

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, Engineering Manager, Ken Haley, Housing Programs Specialist Paul Stahlke, Senior Planner Kate Kirk, Senior Planner Lily Sutton, Downtown Development Authority Executive Director Brandon Stam, Chief Financial Officer 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 NEXTGen 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, Jim Hargas.

City Manager Report

City Manager Mike Bennett reported on the grand opening of the Community Recreation Center on September 25, 2026, 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 Regional Airport Authority.

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, 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 on this ordinance 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, 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 on this ordinance 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 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 on this ordinance 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 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 on this resolution 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 on this ordinance 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 Beilfuss 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 on this resolution 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 on this resolution 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



