

Grand Junction City Council
Minutes of the Regular Meeting
June 3, 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 3rd day of June, at 5:30 p.m. Those present were Councilmembers Robert Ballard, (virtual) Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Ben Van Dyke, and Council President Laurel Lutz.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Community Development Director Tamra Allen, Police Chief Matt Smith, Parks and Recreation Director Ken Sherbenou, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

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

Public Comments

Public comments were heard from Tammy Powers and Ed Kowalski.

City Manager Report

City Manager Mike Bennett introduced the Budget Dashboard, which provides convenient access to budget documents and financial information and the Strategic Framework Dashboard, which outlines the guiding principles, priorities, and key focus areas of the City's Strategic Plan which are available on the city's website for further transparency to the public.

Boards and Commission Liaison Reports

Councilmember Beilfuss reported on the Business Incubator its 40th Anniversary Celebration, which will be held on June 4, 2026, from 4 to 10 p.m. at Ramblebine Brewing Company. He also provided updates on Historic Preservation and the Grand Valley Transit Board. Additionally, he announced that Black Citizens and Friends will host its Juneteenth Celebration on June 20, 2026, at Lincoln Park.

Councilmember Kennedy reported on the Museums of the West.

Councilmember Van Dyke also provided an update on the Business Incubator and its 40th Anniversary Celebration and noted that a ribbon-cutting ceremony for the new play area is scheduled for June 24th at 9 a.m. in the 400 block of Main Street, near Trail Life Brewing Company.

Councilmember Stout had updates regarding the upcoming Colorado Municipal League (CML) Annual Conference, which will be held June 22–25, as well as reports from the Parks and Recreation Advisory Board and the Forestry Board.

Council President Lutz gave an update on Commission on Arts and Culture.

CONSENT AGENDA

1. Approval of Minutes

- a. Summary of the May 18, 2026, Workshop
- b. Minutes of the May 20, 2026, Regular Meeting

2. Set Public Hearings

- a. Quasi-judicial
 - i. A Resolution Referring a Petition to the City Council for Annexation of Lands to the City of Grand Junction, Colorado, Setting a Hearing on Such Annexation, Exercising Land Use Control, and Introducing Proposed Annexation Ordinance for the Bennett Annexation of 18.96 Acres, Located at the South End of 23 Road and Setting a Hearing for July 15, 2026

3. Procurements

- a. 2026 Purchase of 3/8" Aggregate Chips for the Chip Seal Program
- b. Sole Source Procurement – Fire Rover Fire Detection and Suppression System for the Material Recovery Facility (MRF)

4. Resolutions

- a. A Resolution Adjusting Parking Citation Escalation Schedule
- b. A Resolution Supporting Submission of a Grant Application for the 22 Road Railroad Crossing / West Side Safety Improvements Project

Councilmember Van Dyke moved, and Councilmember Kennedy seconded to adopt Consent Agenda Item #1-4. Motion carried by a unanimous voice vote.

REGULAR AGENDA

5.a.i. An Ordinance Amending Section 21.02.070 of the Zoning and Development Code Related to And Concerning Development Impact Fees and Authorization to Issue Refunds of New Fee Schedule Differences Between January 1, 2026 and the Effective Date of this Ordinance

The City contracted with TischlerBise to update its 2019 on the 5-year requisite timeline for which a new fee schedule and changes to the GJMC were adopted on April 2, 2025. The process for updating included a city-appointed stakeholder group, numerous workshops with the City Council and Planning Commission, community meetings, as well as a joint workshop between the City Council and the appointed stakeholder group. Information about the fee study including all fees, was made available throughout the process on <https://engagegj.org/impact-fees-study>. The City received from the Housing and Building Association of Western Colorado a request that the City reconsider the adopted parks fee, including the calculation, collection and tracking therein and to reconsider the timing for future fee study updates. In late 2025, the City received an additional request from the HBA to not collect the increase to the adopted parks fees that were scheduled to become effective on January 1, 2025. The request included postponing the implementation of a new fee schedule until a review of the park impact fee had been completed and Council had made a decision on whether the fees should be adjusted. The City Council held a workshop on November 3, 2025, to discuss the park fee and provided direction to staff to work on revising the methodology related to the calculation of the average cost per acre of park land. At a December 15, 2025, workshop, three options related to fees were presented, for which City Council directed staff to revise the park fee. At that time, Council also directed staff to prepare modifications to the time in which a new fee study is required to be updated, suggesting that a study only be updated periodically, as needed. Further, Council directed staff that should the council adopt a revised schedule based on TischlerBise's revised park fee, that any parks fee collected after January 1, 2026 (consistent with Ordinance No. 5250) and the effective date of a revised fee, for which a difference in fee amount exists, that difference in fee amount be refunded to the developer. The Council was again convened in a workshop on March 30th to discuss the park fee. At that time, Council provided direction to staff to advance further revisions to the park land valuation and the resulting fee, as well as provided direction in support of code changes revising the 1) the frequency for updating the fee study and 2) clarifications to the provision for fee offset specifically related to projects that had previously paid an in-lieu fee or otherwise

dedicated land for open space. That previous in-lieu fee or land dedication requirement was removed in the April 2, 2025 impact fee update and rolled into the overall park impact fee. The Planning Commission has authority to review and provide recommendations for text changes (not fees) to the GJMC. The fee table (and amount) is the exclusive purview of the City Council. This request pertains to revisions of Section 21.07.070 that would result in revisions to GJMC regarding 1) the frequency for updating the fee study and 2) clarifications to the provision for fee offset specifically related to projects that had previously paid an in-lieu fee or otherwise dedicated land for open space 3) update the fee table and 4) consideration of refunds for fees paid since January 1, 2026.

Community Development Director Tamra Allen gave a presentation and was available to answer questions from council.

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

The public hearing opened at 6:01 p.m.

Public comment was heard from Stephanie Dedduang, Virginia Brown, David Hancock, Bill Findlay, Nancy Strippel, Kevin Bray, Keith Ehlers and Diane Schwenke.

The public hearing closed at 6:24 p.m.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded, to adopt Ordinance No. 5325, an ordinance with the Parks land acquisition to an open space fees 75% of the maximum supportable amount as identified in the revised TischlerBise Study with all other provisions in the ordinance remaining and as presented today, regarding development impact fees and authorization to issue refunds of new fee schedule differences between January 1, 2026, and the effective date of this ordinance, on final passage and ordered final publication in pamphlet form. Motion carried by a roll call vote, 4-3 with Councilmembers Stout, Nguyen and Beilfuss voting No.

Council took a short break at 6:50 p.m.

Council resumed at 7:01 p.m.

5.a.ii. An Ordinance Amending GJMC 12.04.060 and 12.04.08 Regarding the Prohibition of Enforcement of Camping on Public Property When No Overnight Shelter is Available

Ordinance No. 4833 regarding camping on public property/public places was enacted on April 17, 2019. That Ordinance prohibited camping on public property but contained

certain exceptions. One exception is when there is no available overnight shelter. That exception was included in the Ordinance to comply with case law that existed at that time under *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019). In 2024, the US Supreme Court overrode the holding from *Martin* in *City of Grant's Pass, Oregon v. Johnson*, 603 U.S. 520 (2024). This Ordinance removes the requirement that there be no overnight shelter available before enforcement of the code.

Interim City Attorney Jeremiah Boies, Police Chief Smith and City Manager Mike Bennett gave a brief presentation and were available to answer questions from council.

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

The public hearing opened at 7:41 p.m.

Public comment was heard from Mark Berkley, Lindsey Weaver, Christina Hogland, Diane Birmingham, Carol Rasmussen, Max Winfield, Shi Vinlaskey, Jason Jolly, Sammy Winberg, Sam Doctor, Andy Hamilton, Andrea Hamilton, Frank Young, Stephanie Dedduang, Doug Shake, Ruth Kinnett, Lisa Fry, Donald Hunger and Reverend Nicole Campbell.

Council took a short break at 8:30 p.m.

Council resumed at 8:42 p.m.

Public comment resumed and was heard from Stephania Vasconez, Kristen Seidel, Kia Young, Levi Lavery, Kevin Cole, Dealvia Messina, Diana Tap, Bishop Walden, Madeline (no last name) Austin Garret, Makayla Vigil, and David Stuart.

The public hearing closed at 9:16 p.m.

Further comments were made by Council.

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5326, an ordinance amending GJMC 12.04.060 and 12.04.08 regarding the prohibition of enforcement of camping on public property when no overnight shelter is available on final passage and ordered final publication in pamphlet form. Motion carried by a roll call vote, 5-2 with Councilmembers Nguyen and Beilfuss voting No.

5.a.iii. An Ordinance Amending and Renewing Code Related to Rules for the River Front Trail and Adjacent Areas

Recent research into the Grand Junction Municipal code identified that the rules for the Riverfront Trail and Adjacent areas, codified as 12.08.140, expired in mid-2025.

Therefore, to enable enforcement in these areas and to preserve public safety, health and provide for positive resident experience, this agenda item asks Council to consider renewing the rules. These rules are specific to the Riverfront Trail and adjacent areas. They are compatible and complementary with the park rules that City Council adopted in 2024. Should these rules for the riverfront trail and adjacent areas be renewed, staff will update signage.

Parks and Recreation Director Ken Sherbenou gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmember Stout.

The public hearing opened at 10:05 p.m.

There was no public comment.

The public hearing closed at 10:05 p.m.

Councilmember Stout moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5327, an ordinance to renew and amend the rules and regulations for the riverfront trail and adjacent areas rules and regulations on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6. Non-Scheduled Comments

Non-Scheduled comments were heard from Stephania Vasconez and Kristen Seidel.

7. Other Business

Councilmember Stout stated that she would support the city in reviewing funding related to the houseless community to determine how to best assist service providers.

8. Adjournment

The meeting adjourned at 10:11 p.m.

Selestina Sandoval, MMC

City Clerk

