and mental health.

Housing

The League:

- Supports an adequate supply of diverse housing options, regardless of income level, and continued public- and private-sector support for such an effort.
- Supports clarifying state statute to reflect that local governments have the authority to require affordable housing in new developments.
- Supports increased financial assistance from the federal government for housing needs of low- and moderate-income families.
- Supports state financial support for the Division of Housing's loan and grant program for low- and moderate-income housing.
- Supports preservation of Proposition 123 funding for the advancement of municipal efforts to increase affordable housing.
- Supports the continued efforts of the Colorado Housing Finance Authority to work with municipalities on the Authority's various housing loan programs.
- Supports efforts to upgrade substandard housing.
- Supports the preservation, revitalization and redevelopment of existing neighborhoods.
- Supports public and private financial assistance programs and state funding to address the needs of the persons experiencing homelessness.
- Supports the establishment of mechanisms to impose alternative funding sources for housing.
- Supports municipal authority to determine affordability based on Area Median Income and other relevant factors.
- Supports programs that involve municipalities in addressing foreclosures.
- Supports preservation of the State Affordable Housing Fund for the voter-approved purpose of funding affordable housing through local governments
- Opposes state preemptions of municipal authority to regulate land for residential uses, especially when not connected to any requirements of affordability.
- Opposes state preemption of local authority to adopt and enforce ordinances that regulate use of public spaces.

Initiative Reform

The League:

- Supports efforts to maintain the state constitution as a basic framework for government rather than as an embodiment of statutory law, while maintaining the citizen lawmaking process, by supporting additional protections for statutory law made by citizen initiative.

- Supports the creation of mechanisms for judicial review of initiated local legislation before elections to avoid unnecessary expenditures of public funds.

Limited Gaming

The League:

- Supports Colorado's limited gaming framework as written in the Colorado Constitution.
- Supports preservation and restoration of the limited gaming fund which distributes portions of the proceeds of tax collected to the state historical fund and gaming cities and towns.
- Supports preservation of the local government limited gaming impact fund which provides grants to local communities for gaming impacts.

Lottery

The League supports preserving all lottery proceeds for park, recreation, open space, and wildlife purposes pursuant to the Great Outdoors Colorado program adopted by Colorado voters.

Regulated Substances

The League:

- Supports maximum local control for municipal regulation and licensing of cultivation facilities, product manufacturing facilities, testing facilities, and retail stores.
- Supports a local option to prohibit cultivation facilities, product manufacturing facilities, testing facilities, and retail stores.
- Supports maximum local control for municipal regulation and licensing of hemp cultivation, both indoor and outdoor; manufacturing; testing; extraction; and retail stores.
- Supports maximum local control to enforce local ordinances for regulated substances.

Municipal Court Operations

The League:

- Supports the authority of home rule municipalities to provide, regulate, conduct, and control municipal courts as stated in Art. XX of the Colorado Constitution.
- Supports state funding for municipal specialty courts and restorative justice programs to deliver necessary resources and reduce recidivism.
- Supports the authority of home rule municipalities to establish ordinances for the protection of the public health, safety, and welfare, and to impose locally-determined penalties for violations.
- Supports opportunities for municipalities to create innovative alternatives to criminal penalties.
- Supports cooperation between state, county, and local law enforcement and criminal justice agencies.
- Support funding, infrastructure, and other resources to increase court data sharing, both between municipal courts and between municipal and state courts.
- Supports modifications to state law that increase the ability of municipal courts to require defendants to appear in court or to penalize defendants for failing to appear.
- Opposes imposition of state surcharges on municipal court fines for the purpose of funding state programs.

- Opposes mandatory administrative and operational requirements that increase fiscal burdens on municipal courts.
- Opposes limitations on the authority of municipalities to adjudicate violations of local ordinances, including those involving juvenile offenders.

Municipal Land Use Authority

The League supports local control and determination of local land use issues. In general, the League supports state laws and policies that encourage new residential, commercial, and industrial development to occur within existing municipalities and that discourage the sprawl of urban, suburban, or exurban development into rural and unincorporated areas of the state. In addition, the League specifically:

- Supports prohibition of the incorporation of new cities and towns adjacent to, or within the service areas of, existing municipalities.
- Supports increased municipal and, within unincorporated areas, county controls over the formation of special districts, placing additional limitations on the powers exercised by such districts and, where practicable, providing for the dissolution or phasing out of special districts.
- Supports appropriate efforts to permit application and enforcement of municipal ordinances, such as building codes, fire codes, subdivision regulations, and zoning ordinances, to buildings and improvements proposed to be constructed by government entities.
- Supports municipal discretion concerning the imposition of development fees and requirements.
- Supports municipal discretion to adopt, update, and enforce local building codes, including those that meet or exceed state standards.
- Supports the clear authority of municipalities to collect an impact fee for schools.
- Supports financial and technical assistance to municipal governments in the areas of planning and land use.
- Supports municipalities, when appropriate, in utilizing sub-local governments (neighborhood, nonprofit, and civic organizations and homeowners' associations) in developing and implementing solutions to specific localized issues.
- Encourages measures that promote intergovernmental cooperation on land use issues.
- Encourages coordination of land use, transportation, and infrastructure planning.
- Encourages municipalities when using tax increment financing to promote communication and intergovernmental cooperation with affected local governments.
- Opposes efforts to restrict municipal annexation authority.
- Opposes delegation of municipal land use authority to state agencies or preemption of municipal land use controls.
- Opposes federal or state restrictions, beyond those constitutional restrictions that have been defined by recent Supreme Court decisions, on the ability of federal, state, or local governments to regulate private property or to exercise the power of condemnation for the benefit of public health, safety, and welfare.
- Opposes unreasonable restrictions on urban renewal authorities and downtown development authorities.
- Opposes federal or state preemption of municipal land use with the wildland urban interface.

Opposes the imposition of arbitrary timelines on municipal permitting.

Natural Disasters

The League:

- Supports specific modifications to the Taxpayer's Bill of Rights (TABOR) to better define an "emergency," specify the amount of time for repayment of any TABOR reserve dollars spent, and to create clarity to ensure state financial assistance can be used specifically for recovery without violating TABOR revenue and spending limitations.
- Supports state financial support to assist local governments with disaster mitigation, response, and recovery in their communities.
- Supports legislation that reduces systemwide underinsurance and improves the transparency of the coverage gap that a private property owner has with their existing policy.
- Supports eliminating the practice of insurance companies requiring contents itemization in total losses to receive the contents coverage stated in a policy.
- Supports regulating the loss ratio for property and casualty insurance so that premiums paid go to cover losses and do not become excessive.
- Supports exploration of reinsurance for disaster impacts and supports legislation to address insurance availability to ensure community members have access to insurance.
- Supports exploration of public insurance to address availability.
- Supports targeted reforms to the Federal Emergency Management Agency (FEMA) designed to provide faster access to funding, reduced administrative burdens, predictable procurement standards, expanded housing and sheltering options aimed at easing displacement challenges, new funding and financing opportunities for resilience projects, and greater transparency of FEMA's decision-making.

Police, Fire, and Other Pension and Employee Benefits

The League:

- Supports equitable levels of state funding for volunteer firefighters' pensions.
- Opposes mandates that increase the cost of or create inequities among municipal employee pensions, workers' compensation, or other employee benefits.
- Opposes unfunded mandates for public employee benefits or other unreasonable burdens or restrictions in connection with the administration of municipal employee benefit plans.
- Opposes mandated "Police Officers Bill of Rights" interfering with the management and budget prerogatives of local governments.

Postal Service

The League supports legislation and administrative action by the United States Postal Service requiring use of mailing addresses and ZIP codes that reflect the corporate boundaries of cities and towns to eliminate confusion among citizens and businesses and to reinforce community identities.

Privatization

The League supports the use of private-sector businesses to provide public services when determined by municipal officials to be in the public interest.

Public Employment

The League opposes efforts to interfere with a municipality's ability to determine the terms and conditions of municipal employment.

- Supports local decision-making regarding employee organization, collective bargaining, and career service protections.
- Supports the ability of municipalities to regulate public employee conduct and the pursuit of appropriate employee discipline in the public interest.

Public Liability

The League:

- Supports the availability of public liability insurance at reasonable costs and the ability of municipalities to reduce such costs through self-insurance or other reasonable means.
- Supports reasonable federal limitations on and reduction in the liability for monetary damages payable by public entities, public employees, and elected officials in suits brought under federal laws.
- Supports limitations on the liability of municipalities and their officers and employees. Opposes efforts to expand the liability of public entities and public employees, including unlimited or expanded liability, indemnification requirements, excessive mandatory minimum penalties, and inequitable attorney fee shifting provisions

Purchasing

The League supports the authority of municipal officials to determine local purchasing and contracting procedures.

Records

The League:

- Supports transparent record-keeping practices and the right of municipal governments to keep and maintain their own records.
- Opposes undue burdens placed upon municipalities to report or provide municipal records to the public, state, or federal government.
- Supports the authority of municipalities to charge research and retrieval fees for open records requests.
- Supports the authority of municipalities to establish reasonable regulations for open records requests.

Substance Use Disorder

The League:

- Supports state funding for local treatment, prevention, diversion, and recovery programs to address impacts of the substance use disorder, mental health, behavioral health, and opioid epidemic in Colorado.
- Supports the attorney general’s authority for opioid settlement funding distribution.

Sustainability

The League:

- Supports the concept of sustainability and sustainable solutions that meet the needs of the present population without compromising the ability of future generations to meet their needs.
- Supports state and local partnerships and resources to improve waste diversion and recycling programs across the state in a manner that respects local control.
- Opposes state preemption of local government authority to adopt environmental ordinances that are more protective than state standards.
- Opposes state sustainability mandates that impose costs on or shift costs to municipalities.

Telecommunications

The League:

- Supports the retention of municipal regulatory authority over cable television systems.
- Supports affordable access by all municipalities to redundant high-speed broadband, telecommunication, and information services.
- Supports options to level the playing field for smaller broadband and telecommunications providers to compete throughout Colorado.
- Supports federal and state resources for the development of broadband infrastructure in unserved and underserved areas and enhanced service in all service areas.
- Opposes federal or state restrictions on local control of municipal rights-of-way.
- Opposes federal or state restrictions on the authority of local governments to develop or acquire their own broadband or telecommunications infrastructure.
- Opposes federal or state restrictions on municipal franchising, regulatory, and taxing authority over telecommunications systems.
- Opposes federal or state restrictions or mandates on local permitting of telecommunications facilities.

Transportation & Transit

The League:

- Supports a comprehensive statewide solution that solves Colorado's long-term transportation challenges at every level of government and provides a sustainable revenue source that meets the needs of Colorado citizens today as well as future generations, including funding to assist local governments to improve air quality.
- Supports increased funds to finance pressing surface transportation needs with an equitable portion of new revenues returned to cities and towns.
- Supports funding for vulnerable road user projects to support walkable and bikeable neighborhoods.
- Supports the Colorado Department of Transportation (CDOT) assumption of street lighting and general maintenance costs on state highways within municipalities.
- Supports clarification that federal railroad laws do not preempt local governmental authority to protect the safety and environment of citizens.

- Supports preservation of the federal funding guarantees for transportation and proportional allocation of all federal transportation taxes and funds for their intended transportation purposes.
- Supports efforts to improve commercial and general aviation throughout Colorado.
- Supports legislation that enables and encourages autonomous vehicles that are clean-fueled and safe, while preserving local control over regulation and local implementation.
- Encourages a balanced state transportation policy that addresses the need to maintain and expand alternative transportation modes and public infrastructure adjoining roadways and rights-of-way, and demand management options to improve Colorado's transportation system by supporting:
    - Close cooperation among CDOT, counties, municipalities, and interested stakeholders in improving Colorado's multi-modal transportation system.
    - Preservation of the constitutional requirement that highway user revenues be used for the construction, maintenance and supervision of the public highways of the state, comprising all modes including, but not limited to, facilities for air, transit, bicycle, and pedestrian travel.
    - Greater flexibility and increased revenues for multi-modal transportation systems.
    - Fair and equitable funding for the development and implementation of electric vehicle infrastructure across the state.
    - Opposes additional "off-the-top" diversions from the Highway Users Tax Fund.

Water

The League:

- Supports water policies that protect Colorado water resources.
- Supports the constitutional doctrine of prior appropriation and the constitutional priority given to domestic water use.
- Supports the inventorying and protection by municipalities of their water rights.
- Supports appropriate water conservation efforts and sustainable water resource management practices by all users.
- Supports efforts to increase knowledge of water-related issues of concern around the state to municipalities.
- Supports participation in statewide discussions of water use and distribution.
- Supports appropriate coordination of municipal water use with other uses including agriculture, mineral resource development, energy development, recreation, and open space.
- Supports federal and state financial aid programs assisting municipalities, including recognition of the special needs of smaller municipalities, with the construction and improvement of water systems to protect water quality and to comply with federal and state mandates.
- Supports continued federal and state funding for wastewater treatment and drinking water facilities to reduce local costs and expedite construction of necessary treatment and collection facilities.
- Supports stakeholder input and involvement in developing laws and regulations related to water and wastewater issues.
- Encourages on-going communication by federal land managers with affected municipalities regarding the leasing of federal lands that might impact local land use and environmental policies including, but not limited to, local watershed ordinances.

- Supports continued and additional funding for the Colorado Water Plan and programs to implement its goals.

Youth

The League:

- Supports municipal and other efforts to address youth issues and needs.
- Recognizes the influence that parents in partnership with nonprofit and religious organizations, local businesses, and other governmental jurisdictions have on the development of youth.
- Encourages utilization by public schools in cooperation with local governments of League-published or other civics curriculum to educate students in state and local government.

Resolution No._____

A RESOLUTION CONCERNING THE 2027 LEGISLATIVE POLICY OF THE CITY COUNCIL

RECITALS:

The 2027 session of the Colorado General Assembly will convene on January 11, 2027; the General Assembly considers and acts on a wide array of issues, many of which have or may have a direct and/or indirect effect on the City, its operations and the services delivered to the community.

With this Resolution, the City Council sets, adopts, and determines its priorities regarding anticipated State legislative matters and outlines the issues in which the City is interested and may become involved in. Furthermore, the City Council establishes a procedure for participation in those matters; participation which may include, but not be limited to, writing letters, making calls, testifying, or otherwise appropriately expressing the City's position relative to any hearing, bill, or other matter before the General Assembly.

The City has a long and strong relationship with the Colorado Municipal League (CML) and 2027 is expected to be no different. The 2026-2027 CML Policy Statement is attached and incorporated by this reference as if fully set forth. While CML has an excellent perspective on what is important to municipalities, it represents 271 municipalities, many of which are on the Front Range and may have a different perspective on legislative/policy needs than others.

While there have been few instances over many years when CML's position is divergent from Grand Junction's, the City Council continues to rely on City staff and a designated member of the Council to monitor legislative and policy action during the General Assembly sessions. The 2027 session is no exception.

The City Council shall select a member of Council to act as the legislative liaison annually. The Assistant to the City Manager Johnny McFarland is the designated staff member for the 2027 session. In addition to Mr. McFarland, the other professional City staff will be providing their expertise to evaluate actions proposed by, coming to or pending before the General Assembly in 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE GRAND JUNCTION CITY COUNCIL THAT the City does hereby adopt the attached Legislative Policy and by and with this Resolution the City Council expresses its general concurrence and support for the CML 2026-2027 Policy Statement as guidance for the 2027 legislative sessions; and,

FURTHERMORE, be it resolved that the City Council does authorize and direct the Council legislative liaison, with the assistance of City staff, to work with CML in support of the policy agenda as the same is reflected in bills, resolutions, and measures before the Colorado General Assembly during the 2027 legislative session(s).

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GRAND JUNCTION CITY COUNCIL

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Laurel Lutz

President of the City Council

ATTEST:

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Selestina Sandoval

City Clerk

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City of Grand Junction Legislative Policy

The 2026-2027 City of Grand Junction Legislative Policy ("Policy" or "Legislative Policy") establishes the City Council's position relating to certain legislative matters, whether those be federal, state, or local. The Policy outlines the procedures that will guide and set the roles of the City Council and Staff in legislative matters.

This Legislative Policy is adopted by Resolution of the City Council with the understanding that the Council intends the Policy to provide a process by which the City's interests are represented in key issues of concern to City government.

Unless otherwise directed by City Council, this Legislative Policy will serve, until amended or replaced, as the guide to when and on what matters the City Council will express a position, if at all, on legislative matters that may be either general specific, and/or breadth such that any legislation introduced may be deemed to have a positive or negative impact on the delivery of governmental services, the operation of government or that has a similar effect. Additionally, the absence of a topic from this policy does not suggest that it is unimportant to the City. If/when a legislative matter(s) arises that is not included, the City Council may either apply this policy or determine on an *ad hoc* basis if the City will express a position on the matter(s).

It is the intent of the City Council to review and revise this Legislative Policy annually in November. Said review will generally coincide with the Colorado Municipal League (CML) articulation of its legislative agenda.

The City Council may consider City-initiated legislation, if any, in the summer prior to the legislative session.

As a member of CML, the City benefits from a full-time presence at the capital and additionally benefits from CML's bill identification, monitoring, and advocacy consistent with its own adopted policy agendas. While not perfectly consistent with Grand Junction, CML generally advances and protects Grand Junction's interests and those of municipalities throughout the State.

Legislative Advocacy Processes

As provided in this Policy, legislative advocacy positions and processes are intended to provide clear direction and guidance to the City Council and Staff on who will be engaged in the legislative tracking and advocacy process and ensure that their actions reflect the City's objectives and priorities.

Typical advocacy positions include:

- *Support* - legislation that advances the City's goals and priorities.
- *Oppose* – legislation that could negatively impact the City or does not advance the City's goals and priorities.
- *Monitor* – legislation of interest that could positively or negatively impact the City but requires additional review before a position is taken and will allow the City to remain at the table among legislators and other stakeholders for consideration of potential bill modifications

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The City Council and Staff will utilize the following procedures when engaging in legislative advocacy:

1. The City Manager, or designee, will track legislation and identify positions on legislative matters that align with the City's current approved Legislative Policy and are likely to have a significant impact on the City.

2. The City Manager, or designee, will consider the advocacy positions and analysis completed by City Staff, local government/professional associations, and CML when determining the City's advocacy positions.

3. The designated Council legislative liaison, and the City Manager, or designee, shall determine appropriate advocacy actions, if any, and review all requests for advocacy on legislation to most efficiently and effectively advance the purposes of the City's Legislative Policy. Advocacy actions may include but are not limited to, letter(s), telephone call(s), email(s), meeting with the sponsor(s), and/or opponent(s), or testimony.

4. Only those people who have been expressly authorized by the City Manager, Mayor, designated legislative liaison, or a majority of the City Council, may advocate positions on pending or proposed legislation on behalf of the City as expressed in the adopted policy statement.

5. The City Manager, or designee will coordinate the initiation and development of legislative advocacy communication with the Mayor, designated Council liaison, and the City Attorney as deemed necessary. Such communication may include internal and external meetings, correspondence, and other means for the development and/or exchange of ideas expected to advance the purposes of this Policy.

6. Advocacy actions taken on behalf of the City will be executed by the Mayor, designated Council liaison, or the City Manager depending on the legislative issue. In the Mayor's absence, the City's legislative advocacy may be executed by the Mayor *pro tem*. If the Mayor and/or Mayor *pro tem* is unavailable or timing is a factor, the City Manager, or designee, is authorized to advocate in accordance with this Policy. The Mayor may designate in writing other members (s) of the City Council to advocate on behalf of the City. When feasible and time permitting, the City Manager shall notify the City Council of an advocacy action prior to the execution of such action.

7. When an advocacy letter or email pursuant to this policy statement is sent to the Colorado General Assembly or the United States Congress, City Councilmembers shall be included as a copy ("cc") on the correspondence.

8. When a member of City Council or Staff testifies before the Colorado General Assembly or the United States Congress on behalf of the City, City Council Members shall be notified in writing within a reasonable timeframe after completion of the testimony.

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9. The City Manager may issue a letter of concern or interest without taking a formal position on a bill/proposed legislation. The City Manager's Office, in consultation with the City Attorney, as deemed necessary, is responsible for drafting and issuing letters of concern. When feasible and time permitting, the City Manager will notify the City Council of a letter of concern or interest prior to transmittal.

10. The City Manager, or designee, will provide the City Council with periodic updates as determined appropriate by the City Manager, summarizing legislative matters on which the City has a stated position, or others as determined relevant by the City Manager or upon inquiry by a Councilmember.

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