Grand Junction City Council

Minutes of the Regular Meeting

July 1, 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 1st day of July, 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, Principal Planner Daniella Acosta, General Services Director Jerod Timothy, 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.

Proclamations

Proclaiming July as Parks and Recreation Month in the City of Grand Junction

Councilmember Stout read the proclamation, and Community Recreations Center Manager Nicole Reeves accepted it.

Appointments

To the One Riverfront Commission

Councilmember Kennedy moved and Councilmember Van Dyke seconded to appoint Thomas Freimann, Erin McDermott, Joseph Moreng, and Julia Surkis to the One Riverfront Commission for full terms expiring July 31, 2029, and to appoint Sara Warzecka to a partial term ending July 31, 2028, and Lori Schroeder for a partial term ending July 31, 2027. Motion carried by unanimous voice vote.

Public Comments

Public comments were heard from Ed Kowalski, Jesse Militner, Bobbie Cleave, Brianna Board, Rhonda Bates, Sandra Geer and Robert Scribner.

City Manager Report

City Manager Mike Bennett thanked the first responders, Police Department, Fire Department, and partner agencies for responding to the wildfires in the area. He expressed deepest sympathies to the families of the three wildland firefighters who lost their lives while fighting the Snyder Fire and acknowledged their ultimate sacrifice. The City Manager also expressed appreciation for the community's support during the procession honoring the wildland firefighters and for the public's understanding of the decision to delay the fireworks and related activities out of respect for the fallen wildland firefighters.

Boards and Commission Liaison Reports

Councilmember Beilfuss gave updates on the Homeless Coalition, the MCCUH Transportation Group, the Hilltop Drop-In Facility located downtown, the Police Department Awards Ceremony, and the Starburst Award, presented to the Emerson Skate Park.

Councilmember Kennedy reported on the Colorado Municipal League (CML) Conference and the ribbon cutting for the new sidewalk on Patterson Road (Ranchman's Ditch project).

Councilmember Van Dyke provided an update on the Terminal Project.

Councilmember Stout also had updates on the Colorado Municipal League (CML) Annual Conference and the Executive Board.

Council President Lutz reported that the Commission on Arts and Culture announced the call for artists for the Riverfront Trail murals, with applications due by August 12. She also reported attending Councilmember Stout's educational session at the Colorado Municipal League Conference. Additionally, she and Councilmember Van Dyke attended the ribbon-cutting ceremony for the new Sensory Store.

CONSENT AGENDA

1. Approval of Minutes

a. Summary of the June 15, 2026, Workshop

b. Minutes of the June 17, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Certified Irrigation Designer, and Setting a Public Hearing for July 15, 2026

ii. Introduction of an Ordinance Amending Sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding Bicycle Parking and Storage, and Setting a Public Hearing for July 15, 2026

b. Quasi-judicial

i. Introduction of an Ordinance Zoning the Monument Vistas Annexation to Residential Low 5 (RL-5), 41.09 Acres Located at 888 21 Road, and Setting a Public Hearing for July 15, 2026

3. Procurements

a. Contract Approval for Construction Management/General Contractor Services for Construction of the Persigo Wastewater Treatment Plant Administration and Maintenance Building

b. Authorize Change Order #2 with Dirtworks Construction for the D 1/2 Road Improvements Project

4. Resolutions

a. A Resolution Repealing Resolution No. 37-26 (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 Colorado Infill LTD Annexation) and Renouncing Land Use Control Over the Colorado Infill LTD Annexation, Approximately 1.59 acres, Located at 3009 D 5/8 Road

b. A Resolution Authorizing the City Manager to Release the City of Grand Junction's Interest in Right-of-way Easements No Longer Needed Due to the Purdy Mesa Flowline Replacement Project

c. A Resolution Vacating a Sanitary Sewer Easement for the City of Grand Junction Located at 2405 Patterson Road on a 7.84 Acre Parcel in a MU-2 Zone District

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

REGULAR AGENDA

5.a.i. An Ordinance Concerning the Salary of the City Manager

Pursuant to the City Charter, the salary of the City Manager is set by ordinance. The City Council has found the City Manager's performance to be at or above expectations and accordingly, with this ordinance and the prior appropriation, sets and increases by 5% the annual compensation of City Manager Michael Bennett to $273,000.00.

Council President Lutz gave a brief presentation.

Comments were heard from Councilmembers Stout and Kennedy.

The public hearing opened at 6:08 p.m.

There were no public comments.

The public hearing closed at 6:08 p.m.

Councilmember Nguyen moved, and Councilmember Kennedy seconded, to adopt Ordinance No. 5328 an ordinance concerning the 2026 salary of the City Manager on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

5.b.i. An Ordinance Vacating Approximately 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road

Grand Junction Land Company, LLC requested vacation of 18,629 square feet of 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road to accommodate the new road design for the Redlands 360 Development.

Principal Planner Daniella Acosta Stine gave a brief presentation and was available to answer questions from council.

Applicant representative Jane Quimby made brief comments about the project.

Comments were heard from Councilmember Stout.

The public hearing opened at 6:17 p.m.

There were no public comments.

The public hearing closed at 6:17 p.m.

Councilmember Kennedy moved, and Councilmember Stout seconded, to adopt Ordinance No. 5329, an ordinance vacating 18,629 square feet of a 50-foot-wide public right-of-way along South Broadway and approximately 1,823 square feet of 30-foot-wide public right-of-way along 23 Road, on final passage and ordered final publication in pamphlet form. Motion carried by a unanimous roll call vote.

6.a. Authorization to Amend Construction Contract for Phase 2 Materials Recovery Facility Repurpose and Construction Project

The City of Grand Junction is advancing the development of a municipally owned Materials Recovery Facility (MRF) located at 365 32 Road. The MRF project represents an approximate $29 million investment in regional recycling infrastructure, including $11.2 million in advanced sorting and processing equipment. The project was originally intended to be constructed as a single phase; however, due to equipment manufacturing schedules and the timing of project design development, construction was divided into two phases. This approach allowed Phase I construction to begin while final design and procurement activities for the remaining project components were completed.

KR Construction Group, Inc. was competitively selected through the City's public bidding process to construct Phase I of the project. Throughout construction, KR has demonstrated quality workmanship, effective coordination with City staff and the project team, and a thorough understanding of the project's technical and operational requirements. Amending the agreement allows the City to capitalize on KR's successful performance during Phase I, maintain continuity of construction, reduce coordination and project risks associated with introducing a second contractor, avoid duplicate mobilization and administrative costs, and continue progress toward installation and commissioning of the processing equipment scheduled to begin arriving on August 3, 2026.

General Services Director Jerod Timothy gave a brief presentation and was available to answer questions from council.

Comments were heard from Councilmembers Stout, Kennedy and Beilfuss.

Councilmember Stout moved, and Councilmember Nguyen seconded, to authorize the City Purchasing Division to execute a change order with KR Construction Group, Inc. for Phase 2 improvements associated with the Materials Recovery Facility Repurpose and

Construction Project in the amount of $3,243,196.96 and authorize the City Manager to execute all necessary contract documents. Motion carried by a unanimous voice vote.

6. Non-Scheduled Comments

Non–Scheduled comments were heard from Kerry Tindle.

7. Other Business

There were none.

8. Adjournment

The meeting adjourned at 6:41 p.m.

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Selestina Sandoval, MMC

City Clerk