Grand Junction City Council

Minutes of the Regular Meeting

October 21, 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 21st day of October, at 5:30 p.m. Those present were Councilmembers Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout (virtual), Ben Van Dyke, and Council President Laurel Lutz. Councilmember Robert Ballard was absent.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Senior Planner Lily Sutton, Interim Community Development Director Thomas Lloyd, Enviro Comp Sustain Manager Ashley Firl, Human Resource Director Shelley Caskey, 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.

City Manager Report

City Manager Mike Bennett announced that the Senior Recreation Center located at 550 Ouray Ave, Grand Junction, will not be closing. He explained the reasoning behind the decision and reported on how the municipal budget effects services like these. He also thanked the audience for the constructive feedback that was given regarding this program

Proclamations

Proclaiming October 10, 2026, as the 100th Anniversary of Lincoln Park Golf Course in the City of Grand Junction

The proclamation was read by Councilmember Kennedy and was accepted by City of Grand Junction Golf Director Tim Tafoya.

Public Comments

Public comments were heard from Howard Haworth, Daria Ymir, Stephanie Hall, Carol Rathbun, Leslie Kiesler, Tracy Willits, Diana Tap, Melanie Kenney, Claudeen Diaz, Sara Pfifer, Jim Greasley, Rick Parkins, Larry Fukui, Roberta Stacey, Susanne Sietmann,

Steve Garner, David DeRose, Debi Nelson, Phyliss Flower, Jesse Miltier, Donald Hunger, Sharon Lindsay, Nate Schwapps, and Wendy Ginesan.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Business Incubator's 40th Anniversary celebration, the Avalon Theater Foundation, and the Homeless Coalition.

Councilmember Kennedy reported on Grand Junction Economic Partnership, Grand Junction Regional Airport Authority, and the Resiliency in the Rockies Summit.

Councilmember Van Dyke reported on the Business Incubator's 40th Anniversary celebration and the Downtown Development Authority's progress on The Terminal project.

Councilmember Nguyen reported on the Urban Trails fall walk audit.

Councilmember Stout reported on the Colorado Municipal League Policy Committee and the Sister City Event to be held on November 15, 2026.

Council President Lutz reported on the Visit Grand Junction board.

Council took a short break at 6:49 p.m.

Council resumed at 7:04 p.m.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the October 5, 2026, Workshop

b. Minutes of the October 7, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Authorizing the issuance of a Bank Loan for the Terminal Project and Setting a Public Hearing for November 4, 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 Public Hearing on Such Annexation, Exercising Land Use Control, and Introducing the Proposed Annexation Ordinance for the Redlands 360 Annexations No. 2, 3, 4, and 5 Annexing Right-of-Way along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and portion of Alcove Dr in the Redlands and Setting a Public Hearing for December 2, 2026

3. Agreements

a. North Avenue Enhanced Transportation Corridor Project Memorandum of Understanding Between the City of Grand Junction and Mesa County

4. Procurements

a. Ridges Irrigation Pump Motor Control Center Replacement Project

5. Resolutions

a. A Resolution Authorizing the City Manager to Submit a Grant Request to the Colorado Department of Local Affairs Under HB-1152 Accessory Dwelling Unit (ADU) Grant Program

b. A Resolution Authorizing the Transfer of a 0.14 Acre City Property Identified by Mesa County Assessor as Parcel 2945-143-36-004 to Mesa County for the Purposes of Operating a Transportation Hub by Grand Valley Transit

Councilmember Van Dyke moved to adopt Consent Agenda Items 1-5, seconded by Councilmember Kennedy. Motion carried by a unanimous voice vote.

REGULAR AGENDA

6.a.i. An Ordinance for Supplemental Appropriation

The budget is adopted by City Council through an appropriation ordinance to authorize spending at a fund level based on the line-item budget. Supplemental appropriations are also adopted by ordinance and are required when the adopted budget is increased to re-appropriate funds for capital projects that begin in one year and need to be carried forward to the current year to complete. Supplemental appropriations are also required to approve new projects or expenditures.

This supplemental appropriation is 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.

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

Comments were heard from Councilmembers Beilfuss, Kennedy, Nguyen, and Van Dyke.

The public hearing opened at 7:19 p.m.

No comments were heard.

The public hearing closed at 7:19 p.m.

Councilmember Nguyen moved, and Councilmember Stout seconded, to adopt Ordinance No. 5344, 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, and on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6.a.ii. 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

The City of Grand Junction 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. Interim Community Development Director Thomas Lloyd gave a presentation on this ordinance and was available to answer questions from Council.

Comments were heard from Councilmembers Kennedy, Nguyen, Beilfuss, and Stout.

The public hearing opened at 7:33 p.m.

Comments were heard from Daria Emir, Eric Reckel, Kimmy Ward, Stephanie Hall and Jack Byron.

The public hearing closed at 7:42 p.m.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Ordinance No. 5345, 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, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6.b.i. An Ordinance to Rezone 2.88 Acres from I-1 (Industrial Light) to CG (Commercial General), Located at 2324 Highway 6 and 50

RAMS 1 Ho, LLC, property owner, requested 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.

Senior Planner Lily Sutton gave a presentation on this ordinance and was available to answer questions from Council.

Comments were heard from Councilmembers

The public hearing opened at 7:48 p.m.

There were no comments.

The public hearing closed at 7:48 p.m.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded, to adopt Ordinance No. 5346, an Ordinance Rezoning 2.88 Acres from I-1 (Industrial Light) to CG (Commercial General), Located at 2324 Highway 6 and 50, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

7.a. Authorize Contract Amendment with AE2S for the Persigo Wastewater Treatment Plant Phase 2 Expansion Project

Recent failures of secondary clarification infrastructure at the Persigo Wastewater Treatment Plant (Persigo) have significantly reduced operational reliability and eliminated redundancy within this essential step of the treatment process. Although Secondary Clarifier #1 has been returned to service following emergency repairs, Secondary Clarifier #4 remains out of service, leaving Persigo dependent on Secondary Clarifiers #1 and #2 without a standby unit.

The City's 2020 Wastewater Treatment Facilities Master Plan identified construction of Secondary Clarifier #3 as a future improvement. However, the original Phase 2 Expansion Project anticipated rehabilitation of the three existing clarifiers rather than construction of an additional system. Recent mechanical failures and potential structural deficiencies at Clarifier #4 have raised concerns about whether rehabilitation remains a viable long-term solution.

Staff recommended amending the existing AE2S engineering services contract in an amount not to exceed $950,000 to accelerate design and permitting of Clarifier #3 while assessing the condition of Clarifier #4. Construction of Clarifier #3 will be accelerated as part of the Phase 2 Expansion Project to restore operational redundancy and allow for the planned rehabilitation of Clarifiers #1 and #2 while maintaining treatment capacity.

Enviro Comp Sustain Manager Ashley Firl gave a presentation on this contract amendment and was available to answer questions from Council.

Councilmember Van Dyke moved, and Councilmember Nguyen seconded, to authorize the City Purchasing Division to execute a contract amendment with Advanced Engineering and Environmental Services, LLC (AE2S) in an amount not to exceed $950,000 for secondary clarifier assessment, design, and permitting services as part of the Persigo Wastewater Treatment Plant Phase 2 Expansion Project. Motion carried by a unanimous voice vote.

8. Non-Scheduled Comments

No comments were heard.

9. Other Business

Comments were heard from Councilmember Kennedy regarding the Senior Recreational Center, and Council President Lutz regarding Councilmembers representation of Council.

10. Adjournment

The meeting adjourned at 8:12 p.m.

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Selestina Sandoval, MMC

City Clerk