Grand Junction City Council

Minutes of the Regular Meeting

November 4, 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 4th day of November, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Council President Pro Tem Ben Van Dyke, and Council President Laurel Lutz (virtual).

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Chief Financial Officer Jay Valentine, Downtown Development Authority Director Brandon Stam, Parks and Recreation Director Ken Sherbenou, City Clerk Selestina Sandoval, and Deputy City Clerk Misty Williams.

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

Proclamations

Proclaiming November 2026 as National Hospice and Palliative Care Month in the City of Grand Junction

The proclamation was read by Councilmember Kennedy and was accepted by HopeWest Community Outreach Coordinator Nichelle Chandler.

Proclaiming November 15, 2026, as Sister City / El Espino Day in the City of Grand Junction

The proclamation was read by Councilmember Stout and was accepted by Keenan Ventling of the Foundation for Cultural Exchange.

Appointments

Appointments to the Visit Grand Junction Board

Councilmember Stout moved to reappoint Manon Derosiers and to appoint Dustin Anzures to the Visit Grand Junction Board for full terms expiring December 2029, seconded by Councilmember Nguyen. Motion carried by a unanimous voice vote.

Appointments to the Planning Commission / Zoning Board of Appeals

Councilmember Kennedy moved to reappoint Sandra Weckerly to the Planning Commission for a full-term ending October 2030, to appoint Caleb Abeloe to the Planning Commission with a continued term ending January 2030, to appoint Kelsay Ellsworth to the Zoning Board of Appeals (1st Alternate to the Planning Commission) for a full-term expiring October 2030, and to appoint Kevin Cole to the Zoning Board of Appeals (2nd Alternate to the Planning Commission) for a full-term expiring October 2030, seconded by Councilmember Stout. Motion carried by a unanimous voice vote.

Public Comments

Public comments were heard from Shu Kwang, John Samuel, Anne Hughes, Jesse Miltier, Rita Kirk, Dennis Simpson, Quinn Miller, Devon Aziz, Lindsay Freetag, and Karl Doege.

City Manager Report

City Manager Mike Bennett announced that Council will be hosting a roundtable soon to discuss FLOCK cameras and policy. He also introduced Bill Bell, Community Development Director, and Eric Schoeny, Utilities Director.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Center for Independence, the Avalon Foundation, and the Mesa County Coalition for the Unhoused.

Councilmember Kennedy reported on an event hosted by the Museums of Western Colorado, as well as an opening in the paleontology department.

Councilmember Stout reported on the items discussed at the most recent Colorado Municipal League (CML) Executive Committee meeting.

Council President Lutz reported on the Commission on Arts and Culture.

CONSENT AGENDA

1. **Approval of Minutes**

    a. Minutes of the October 21, 2026, Regular Meeting

    b. Summary of the October 26, 2026, Workshop

2. **Set Public Hearings**

   a. Legislative

      i. Introduction of an Ordinance Amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area, and Setting a Public Hearing for November 18, 2026

3. **Procurements**

   a. Authorize Construction Contract for Patterson Curb Ramp Replacements

   b. Authorize a Construction Contract for the 2026-2027 Sanitary Sewer Cured-In-Place-Pipe (CIPP) Lining Rehabilitation Project

4. **Resolutions**

   a. Resolution Requesting Coverage Under the FPPA Statewide Retirement Plan for New Police Officers and Offering Active Members of the City's Local Money Purchase Plan the Option to Participate, Repealing and Replacing Resolution No. 84-26

   b. A Resolution Supporting the Application for the Edward Byrne Memorial Justice Assistance Grant (JAG) from the Department of Justice (DOJ) Bureau of Justice Assistance Program (BJA)

Councilmember Nguyen moved to adopt Consent Agenda Items 1-4, seconded by Councilmember Kennedy. Motion carried by a unanimous voice vote.

REGULAR AGENDA

5.a.i. Introducing the Appropriation Ordinance for the 2027 Budget, Presentation, First Public Hearing and Setting a Second Public Hearing for November 18, 2026

The Budget is the highest expression of City Council policy and decision-making and reflects the City of Grand Junction's continued commitment to aligning financial resources with the strategic vision established by the City Council. Guided by the five pillars of the Strategic Framework, the Budget takes a "One GJ" Citywide approach to addressing a structural deficit while protecting the core services the community relies on. The Budget continues to invest in public safety personnel and equipment, ensuring the protection of our community remains a top priority, and advances the City's efforts to enhance transparency and improve service delivery efficiencies. The five pillars of the Strategic Framework include (1) Core Services, (2) Housing, (3) Fiscal Policy &

Position, (4) Government Transparency & Accountability, and (5) Government Efficiency.

The 2027 Recommended Budget totals $319.5 million, which is an increase of $3.0 million, less than 1% from the 2026 Adopted Budget of $316.5 million. While the increase is small, its makeup has shifted. Capital spending decreased by $20.9 million, primarily due to the completion of the Community Recreation Center (CRC) and lower Transportation Capacity project spending, partially offset by the start of Phase II of the Persigo Wastewater Treatment Plant expansion. This decrease is offset by a $13.9 million increase in labor, reflecting new public safety positions, the first full year of operations at the CRC, and compounding wage and benefit costs. Operating costs increased by $6.4 million and debt service increased by $3.7 million, predominantly in the enterprise funds.

The 2027 Budget addresses a structural deficit in the General Fund driven primarily by growth in labor costs and health insurance. The Budget closes the gap through department reductions that are sustainable long-term strategies, some of which reduce service levels. The General Fund supplement to the First Responder Fund serves as a bridge rather than a permanent solution, and 2027 is projected as the final year the First Responder Fund has a fund balance available to draw on.

The Budget includes a planned use of General Fund reserves totaling $2,763,460, of which $2,301,960 supports the First Responder Fund and $461,500 is Council-directed one-time spending. The projected 2027 ending General Fund balance is $42.3 million, which includes a minimum reserve of $29.9 million and an available balance of $12.4 million for future needs and one-time initiatives.

The Budget was reviewed with the City Council during three budget workshops on August 31, October 5, and October 26.

City Manager Mike Bennett gave a presentation of the budget and was available to answer questions from Council.

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

Council took a short break at 7:25 p.m.

Council resumed at 7:40 p.m.

The public hearing opened at 7:59 p.m.

Comments were heard Jim Trailor, Dennis Simpson, Miriam Dunning, Shaylen, and Robbie Breaux.

The public hearing closed at 8:13 p.m.

Comments were heard from Councilmember Kennedy and Stout.

Councilmember Stout moved, and Councilmember Nguyen seconded, to introduce the proposed ordinance appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2027, and ending December 31, 2027, publish in pamphlet form, and set a public hearing for November 18, 2026. Motion carried by a unanimous voice vote.

6.a.ii. An Ordinance Authorizing the issuance of a Bank Loan for the Terminal Project

The proposed ordinance authorizes the issuance of a $2.6 million bank loan from the DDA towards vertical construction of the Terminal Project. The loan will have a seven-year term at a fixed rate and will be secured using TIF revenues. The DDA Board of Directors approved the amount and terms of the loan at the April 23, 2026, meeting.

Downtown Development Authority Director Brandon Stam gave a presentation on this ordinance and was available to answer questions from Council.

There were no comments heard from Council.

The public hearing opened at 8:30 p.m.

Comment was heard from Diana Tapp.

The public hearing closed at 8:33 p.m.

Comments were heard from Councilmembers Kennedy and Stout.

Councilmember Nguyen moved, and Councilmember Stout seconded, to adopt Ordinance No. 5347, an ordinance authorizing the issuance of a bank loan for the Terminal Project in the amount of $2.6 million over a seven-year term on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

8. Non-Scheduled Comments

Comment was heard from Robbie Breaux.

9. Other Business

Comments were heard from Councilmember Beilfuss, expressing an interest in the engagement and inclusion of the Orchard Mesa area residents.

10. Adjournment

The meeting adjourned at 8:48 p.m.

Selestina Sandoval, MMC

City Clerk